



Westmorland
& Furness
Council

National and Local Planning Validation Requirements

July 2023



Table 2 - Local validation requirements - pages 11 to 99

1. Affordable Housing Statement
2. Accessible and Adaptable Homes Statement
3. Aerodrome Safeguarding Statement
4. Agricultural Buildings Appraisal
5. Agricultural / forestry / rural business appraisals
6. Air Quality Assessment
7. Amendment Statement
8. Annexe accommodation justification statement
9. Archaeological Evaluation and Impact Assessment
10. Biodiversity Assessment
11. Bio-mass Boiler Statement
12. Climate Change Statement
13. Community Infrastructure Levy (CIL)
14. Construction and demolition method statement (CMP)
15. Construction and Environmental Management Plan (CEMP)
16. Contaminated land assessment
17. Crime Prevention Statement
18. Delivery and Servicing Plan
19. Design Codes
20. Energy Statement
21. External Lighting Assessment
22. Flood Risk Assessment
23. Foul and Surface Water Drainage Assessment



24. Green Travel Plan
25. Heads of Terms (Section 106)
26. Health Impact Assessment
27. Heritage Statement of Significance and Impact
28. Highway details including Management Plan
29. Hydrological Risk Assessments
30. Landscape and Planting Schemes
31. Landscape Assessment / Landscape and Visual Impact Assessment
32. Marketing and Viability Assessment
33. Master planned improvements to existing caravan sites in the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB)
34. Materials Schedule
35. Mining/subsidence report/Land Stability Survey & Coal Mining Risk Assessment
36. Noise Impact Assessment
37. Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations Assessment Appropriate Assessment (SHRA/AA)
38. Open Space Assessment
39. Photographs/photomontage
40. Planning Statement
41. Private Water Supply Assessment
42. Public Art Strategy
43. Residential Management Plan
44. Retention of Community Facilities
45. Sequential Test for Main Town Centre Uses
46. Soil Resource Survey and Plan



47. Statement of Community Involvement
48. Structural Survey/Method Statement
49. Sunlight and Daylight Assessment
50. Surface Water Drainage / Drainage Strategy / Scheme / Sustainable Drainage System (SuDS)
51. Tall Building Assessment
52. Telecommunications Report
53. Town Centre Retail and Leisure Impact Assessment
54. Transport Assessment, Statement or Travel Plan
55. Transport Form
56. Tree Surveys and Hedgerow Surveys
57. Utilities Survey
58. Ventilation, Exhaust and Extraction Report
59. Waste Management Statement
60. Other Local Requirements



Table 2 - Local validation requirements

Information required	Guidance	Where to look for further guidance and local guidance	Local plan area policy reference and thresholds
<p>Affordable Housing Statement</p> <p>This is a statement setting out whether, where and how affordable housing provision will be met as part of the proposal.</p> <p>A financial viability report will be required where the affordable housing provision is below the policy requirement. Exceptionally a lower requirement for affordable housing may be acceptable where there is clear evidence that it would make the development unviable.</p>	<p>An affordable housing statement should specify what is being proposed with regard to affordable housing and should provide a justification for the amount and type proposed.</p> <p>A typical affordable housing statement should include details of the following:</p> <ul style="list-style-type: none"> • the total number of all residential units • the number of affordable units; numbers of bedrooms and property types across all tenures to demonstrate representative mix of unit types and sizes • plans showing the location of units • the different levels or types of affordability or tenure proposed for different units. This should be clearly and fully explained in line with policy expectation • explanation as to how the affordable housing units will be managed • details of any registered providers acting as development partners <p>The affordable housing statement should be accompanied by a report from an independent chartered surveyor and should provide market valuations for each affordable unit.</p> <p>If the level of affordable housing proposed on site or contribution towards off-site</p>	<p>South Lakeland District Council:</p> <p>Affordable Housing Planning Policy Guidance Notes (PDF 262KB / 9 pages)</p> <p>S106 Pro Forma</p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted. Price will be on application on a case by case basis.</p> <p>Eden District Council:</p> <p>Delivering affordable housing in Eden</p> <p>Barrow Borough Council:</p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted. Price will be on application on a case by case basis.</p> <p>There is a guidance note on how to prepare an affordable housing</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy CS6.3 South Lakeland Core Strategy- Provision of Affordable Housing</p> <p>Policy DM14 South Lakeland Development Management Policies Development Plan Document, Rural Exceptions Sites</p> <p>Policy AS03 South Lakeland Development Management Policies Development Plan Document, Arnsdale and Silverdale AONB DPD, Housing Provision</p> <p>Thresholds:</p> <p>Kendal, Grange-over-Sands and Ulverston</p> <ul style="list-style-type: none"> • Ten or more dwellings, the affordable housing requirement is 35% onsite provision.



Table 2 - Local validation requirements

	<p>provision is less than required by policy, this should be fully justified and will normally require a viability assessment.</p>	<p>statement on our website on the following link: Barrow BC - Planning Forms and Guidance</p>	<p>Milnthorpe and Kirkby Lonsdale</p> <ul style="list-style-type: none"> • Nine dwellings, the affordable housing requirement is 35% either onsite provision or commuted sum (accepted only in exceptional circumstances). <p>Arnside and Silverdale Area of Outstanding Natural Beauty</p> <ul style="list-style-type: none"> • Two or more dwellings, the affordable housing requirement is 50% onsite provision. <p>South Lakeland District Designated Rural Area (excluding the Arnside and Silverdale AONB and the settlements of Milnthorpe and Kirkby Lonsdale)</p> <ul style="list-style-type: none"> • Three or more dwellings, the affordable housing requirement is 35% onsite provision. <p>Vacant Building Credit</p> <ul style="list-style-type: none"> • Where vacant buildings are being reused or
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Table 2 - Local validation requirements

			<p>redeveloped, the affordable housing requirement will be reduced by a proportionate amount equivalent to the existing gross floor space of the existing building. We will consider whether or not the building(s) have been made vacant for the sole purpose of redevelopment. We will consider if the vacant building credit is appropriate on a case by case basis.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption HS1 - Affordable Housing Housing Supplementary Planning Document (SPD) An Affordable Housing Statement will be required for the following:</p> <p>Penrith</p> <ul style="list-style-type: none"> • 11+ dwellings <p>Market Towns and Key Hubs</p>
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Table 2 - Local validation requirements

			<ul style="list-style-type: none"> • 11+ dwellings <p>Smaller Villages and Hamlets</p> <ul style="list-style-type: none"> • 11+ dwellings <p>Rural Areas (outside of Key Hubs and SV&H)</p> <ul style="list-style-type: none"> • All (except for the re-use of traditional buildings) <p>All applications proposing the development of Affordable Housing</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H14 - Affordable Housing</p> <ul style="list-style-type: none"> • It is expected that 10% of dwellings on sites of 10 units or over should be affordable. <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Affordable Housing and Developer Contributions SPD July 2022.pdf</p>
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Table 2 - Local validation requirements

<p>Accessible and Adaptable Homes Statement</p> <p>Used to ensure that new housing is accessible and can be easily adapted to meet the changing needs of their occupants over their lifetime.</p>	<p>All new build homes will be required to meet the operational Building Regulations requirement M4 (Category 2 - Accessible and Adaptable Homes) and 5% of new build homes on sites over 40 units will be required to be wheelchair adaptable (Category 3a - Wheelchair User Dwellings).</p> <p>Please complete the Accessible and Adaptable Homes Statement Form. This will demonstrate that the proposed development will meet the policy requirement.</p> <p>Please make sure you check the submitted plans correspond to the requirements on the checklist. The checklist is a summary guide to the key requirements of M4(2) and M4(3). These requirements should be considered at the planning stage as they could affect the design and layout of the homes and the site.</p> <p>Please ensure that submitted plans include:</p> <ul style="list-style-type: none"> • metric scaled site layout and section plans with annotated spot external ground levels and finished floor levels 1:100 or 1:200 • metric scaled elevation plans 1:50 or 1:100 • metric scaled floor plans 1:50. These should demonstrate the internal designs are capable of meeting the required standards. The furniture arrangements should 	<p>South Lakeland District Council:</p> <p>Accessible and Adaptable Homes Statement Form (PDF 87KB / 6 pages)</p> <p>The Accessible and Adaptable Homes Statement Form is designed to act as a helpful prompt for developers.</p> <p>New homes will be subject to inspection by Building Control to ensure compliance under the current Building Regulations. This will involve a detailed assessment of all the requirements of the</p> <p>Approved Document M of Building Regulations; Access to and use of Buildings</p> <p>The Building Regulations are entirely separate from planning regulations.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Accessible and Adaptable Homes Statement Form (PDF 87KB / 6 pages)</p> <p>The Accessible and Adaptable Homes Statement Form is designed to act as a helpful prompt for developers.</p> <p>New homes will be subject to inspection by Building Control to ensure compliance under the current Building Regulations. This will involve a detailed assessment of all the requirements of the</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM11 Development Management Policies Development Plan Document (DMDPD); Accessible and Adaptable Homes</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>Eden Local Plan 2014-2032</p> <p>HS5 – Accessible and Adaptable Homes.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H12: Homes for Life.</p> <p>Policy HC1: Health and Wellbeing.</p> <p>Policy HC4: Access to buildings and open spaces.</p>
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Table 2 - Local validation requirements

	<p>be clearly shown on the floor plans for the bedrooms</p> <p>Where applications require a Design and Access Statement, the access section should provide an explanation of how the development has been designed to ensure that homes are accessible and adaptable in accordance with Policy DM11 of Development Management Policies Development Plan Document (DMDPD).</p>	<p>Approved Document M of Building Regulations; Access to and use of Buildings</p>	
<p>Aerodrome Safeguarding Statement</p>	<p>In relation to Walney Airport and Flookburgh</p>	<p>South Lakeland District Council: Planning consultations Civil Aviation Authority (caa.co.uk)</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Planning consultations Civil Aviation Authority (caa.co.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p>
<p>Agricultural Buildings Appraisal</p> <p>Used to ensure new agricultural buildings are essential to the operational needs of an existing farm or agricultural business.</p>	<p>All applications for new agricultural buildings must be accompanied by an appraisal that demonstrates there is an essential need for the building in connection with an existing farm or agricultural business.</p> <p>The appraisal show provide justification why an agricultural building is required. Evidence is required to show there is a functional need (this should be proportionate to the nature of the proposal). The evidence would usually contain details of the agricultural holding (size and type), details of uses and sizes</p>		<p>South Lakeland District Council: South Lakeland Local Plan</p> <p>Policy DM25 South Lakeland Development Management Policies Development Plan Document; Agricultural Buildings</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p>



Table 2 - Local validation requirements

	<p>of existing buildings, stock type and numbers and the type of agricultural activities undertaken on the site.</p>		<p>Eden Local Plan 2014-2032 RUR2 - New Agricultural Buildings. RUR4 - Employment Development and Farm Diversification in Rural Areas.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Barrow Borough Local Plan 2016-2031 Policy DS2: Sustainable Development Criteria. Policy DS5: Design.</p>
<p>Agricultural / forestry / rural business appraisals To provide a policy framework to guide when a new dwelling may be acceptable in the open countryside to meet the needs of agriculture and rural businesses.</p>	<p>Any proposal for a permanent or temporary dwelling(s) in the countryside for agricultural/forestry or rural business workers.</p> <p>Applications for the removal of an occupancy condition relating to agricultural and forestry dwellings.</p> <p>Content of agricultural appraisal: The appraisal should be confined to a factual statement of the agricultural/rural business considerations involved and an evaluation of the essential need for the dwelling(s) based on both a functional and financial need. It should be prepared by a suitably qualified professional.</p>	<p>South Lakeland District Council: A fee is available upon application on a case by case basis. This additional fee is to cover our costs to appoint an independent professional to assess the functional and essential need for the dwelling(s) in relation to agriculture, forestry or rural business.</p> <p>Eden District Council: n/a Barrow Borough Council: A fee is available upon application on a case by case basis. This additional fee is to cover our costs to appoint an independent professional to assess the functional and essential need for the</p>	<p>South Lakeland District Council: South Lakeland Local Plan Policy DM15 South Lakeland Development Management Policies Development Plan Document, Essential dwellings for workers in the countryside</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption Eden Local Plan 2014-2032</p>



Table 2 - Local validation requirements

	<p>All appraisals and reports will be published on our website in accordance with the requirements of paragraph 58 of the National Planning Policy Framework.</p> <p>Existing business:</p> <p>Provide details of the operation of the unit (size of holding, stock numbers, staffing (full/part time, casual, family), nature of the work for staff and current staff accommodation available.</p> <p>Justification:</p> <p>Demonstrate why there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.</p> <p>Future changes:</p> <p>Anticipated future changes to the operation of the unit (including any proposed farm diversification schemes), estimated time scales for future changes and the potential need for a new dwelling as a result of these planned changes.</p>	<p>dwelling(s) in relation to agriculture, forestry or rural business.</p>	<p>HS3 - Essential Dwellings for Workers in the Countryside.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H5: Residential Development in the Open Countryside.</p>
<p>Air Quality Assessment</p> <p>To ensure the protection of the environment and public health.</p>	<p>Any development meeting the following criteria will normally be required to complete a full air quality assessment in order to predict the impact of the development on air quality and health:</p> <ul style="list-style-type: none"> if the development provides 50 or more new parking spaces or more than 25 in an AQMA (Air Quality Management Area) 		<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 South Lakeland Development Management Policy document; Addressing pollution and contamination impact</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • residential development of more than 80 units or more than 1.0ha site area • industrial or commercial development with a floor space over 2,500m² • industrial or commercial development with the potential for emissions to air, Use Class B1(1500m²), Use Class B2 (2,500m²) and Use Class B8 (3,000m²) • coach or lorry park or distribution warehouse • sensitive development (residential, school, healthcare etc.) within an AQMA • development that is a prescribed process under the Environmental Permitting Regulations • sensitive development close to an existing prescribed process • development that will significantly alter flows or speeds on busy roads (of more than 10,000 vehicles per day) or any road in an AQMA • development that will lead to a change in traffic volume of 2% of the annual average daily traffic (AADT) or 1% AADT within an AQMA • development that will lead to a change in average vehicle speed of 5km per hour or a significant increase in congestion • development that would significantly alter the road or rail 		<p>For information on whether an air quality statement should be submitted with your planning application please seek pre application planning advice.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption Eden Local Plan 2014-2032 ENV7 - Air Pollution.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Barrow Borough Local Plan 2016-2031 Policy DS2: Sustainable Development Criteria.</p>
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Table 2 - Local validation requirements

	<p>network (e.g. construction of new road)</p> <ul style="list-style-type: none"> • development that will lead to a change in vehicle split to a greater percentage of heavy duty vehicles (including buses) • development that is part of a major phased redevelopment • development that may create a street canyon (where the building height on both sides of the road is greater than its width) <p>Examples of proposed development likely to need an air quality statement:</p> <ul style="list-style-type: none"> • increase in congestion or HGV movements • significant amounts of car parking • significant dust emissions • introduction of sensitive development (dwellings, schools, hospitals) other into an area of poor air quality 		
Amendment Statement	The statement you submit should include an executive summary and be clear, easy to read and jargon free. Your amendment statement must show and explain the changes to plans you have submitted previously. You can include your amendment statement as part of your updated design and access statement		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
Annexe accommodation justification statement	An annexe accommodation justification statement provides details of why you are proposing to build an annexe		<p>South Lakeland District Council: n/a</p>



Table 2 - Local validation requirements

	<p>You need to submit an annexe accommodation justification statement if you are proposing to build an annexe that is separate from the main dwelling. If your proposal is for an annexe within or attached to the main dwelling, you can make a householder application.</p> <p>Your annexe accommodation justification statement must give:</p> <ul style="list-style-type: none"> • the reasons why your proposal includes an annex • details of the proposed occupiers, please note that we will seek not to publish personal and confidential material such as medical conditions • details of the proposed internal accommodation and how it will operate in relation to the host dwelling 		<p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Archaeological Evaluation and Impact Assessment</p> <p>Used to assess the archaeological value of any individual site to determine the impact that the proposed development will have upon the archaeology and to demonstrate appropriate measures to be taken to protect it.</p>	<p>Assessments will be required for all proposals involving the disturbance of ground within an area of known archaeological interest.</p> <p>If advice is needed about archaeological sites you should contact The Historic Environment Service.</p> <p>National planning policy emphasises the need to carry out an appropriate desk based assessment.</p> <p>A desk-based archaeological assessment and/or field evaluation may be necessary if an application site includes (or has the potential to include) or affect heritage</p>	<p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM3 South Lakeland Development Management Policies Development Plan Document, Historic Environment</p> <p>Policy CS8.6 South Lakeland Core Strategy, Historic Environment</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to</p>



Table 2 - Local validation requirements

	<p>assets with archaeological interest (designated or not).</p> <p>The information should include plans showing historic features, listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments, an analysis of significance of archaeological, history and character of the building or structures, together with the principles of and justification for proposed work.</p> <p>This will ensure that appropriate measures are put in place to manage the investigation, recording, analysis and preservation of any remains or otherwise mitigate the effect of the development on areas of archaeological interest.</p>		<p>2032 Adoption</p> <p>ENV10 - The Historic Environment.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy HE1: Heritage assets and their setting.</p> <p>Policy HE2: Information required for proposals involving heritage assets.</p> <p>Policy HE6: Scheduled ancient monuments and non-designated heritage assets.</p>
<p>Biodiversity Assessment</p> <p>We have to consider the conservation and environmental net gains for biodiversity when deciding a planning application. This includes the protection of protected species, designated sites, habitats and geological features.</p>	<p>A biodiversity assessment (sometimes known as an ecological assessment or nature conservation assessment) will be required for all major applications or greenfield development (usually agricultural or amenity land) that could directly or indirectly impact on rare, protected, or notable species or habitats protected by:</p> <ul style="list-style-type: none"> • The Wildlife and Countryside Act 1981 • The Conservation (Natural Habitats etc.) Regulations 2010 • The Conservation of Habitats and Species (Amendment Regulations 2012) • The Protection of Badgers Act 1992 	<p>Cumbria Biodiversity Data Centre (cbdc.org.uk) is a source of evidence that should be used in a biodiversity assessment as there is a desk study enquiry, including species, habitat and sites data service available for developers.</p> <p>Surveys and reporting will need to be undertaken by appropriately qualified, experienced and licensed ecologists.</p> <p>Reports and surveys should be carried-out in accordance with nationally recognised guidance during appropriate times/months of the year, in suitable weather conditions and using recognised surveying techniques.</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy CS8.4 South Lakeland Core Strategy - Biodiversity and Geodiversity</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy AS04 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan</p>



Table 2 - Local validation requirements

	<p>A biodiversity survey may include either a protected species survey and/or an ecological or geological survey.</p> <p>A protected species survey and assessment should be submitted where the development involves:</p> <ul style="list-style-type: none"> • demolition of a building • conversion of a building (for example, barn conversion) • works to bridges, viaducts, tunnels, mines, kilns, cellars and underground ducts and structures • works near watercourses, wetlands and ponds and/or wooded areas • buildings known to support roosting bats • development affecting the roof space of a building <p>An ecological survey should be submitted where the development involves:</p> <ul style="list-style-type: none"> • works to trees or hedgerows • overgrown sites • development within or adjacent to a Site of Special Scientific Interest, Special Protection Area, Ramsar Sites, Special Areas of Conservation, Sites of Biological or Geographical Importance (National Nature Reserve, County Wildlife Site, Regionally Important Geological/Geomorphological Sites (RIGS), Wildlife Trust Reserves) 	<p>We will not validate an application unless we are confident that full information on the likely ecological impacts of the proposals can be provided within the application timeframe. This allows for flexibility in cases where further ecological surveys are required to determine the presence or absence of a species but due to the seasonality of ecological surveys, the consideration of the application would be unduly delayed.</p> <p>South Lakeland District Council:</p> <p>Proposed development in the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) may need to be accompanied by an ecological survey, including an assessment of the role the application site plays in the local ecological network. The survey and assessment should be proportionate to the scale of the development.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Biodiversity & Development SPD is a material consideration and further information is available here:</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Protected species and development: advice for local planning authorities - GOV.UK (www.gov.uk)</p>	<p>Document (DPD) - Natural Environment</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV2 - Protection and Enhancements of Landscapes and Trees.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N3: Protecting Biodiversity and Geodiversity.</p> <p>Policy N4: Protecting other Wildlife Features.</p>
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • sites involving Ancient Woodland <p>Some smaller applications (including some householder proposals) that fall into the above designated sites, green gaps, or include proposals that will impact upon overgrown land, may also require an ecological assessment.</p> <p>Proposals that involve the removal of trees, scrub, hedgerows or alter water courses will need to supply information on species present, potential impacts on those species and the mitigation for such impacts.</p> <p>Please refer to Natural England standing advice for how to prepare a planning proposal to avoid harm or disturbance to protected species.</p> <p>Prepare a planning proposal to avoid harm or disturbance to protected species - GOV.UK (www.gov.uk)</p>		
<p>Bio-mass Boiler Statement</p> <p>Used to assess the impacts of the proposed development on the air quality, either in isolation or cumulatively with other developments.</p>	<p>All developments including the installation of new biomass boilers must complete a biomass questionnaire (PDF/200KB/7 pages).</p> <p>In common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. These pollution emissions can have an impact on local air quality and affect human health.</p> <p>It is essential that any new biomass boilers installed in our district meet certain emission control requirements in order to protect local air quality.</p>	<p>Biomass policy statement: a strategic view on the role of sustainable biomass for net zero - GOV.UK (www.gov.uk)</p> <p>Planning permission - Biomass fuelled appliances - Planning Portal</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 Addressing pollution, contamination impact and water quality, South Lakeland Local Plan Development Management Policies.</p> <p>Eden District Council:</p>



Table 2 - Local validation requirements

			<p>Eden Local Plan 2014 to 2032 Adoption</p> <p>Eden Local Plan 2014-2032 ENV6 – Renewable Energy. Barrow Borough Council: n/a</p>
<p>Climate Change Statement</p> <p>New development must clearly play its part in helping to reduce carbon emissions and help our communities adapt to the impacts and risks of a changing climate.</p>	<p>A Climate Change Statement will be required for proposals for new homes, business and commercial development and infrastructure projects, it should include and answer:</p> <ul style="list-style-type: none"> • Is the development located and designed in a way that it will enable people to choose sustainable transport modes (walking, cycling, public transport)? • Does the development prioritise the re-use of land and buildings, and use sustainable building materials (taking account of their full lifecycle) and construction methods? • Does the development identify opportunities to increase the proportion of energy derived from renewable sources, including opportunities for on-site renewable and low carbon technologies? • Does the development carefully consider how it will achieve biodiversity net gains and incorporate green/blue 	<p>Climate change explained - GOV.UK (www.gov.uk)</p> <p>BREEAM website</p> <p>2010 to 2015 government policy: energy efficiency in buildings - GOV.UK (www.gov.uk)</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy CS8.7 South Lakeland Core Strategy- Sustainable construction, energy efficiency and renewable energy</p> <p>Policy DM2 South Lakeland Local Plan Development Management Policies Development Plan Document; Achieving Sustainable High Quality Design.</p> <p>Appendix 1 of the Development Management Policies DPD (2MB / 119 pages)</p> <p>Climate Change Interim Planning Statement April 2022</p>



Table 2 - Local validation requirements

	<p>infrastructure to mitigate and respond to climate change? (e.g. tree planting to absorb carbon and provide shade from overheating, wetland SuDS features to manage flood risk, green routes for active travel etc.)</p> <ul style="list-style-type: none"> • Has the development proposal identified how the development might be at risk from local climate change impacts (e.g. flooding, overheating) and explained how it has been designed in a way to adapt to climate change, increase resilience and protect people from its impacts? • Does the development promote sustainable waste management, through applying the waste hierarchy, providing sufficient space for recycling facilities and considering a zero waste to landfill approach? • Does the development's design and layout promote energy conservation? (e.g. through the orientation of properties and construction materials and methods?) • Does the development include the specific measures listed in Appendix 1 of the Development Management Policies DPD (2MB / 119 pages) to help respond to the climate emergency? 		<p>Planning for the Climate Emergency</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV1 - General Approach to New Development. ENV6 - Renewable Energy.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy C5: Promoting Renewable Energy.</p> <p>Policy DS2: Sustainable Development Criteria.</p>
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Table 2 - Local validation requirements

	<p>The last point applies to South Lakeland District Council legacy area only</p> <p>New commercial buildings of more than 1000 sq. m. will normally be required to meet the BREEAM (Building Research Establishment Environment Assessment Method) 'very good' standard and by 2013 new buildings will need to achieve the BREEAM 'excellent' standard.</p> <p>It should demonstrate how local planning policy targets can be met and offers guidance on which actions should be taken if the scheme is not meeting its mandatory requirements.</p>		
<p>Community Infrastructure Levy (CIL)</p> <p>It is a charge that local authorities can impose on new developments in their area. The money raised can be used for infrastructure that the Council and communities want.</p> <p>This applies to South Lakeland District Council legacy area only</p>	<p>The types of applications which may be liable for CIL and require a Form 1 (additional information) to be submitted are:</p> <ul style="list-style-type: none"> • New dwellings for domestic residence, holiday lets. • Conversion/change of use to a new dwelling e.g. barn, shop, office to residential. This applies to both SL and CU applications. • Annexes (separate dwelling unit within a curtilage) e.g. granny flats, Extensions near to/over 100sqm • Large supermarkets/retail warehouse 	<p>Community Infrastructure Levy - GOV.UK (www.gov.uk)</p> <p>South Lakeland District Council:</p> <p>Download the forms - Community Infrastructure Levy - Planning Portal</p> <p>Eden District Council: n/a Barrow Borough Council: n/a</p>	<p>Community Infrastructure Levy (CIL)</p> <p>It is a charge that local authorities can impose on new developments in their area. The money raised can be used for infrastructure that the Council and communities want.</p> <p>This applies to South Lakeland District Council legacy area only</p>



Table 2 - Local validation requirements

<p>Construction and demolition method statement (CMP)</p> <p>A construction and demolition method statement explains how works on a development (including demolition) will be undertaken during the construction or demolition phase to prevent harm resulting from the scheme.</p>	<p>Major planning applications (10 or more dwellings, more than one hectare site area or more than 1,000 square metres floor area) on sites that fall into the above categories should be accompanied by a Construction and Environmental Management Plan (CEMP). It should set out responsibilities regarding legislation and the implementation of environmental measures designed to mitigate the environmental impacts from the construction phase of the development</p> <p>The details needed will vary from scheme to scheme and from site to site. We recommend starting the statement right at the planning stage of your project and writing it for the development you propose. Don't copy it from somewhere else.</p> <p>A scheme in a residential area may need to consider measures to prevent disturbance from noise, dust and vehicles. A scheme near to a watercourse would need to consider potential sources of pollution and mitigation measures which may need to be put in place.</p> <p>The method statement should cover all phases of the development and take account of all contractors or sub-contractors.</p> <p>Content of a construction and demolition method statement:</p> <ul style="list-style-type: none"> • timing and schedule of works • details of phasing of the construction work including a 	<p>The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015 (legislation.gov.uk)</p> <p>Environment Agency - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 South Lakeland Local Plan Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV8 - Land Contamination.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p>
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Table 2 - Local validation requirements

	<p>programme of work for the demolition and construction phase</p> <ul style="list-style-type: none"> • hours of working • sediment control measures • pollution control measures • parking areas for the vehicles of site operatives and visitors • areas of loading and unloading of plant and materials • areas for storage of plant and materials • details of the erection and maintenance of security hoarding • provision of wheel washing facilities • measures to control the emission of dust and dirt during construction or demolition • a scheme for recycling or disposal of waste resulting from construction and demolition works • details of access and haul routes for construction vehicles, delivery vehicles or waste disposal vehicles • chemicals and hazardous substances (use and storage) • management and control of invasive species • waste management • Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution • a written procedure for dealing with complaints regarding the construction or demolition; A site log book to record details and 		<p>Policy C3b: Groundwater Protection.</p> <p>Policy DS2: Sustainable Development Criteria.</p>
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Table 2 - Local validation requirements

	<p>action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections</p> <ul style="list-style-type: none"> • a 24 hour emergency contact number • methods of communicating the Construction Method Statement to staff, visitors and adjacent residents and businesses • oil use, storage and refuelling of plant and equipment • accurate plans, photographs and Ordnance Survey maps • where development is likely to cause dust, noise and vibration (for example piling, rock breaking or extensive earthworks). The activities should follow best practice as defined in S.72 of the Control of Pollution Act 1974. Further guidance may be found within BS5288 Code of Practice for Noise and Vibration Control on construction and open sites 		
<p>Construction and Environmental Management Plan (CEMP)</p>	<p>When a proposed development is within or would affect a site of ecological importance:</p> <ul style="list-style-type: none"> • Special Area of Conservation (SAC) • Site of Special Scientific Interest (SSSI) • County Wildlife Site (CWS) • Ramsar Site 	<p>Natural England - GOV.UK (www.gov.uk)</p> <p>Environment Agency - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • Regionally Important Geological and Geomorphological Site (RIGG) • Limestone Pavement Area (LPA) • site is within or close to a site that drains to a watercourse <p>CEMPs will be required in relation to all developments constituting Major Development. Most frequently this means residential development of 10 or more dwellings or on a site of 0.5 hectares or more, commercial development involving 1,000 sq m or more floorspace, or the development of any site of 1 hectare or larger, though other categories of development are classed as Major Development as well. The level of detail required in a CEMP will be proportionate to the scale of the development and to the level of risk presented by the development, and the CEMP should state how the necessary level of detail has been determined.</p> <p>It should set out responsibilities regarding legislation and the implementation of environmental measures designed to mitigate the environmental impacts from the construction phase of the development</p> <p>It is a good idea to speak to relevant organisations (Natural England, Environment Agency etc.) as soon as possible to make sure the proposed development or demolition can be carried out with their approval. Take their advice and incorporate it into the method statement.</p>		<p>Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM7 South Lakeland Local Plan Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV8 - Land Contamination.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C3b: Groundwater Protection.</p> <p>Policy C4: Contaminated & Unstable Land</p> <p>Policy DS2: Sustainable Development Criteria.</p>
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Table 2 - Local validation requirements

<p>Contaminated land assessment</p> <p>Used to safeguard human health and the environment, including controlled waters. The contaminated land report should evaluate any risks arising from potential contamination and set out remediation measures to be considered on the basis of both the existing and proposed land use.</p>	<p>Where the land is known or suspected to be contaminated or where the development site is close to such land and ground works are proposed.</p> <p>Where the end user of the development is considered to be sensitive to contamination (for example: housing, schools, nurseries, hospitals, open space, children's play areas, allotments and highly sensitive groundwater used for potable supply).</p> <p>For validation purposes a Stage One desk study, site walkover and preliminary risk assessment is the minimum requirement.</p> <p>Contents of a contaminated land assessment:</p> <p>This information is required to determine the existence of contaminated land, the nature of the contamination and the risks it may pose to the proposed development and whether remedial measures are feasible to reduce the contamination to an acceptable level.</p> <p>Uses and land highly likely to be contaminated:</p> <ul style="list-style-type: none"> • smelters, foundries, steel works, metal processing and finishing works • coal and mineral mining and processing, both deep mines and opencast • heavy engineering works (car manufacture, shipbuilding) • military related activities 	<p>South Lakeland District Council:</p> <p>For more information please see Contaminated Land Strategy (PDF/636KB/42 pages).</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Contaminated Land</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 South Lakeland Local Plan Development Management Policies Development Plan Document; Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV8 - Land Contamination.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C4: Contaminated & Unstable Land</p>
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Table 2 - Local validation requirements

	<ul style="list-style-type: none">• electrical and electronic equipment manufacture and repair• gasworks, coal processing plants and power stations• oil refineries, petroleum storage and distribution sites• manufacture and use of asbestos, cement, lime and gypsum• manufacture of organic and inorganic chemicals, including pesticides, acids, alkalis, pharmaceuticals, solvents, paints, detergents and cosmetics• rubber industry, including tyre manufacture• munitions and explosives production and testing and storage sites• glass making and ceramics manufacture• textile industry, including tanning and dyestuffs• paper and pulp manufacture, printing works and photographic processing• timber treatment• food processing industry and catering establishments• railway depots, dockyards (including filled dock basins), garages, road haulage depots and airports• landfill, storage and incineration of waste• sewage works, farms, stables and kennels		
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • abattoirs, animal waste processing and burial of diseased livestock • scrap yards • dry cleaning premises • all types of laboratories <p>Uses and land might possibly be contaminated:</p> <ul style="list-style-type: none"> • industry involving radioactive substances • burial sites and graveyards • agriculture – excessive use of pesticides, herbicides, fungicides, sewage sludge and farm waste • naturally occurring radioactivity (including radon) • naturally occurring concentrations of metals and other substances • methane and carbon dioxide production and emissions in coalmining areas, wetlands, peat moors or former wetlands <p>The investigation and risk assessment of contaminated land is split into three stages:</p> <ul style="list-style-type: none"> • Desk study, site walkover and preliminary risk assessment. • Intrusive site investigation and detailed risk assessment. • Remediation strategy, risk management, validation report and monitoring. 		
<p>Crime Prevention Statement</p>	<p>It is needed to assist with the national policy goal of creating healthy and safe</p>	<p>For further guidance, see the Secured by Design guidance for details on how</p>	<p>South Lakeland District Council: n/a</p>



Table 2 - Local validation requirements

<p>This Statement is details of measures taken to ensure the security of property and prevention of crime.</p>	<p>communities by 'designing out crime' from new developments. You should submit a crime prevention strategy, or as a minimum details on how attempts have been made to 'design out crime', as part of the design and access statement. A crime prevention strategy is recommended for major applications.</p>	<p>to incorporate security into developments</p> <p>Secured by Design - Design Guides</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk) Paragraphs 92 and 103</p>	<p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy HC5: Crime Prevention</p>
<p>Delivery and Servicing Plan</p> <p>Where the completed proposal requires either commercial or residential servicing.</p>	<p>All outline or hybrid applications where the completed proposal requires either commercial or residential servicing.</p>	<p>South Lakeland District Council:</p> <p>Eden District Council:</p> <p>Barrow Borough Council:</p> <p>For planning applications which are likely to generate significant amounts of movement and/ or have transport implications.</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p>
<p>Design Codes</p>	<p>Required for new developments specific to the site and planning applications must demonstrate a clear process that analyses and responds to the characteristics of the site and its context, including surrounding uses, taking into account the Council's Green Infrastructure Strategy.</p> <ul style="list-style-type: none"> Integrate with and where possible conserve and enhance the character of the adjoining natural environment, taking into account relevant Supplementary Planning Documents 	<p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>See also Green Infrastructure SPD</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS5: Design.</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • Conserve and enhance the historic environment, including heritage assets and their setting • Make the most effective and efficient use of the site and any existing buildings upon it • Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment; • Allow permeability and ease of movement within the site and with surrounding areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed • Create a place that is easy to find your way around with routes defined by a well-structured building layout • Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the sites appearance and character • Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible • Respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area, including topography, landmarks, views, trees, hedgerows, habitats and 		
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Table 2 - Local validation requirements

	<p>skylines. Where no discernible or positive character exists, creating a meaningful hierarchy of space that combines to create a sense of place</p> <ul style="list-style-type: none"> • Create layouts that are inclusive and promote health, well-being, community cohesion and public safety • Incorporate public art where this is appropriate to the project and where it can contribute to design objectives • Ensure that development is both accessible and usable by different age groups and people with disabilities • Integrate Sustainable Drainage Systems of an appropriate form and scale • Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction • Ensuring that new development avoids creating nesting sites for gulls e.g. through the provision of appropriate roof pitches. 		
<p>Energy Statement</p>	<p>An Energy Statement sets out the energy efficiencies to be made throughout the development.</p>	<p>Energy Statement Guidance Doc: Barrow BC - Planning Forms and Guidance</p>	<p>South Lakeland District Council: n/a Eden District Council: n/a</p>



Table 2 - Local validation requirements

	<p>An Energy Statement will be required for all major applications, although we would encourage all applicants to consider how they can make their developments more energy efficient.</p> <p>A major application consists of:</p> <ul style="list-style-type: none"> • 10 or more units of residential accommodation • new commercial development of 1,000 square metres or more • change of use of 1,000 square metres or more • site area exceeding 0.5 hectares where it is not known how many dwellings are to be created • development site area is 1 hectare or more 	<p>National Planning Policy Framework - GOV.UK (www.gov.uk) Paragraph 152</p> <p>Energy Saving Trust website Energy Saving Trust</p> <p>Carbon Trust website Climate Action Plans & Business Sustainability The Carbon Trust</p> <p>Building Research Establishment website BRE Group - World leaders in built environment research and development</p> <p>Cumbria Action for Sustainability website Home - CAfS cumbria climate change charity carbon footprint</p>	<p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C5: Promoting Renewable Energy.</p> <p>Policy C6: Renewable and Low Carbon Energy.</p> <p>Policy DS2: Sustainable Development.</p> <p>Policy DS5: Design.</p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p> <p>Policy HC1: Health and Wellbeing.</p>
<p>External Lighting Assessment</p> <p>Used to assess the impact of any proposed external lighting on neighbouring properties or upon dark countryside skies.</p>	<p>All proposals, including equestrian related development, involving floodlighting in the vicinity of residential property, a listed building or a conservation area, ecologically sensitive areas or watercourses, where external lighting would be provided or made necessary by the development.</p> <p>Details of highway street lighting is not required. This is covered by S.38 of The Highways Act 1980.</p> <p>Details should include the following information:</p> <ul style="list-style-type: none"> • hours of operation 		<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM19 South Lakeland Local Plan Development Management Policies Development Plan Document; Equestrian Related Development.</p> <p>Policy DM2 South Lakeland Local Plan Development Management Policies Development Plan</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • an isolux contour map showing light spillage to 1 lux • light levels • column heights with layout plan with beam orientation • a schedule of equipment • a description of the measures such as hoods and cowls that have been provided to avoid glare • impact on nearby dwellings or roads and use of planting to mitigate effect • impact on protected species, in particular bats, and proposed mitigation in order to maintain or enhance the biodiversity in the area 		<p>Document; Achieving Sustainable High Quality Design.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV9 - Other Forms of Pollution.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy DS2: Sustainable Development</p>
<p>Flood Risk Assessment</p> <p>Used to assess the potential impact of a development on the local water environment and to identify flood risk on site and nearby and any potential increased flood risk to land and properties in close proximity.</p>	<ul style="list-style-type: none"> • all development* in Flood Zone 3 • all development* in Flood Zone 2 • all development over 1 hectare in Flood Zone 1 • all development in Flood Zone 1 in an Area with Critical Drainage Problems (ACDP) as notified by the Environment Agency • all development involving works or operations in the bed of or within 8 metres of the top of the bank of a Main River (As identified by the Environment Agency) • all development on land identified in a Strategic Flood Risk Assessment as being at increased flood risk in the future (For example, as a result of climate change) 	<p>For advice on Flood Zones and Flood Risk Assessments please refer to the Flood risk assessments if you're applying for planning permission - GOV.UK (www.gov.uk).</p> <p>South Lakeland District Council:</p> <p>Flood Risk Assessment form for domestic extension, non-domestic extension less than 250m2 or change of use of land or buildings</p> <p>Flood Risk Assessment Form.pdf</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Flood Risk Assessment form householder and minor development</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy CS8.8 South Lakeland Core Strategy.</p> <p>Policy DM6 South Lakeland Local Plan Development Management Policies Development Plan Document; Flood risk management and sustainable drainage systems.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> all development on land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use <p>*Although there is a requirement for flood risk assessment and sequential test for all development within Flood Zones 2 & 3, there will be some proposals that will have no flood risk implications (e.g. Replacement windows or shopfront, installation of plant or machinery on an existing building or change of use to a less flood-sensitive use). If you feel this is the case, please submit a brief explanation why you do not feel the information is necessary.</p> <p>Requirements will be based on the most current national policy and have regard to any local guidelines.</p> <p>A flood risk assessment should address the following issues:</p> <ul style="list-style-type: none"> where appropriate, demonstrate that a sequential approach has been applied to the proposed development, with the aim of carrying it out in an area with the lowest probability of flooding where appropriate, demonstrate that an exception test has been undertaken and include the results identify and assess the risks from all forms of flooding to the proposed development identify and assess the risks of all forms of flooding of other land 	<p>Flood Risk Assessment Form.pdf</p>	<p>DEV2 - Water Management and Flood Risk.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C2: Coastal development.</p> <p>Policy DS2: Sustainable Development.</p>
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Table 2 - Local validation requirements

	<p>arising from the proposed development</p> <ul style="list-style-type: none"> • demonstrate how these risks will be managed and identify opportunities to reduce the probability and consequences of flooding • demonstrate how the likely consequences of climate change have been taken into account 		
<p>Foul and Surface Water Drainage Assessment</p> <p>Used to ensure a satisfactory standard of foul drainage.</p>	<p>Mains foul drainage assessment:</p> <p>For Major developments incorporating foul drainage into the public sewer, we advise early discussions with United Utilities to determine whether or not a load or flow assessment should be submitted with the planning application, in order to demonstrate the impact of the development on the public sewer infrastructure.</p> <p>Non-mains foul drainage assessment:</p> <p>Development involving either the installation of new non-mains drainage or the use of existing non-mains drainage (package treatment plants, septic tanks, cesspools). This includes domestic extensions if the foul sewage will be treated by existing or proposed non-mains system.</p> <p>Please use this where the application site is served by a non mains drainage and/or non mains water supply.</p> <p>Where new waste water treatment infrastructure or the replacement or upgrade of a septic tank is proposed,</p>	<p>General binding rules: small sewage discharge to the ground - GOV.UK (www.gov.uk)</p> <p>South Lakeland District Council:</p> <p>Foul Drainage Assessment Form (FDA) if the proposal includes the installation of a new or connection to an existing non-mains drainage system</p> <p>Foul Drainage Assessment Form (FDA).pdf</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> • Cases where it is not possible to connect to existing foul drainage facilities and within sensitive areas such as source protection zones. <p>Foul Drainage Assessment form:</p> <p>Foul Drainage Assessment Form (FDA).pdf</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM6 South Lakeland Local Plan Development Management Policies Development Plan Document; Flood Risk Management and Sustainable Drainage Systems.</p> <p>Policy DM7 South Lakeland Local Plan Development Management Policies Development Plan Document; Addressing Pollution, Contamination Impact and Water Quality.</p> <p>Policy AS12 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD); Water Quality, Sewerage and Sustainable Drainage.</p>



Table 2 - Local validation requirements

	<p>consideration must be given to the proximity of existing systems and the need to avoid adverse impacts on the operation of those systems.</p> <p>In order to demonstrate that the development can be effectively served by a non-mains foul drainage system without inadvertently affecting the environment, amenity or public health, a foul drainage assessment form should be submitted.</p> <p>The applicant must provide details of the responsibility, means of operation and management of the non-mains foul drainage system for its lifetime to ensure the risk to the environment is low.</p> <p>If a new non-mains foul drainage system is proposed, its position together with any associated soakaways and pipework must be shown within the application site (the red line) on the site location plan.</p>		<p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV4 - Infrastructure and Implementation.</p> <p>ENV9 - Other Forms of Pollution.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy C3a: Water Management.</p> <p>Policy DS2: Sustainable Development.</p>
Green Travel Plan	<p>A green travel plan should identify and promote ways to encourage a range of sustainable, or less environmentally damaging transport modes, usually with the emphasis being on reducing single user private car travel.</p>	<p>Government publishes world's first 'greenprint' to decarbonise all modes of domestic transport by 2050 - GOV.UK (www.gov.uk)</p> <p>Decarbonising Transport: Setting the Challenge (publishing.service.gov.uk)</p> <p>Modes and Benefits of Green Transportation - Conserve Energy Future (conserve-energy-future.com)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy I5: Travel Plans</p>
Heads of Terms (Section 106)	<p>For schemes involving:</p> <ul style="list-style-type: none"> • affordable housing 	South Lakeland District Council:	South Lakeland District Council:



Table 2 - Local validation requirements

<p>S.106 agreements or planning obligations are private agreements negotiated between us, and persons with an interest in the property or piece of land.</p>	<ul style="list-style-type: none"> • other developments where there are any off-site mitigation measures identified, for example, within a transport assessment • the management and maintenance of surface water drainage systems • the provision, management and maintenance of open spaces <p>The Section 106 heads of terms template must include the following details:</p> <ul style="list-style-type: none"> • details of the proposal • details of what the Agreement is for • title deeds and Land Registry information • names and addresses of the interested parties • name and address and contact details of the instructed solicitor <p>If the developer considers that it is not financially viable to enter into a S.106 Agreement or that they wish to make reduced payments, a financial viability assessment must be submitted.</p> <p>The Financial Viability Assessment must include the following information:</p> <ul style="list-style-type: none"> • schedule of both gross and net internal floor areas • land purchase price, including proof, and the estimated market value of the site • date of land purchase • schedule of development costs (normal) • schedule of development costs (abnormal) 	<p>Please use the S.106 heads of terms template below when the development includes the provision of affordable housing, public open space, sustainable urban drainage (SUDS) or any financial contributions on or off site.</p> <p>S.106 Template (DOC 76KB / 3 pages)</p> <p>How we monitor and enforce Section 106 Heads of Terms agreements.</p> <p>Fee for viability appraisals:</p> <p>Full cost to be recovered from the applicant for applications requiring a viability assessment.</p> <p>There is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted and any other required assessments.</p> <p>Eden District Council:</p> <p>Information and templates can be found at:</p> <p>Section 106 planning obligation</p> <p>Barrow Borough Council:</p> <p>Our Affordable Housing and Developer Contributions SPD was adopted by the Council on 19th July 2022. The SPD sets out the Council’s approach to the delivery of affordable housing and to seeking financial contributions from developers for a variety of infrastructure</p>	<p>S.106 Heads of Terms on Affordable Housing would be required but generally would not include a financial contribution due to CIL</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>HS1 - Affordable Housing.</p> <p>Housing Supplementary Planning Document SPD</p> <p>Barrow Borough Council:</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Policy I1:Developer Contributions</p>
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • proof of development costs (abnormal) • reasons why full costs (including abnormal) were not reflected in the purchase price • expected sale price of dwellings/buildings, including the expected dates of sale • intended profit levels, including profit type in relation to affordable housing provision, the Financial Viability Assessment should include all of the above information and details of the % of affordable housing that could be provided against a diminishing scale of profit levels, up to the level of 100% affordable housing provision <p>Viability Appraisals should take into account a land value that reflects the market value of the site at the time of the application, that is, the cost of the land reflecting current planning policy and all development costs, and not the actual price paid.</p> <p>Only costs that were unforeseeable at the time of purchase will be considered abnormal for the purposes of affordable housing negotiations.</p> <p>Known costs, such as site clearance, site preparation, piling, erection of retaining walls, infrastructure provision and/or diversion, works to the highway, flood mitigation measures, archaeology, decontamination or remediation will not be considered as abnormal.</p>	<p>and services. Further information is available here:</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Fee for viability appraisals</p> <p>Full cost to be recovered from the applicant for applications requiring a viability assessment.</p> <p>There is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted and any other required assessments.</p>	
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Table 2 - Local validation requirements

	<p>Where abnormal costs can be clearly demonstrated, a reduction in the affordable housing provision may be agreed on an individual site basis.</p>		
<p>Health Impact Assessment</p>	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> Residential development over 100 units and all other large scale major development. <p>HIA is a practical approach used to judge the effects a proposed development may have on the health and wellbeing of different groups of people. The findings of HIAs are used to make recommendations to decision makers as to how any positive health impacts of a particular scheme may be increased and any negative impacts reduced.</p> <p>Why is a HIA required form some applications?</p> <p>The Health and Social Care Act (2012) gave local authorities new duties and responsibilities for health improvement and health protection. The Act requires every local authority to use all the levers at its disposal to improve health and wellbeing. The promotion and protection of health and wellbeing being embedded throughout all directorates and functions of the Council, including spatial planning and development management.</p>	<p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p> <p>The National Planning Policy Framework (NPPF) sets out the purpose of the planning system as being "to contribute to the achievement of sustainable development." Ensuring a strong, healthy and just society is recognised by the NPPF and Securing the Future (UK Sustainable Development Strategy) as one of the guiding principles' of sustainable development. HIA promotes sustainable developments that support the creation of strong, vibrant and healthy communities, by:</p> <p>Demonstrating that health impacts have been properly considered when preparing, evaluating, and determining development proposals. Ensuring developments contribute to the creation of a strong, healthy, and just society. Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme. Identifying and</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption COM4 - Education and Health</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy HC1: Health and Wellbeing</p>



Table 2 - Local validation requirements

		<p>taking action to minimise any negative impacts on health and wellbeing of a particular development scheme.</p> <p>Health Impact Assessment in spatial planning - GOV.UK (www.gov.uk)</p>	
<p>Hedgerow Assessments</p> <p>Used to assess the condition and status of hedgerows as part of a development scheme.</p>	<p>When required: Where hedgerows which come under the scope of the Hedgerow Regulations 1997 are located within, or form the boundary of a development.</p> <p>Hedgerow Assessments can be incorporated into a Biodiversity Assessment or Tree (Arboricultural) Survey providing the Hedgerow Survey methodology meets the criteria for determining 'Important' hedgerows.</p> <p>The Hedgerow Regulations apply to hedgerows which are 20 metres or more long, or which meet another hedgerow at each end. All these hedgerows must be on, or adjoining, land used for agriculture or forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens; Sites of Special Scientific Interest or Local Nature Reserves.</p> <p>A Hedgerow Assessment may be needed for the following applications:</p> <ul style="list-style-type: none"> • Full Planning Applications • Outline Planning Applications • Approval of Reserved Matters Applications • Removal or Variation of Condition Applications 	<p>South Lakeland District Council:</p> <p>Working on countryside hedgerows</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM4 South Lakeland Development Plan – Green and Blue Infrastructure, Open Space, Trees and Landscaping</p>



Table 2 - Local validation requirements

	<p>A Hedgerow Assessment must be submitted where a hedgerow to which the Hedgerow Regulations 1997 apply is located within a development site, forms the boundary (or part of the boundary) of the site, or on land adjacent to the site that could be influenced by the development.</p> <p>A Hedgerow Assessment should ascertain if the hedgerow, or any parts of the hedgerow are considered 'Important' under the Hedgerow Regulations. The criteria for determining if a hedgerow is 'Important' is shown in Paragraph 4 of the Hedgerow Regulations 1997.</p> <p>A hedgerow is important (and therefore protected) if it's at least 30 years old and meets at least one of these criteria:</p> <ul style="list-style-type: none"> • marks all or part of a parish boundary that existed before 1850 • contains an archaeological feature such as a scheduled monument • is completely or partly in or next to an archaeological site listed on a Historic Environment Record (formerly a Sites and Monuments Record) • marks the boundary of an estate or manor or looks to be related to any building or other feature that is part of the estate or manor that existed before 1600 • is part of a field system or looks to be related to any building or other 		
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Table 2 - Local validation requirements

	<p>feature associated with the field system that existed before the Inclosure Acts (that is before 1845)</p> <ul style="list-style-type: none"> • contains protected species listed in the Wildlife and Countryside Act 1981 • contains species that are endangered, vulnerable and rare and identified in the British Red Data books • includes woody species and associated features as specified in Schedule 1, Part II Criteria, paragraph 7(1) of the regulations. The number of woody species needed to meet the criteria is one less in northern counties (see paragraph 14) of the regulations <p>A Hedgerow Assessment should include a scale plan showing the location of the hedgerow(s) in relation to the development. The plan should identify the sections of hedgerow(s) surveyed and the species identified in each section. The assistance of an ecologist may be required to identify plant and woody species. The assessment should consider Archaeology and History and Wildlife and Landscape features as stipulated by Schedule I Part II of the Regulations.</p> <p>The impact of development upon both 'Important' and 'not Important' hedgerows should be assessed and mitigation measures proposed to compensate for</p>		
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Table 2 - Local validation requirements

	<p>any impact. It is also important to emphasise that even if a hedgerow is considered 'not Important' under the Hedgerow Regulations, it will still provide a contribution to biodiversity and Green Infrastructure. Improvements could be made to the hedgerow to improve biodiversity and contribute to biodiversity net gain (BNG).</p> <p>Retained hedgerows should be protected throughout the development phase and a Hedgerow Protection Plan can specify how this will be achieved. A Hedgerow Protection Plan is a scale plan showing the protection measures to be installed prior to the commencement of development, and to be retained until the development is completed. Fencing should be robust and securely fixed to protect the hedges from soil compaction and mechanical damage. Hedgerow protection measures can be shown on a Tree Protection Plan if the development requires an Arboricultural Survey.</p>		
<p>Heritage Statement of Significance and Impact</p> <p>To protect and enhance the valuable historic environment in the district.</p> <p>We have a statutory duty to preserve or enhance the special features and setting of a listed building and the</p>	<p>Heritage assets are buildings, monuments, sites, places, areas or landscapes that are identified as being significant and valued components of the historic environment.</p> <p>Heritage assets include:</p> <ul style="list-style-type: none"> • listed buildings • scheduled monuments • conservation areas • registered parks and gardens of special historic interest 	<p>South Lakeland District Council:</p> <p>For help in writing your own Heritage Statement, please refer to:</p> <p>Guide to writing a Heritage Statement</p> <p>Eden District Council:</p> <p>Guide to writing a Heritage Statement</p> <p>Barrow Borough Council:</p> <p>Guide to writing a Heritage Statement</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy CS8.6 South Lakeland Core Strategy; Historic Environment</p> <p>Policy DM3 South Lakeland Local Plan Development Management Policies</p>



Table 2 - Local validation requirements

<p>character of a conservation area.</p> <p>This statement should identify the particular significance of the historic asset and especially those parts that would be directly affected. It should explain how that significance would be affected and how any adverse impacts have been minimised or avoided. It should justify the proposal, explaining why such changes are essential or desirable and also identify what public benefits might arise from the proposal.</p>	<p>A Heritage Statement of Significance and Impact will be required for the following:</p> <ul style="list-style-type: none"> • applications for listed building consent • applications within the curtilage of a listed building, and those that affect its setting • applications in a conservation area and those that affect its setting • applications affecting a scheduled ancient monument and those that affect its setting • applications affecting a registered park or garden of special historic interest and those that affect its setting • applications affecting an archaeological site and those that affect its setting • applications affecting a non-designated heritage asset, and those that affect its setting. Non-designated heritage assets may include buildings, monuments, sites, places, areas or landscapes, identified as having a degree of heritage merit worthy of consideration in planning decisions but not formally designated heritage assets <p>The amount of detail required in a Heritage Statement of Significance and Impact should be proportionate to the work proposed and the individual heritage asset.</p>		<p>Development Plan Document; Historic Environment</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV10 - The Historic Environment.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy HE2: Information Required for Proposals Involving Heritage Assets</p>
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Table 2 - Local validation requirements

	<p>A Heritage Statement of Significance and Impact should always have three parts:</p> <ul style="list-style-type: none"> • assessment of heritage significance • assessment of impact • justification and mitigation strategy 		
Highway details including Management Plan	<p>Where roads are not to be Adopted by the Highway Authority</p> <p>Cumbria Development Design Guide Cumbria County Council</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV3 - Transport, Accessibility and Rights of Way.</p> <p>DEV4 - Infrastructure and Implementation.</p> <p>Barrow Borough Council: n/a</p>
Hydrological Risk Assessments	<p>Hydrogeological Risk Assessments are required for land development activities that pose a risk to the ground water environment such as land fill sites</p>	<p>Landfill operators: environmental permits - What to include in your hydrogeological risk assessment - Guidance - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV2 - Water Management and Flood Risk</p> <p>Barrow Borough Council: n/a</p>



Table 2 - Local validation requirements

<p>Landscape and Planting Schemes</p> <p>Careful and early consideration of design issues, and the provision of adequate landscape information can help to avoid costly delays at a later stage. In assessing the landscape implications of planning applications, the site context, proposed layout, future uses and maintenance all need to be taken into account.</p> <p>There is a diverse landscape character and settlement pattern within the district with rural landscapes of particularly high quality, Areas of Outstanding Natural Beauty and historic towns and villages. The proposed landscaping schemes should contribute positively to the streetscape and local character of the area and to help to create pleasant, safe and attractive environments.</p>	<p>Hard landscaping:</p> <p>This includes all hard surfaces to be retained or formed within the site including paved areas, car park surfaces, steps, walls, fences, roads, paths, seating, lighting and other features. As a general rule, simple design using a limited range of good quality and robust materials looks better and works better. Re-use or retention of existing original materials is encouraged, such as railings and stone which contribute to local landscape character.</p> <p>Hard landscape design should always take the needs of the disabled into account, as well as security and safety for all users.</p> <p>Soft landscaping:</p> <p>This refers to all vegetation which is to be retained or planted within the site, including areas of grass, as well as to watercourses, ponds and wetlands.</p> <p>Certain plants will be more suited to the physical conditions of the site and to the local landscape character than others. As a general rule, locally native species are preferable for countryside boundaries and for large scale planting. It is also recommended that large tree species which will make a long-term contribution to the rural or urban landscape are included in landscape schemes, where space permits.</p> <p>Paragraph 131 of the NPPF advises that: Trees make an important contribution to the character and quality of urban</p>	<p>National Planning Policy Framework (publishing.service.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS6: Landscaping and Policy. DS5: Design.</p>
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Table 2 - Local validation requirements

	<p>environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible.</p> <p>Outline applications:</p> <p>The factors listed below should be considered by the developer at any early stage and will be helpful in assessing whether or not the proposal is acceptable in principle.</p> <ul style="list-style-type: none"> • existing boundaries • position of existing trees and whether they are to be retained or removed • intended uses and treatment of the external spaces • location of screening factors e.g. buildings, trees etc. within or outside the site • location of other structures • any intended changes in landform/levels • position and general type of planting <p>Some types of development would benefit from a Design Statement, while a detailed landscape and visual assessment may be needed for particularly prominent</p>		
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Table 2 - Local validation requirements

	<p>development proposals. Major development may be subject to formal Environmental Impact Assessment (EIA) procedures. We can advise on when these are needed, and at what stage.</p> <p>Full or applications for Reserved Matters:</p> <p>Information provided should include where appropriate:</p> <ul style="list-style-type: none">• topographical site survey plan drawn to a recognised metric scale, showing spot levels, contours, existing structures, walls, fences etc• details of proposed boundary treatments, including materials, height, location• information on any surplus materials to be taken off site, or fill material to be imported• existing trees and other soft landscape features to be retained, and methods of protection during construction• details of all existing and proposed hard landscape materials, and their location• species, numbers (or planting density), distribution and sizes of proposed new planting and mixes for grass and wild flora seeding• the location of any existing or proposed underground or overhead services which could affect existing or proposed planting		
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> any areas which are required for adoption by the Council <p>All plans included in the landscape and planting scheme should be drawn to an identified and recognised metric scale.</p>		
<p>Landscape Assessment / Landscape and Visual Impact Assessment</p> <p>Used to assess any potential impacts on visual amenity and landscape character.</p>	<p>When required:</p> <ul style="list-style-type: none"> new caravan sites or extensions to existing sites solar energy systems wind turbines major developments on the edge of settlements or within the open countryside which would have potentially significant impact on visual amenity and landscape character development within the North Pennines Area of Outstanding Natural Beauty (AONB) and Arnside and Silverdale Area of Outstanding Natural Beauty (AONB). The level of detail should be proportionate to the scale of the proposal and the level of impact of the proposed development on the landscape. For larger or otherwise more sensitive sites or schemes, a Landscape and Visual Impact Assessment (LVIA) will be needed. This should be undertaken by a professional qualified to Landscape Institute standards and should show how impacts may be minimised or mitigated 		<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy CS8.2 South Lakeland Core Strategy - Protection and Enhancement of Landscape and Settlement Character</p> <p>Policy DM1 South Lakeland Development Management Policies Development Plan Document - General Requirements</p> <p>Policy DM2 South Lakeland Development Management Policies Development Plan Document - Achieving High Quality Design</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM18 South Lakeland Development Management Policies</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • development considered to have a potential landscape or visual impact on the setting of the Yorkshire Dales National Park, Lake District National Park, North Pennines Area of Outstanding Natural Beauty (AONB) and Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) a proportionate landscape assessment is needed. For larger and more sensitive schemes a proportionate LVIA is required • development which may have a significant landscape or visual impact <p>Content of a Landscape and Visual Impact Assessment:</p> <p>A landscape and visual assessment should usually include:</p> <p>Topography</p> <p>An explanation of how the topography of the site has affected the design of the proposed scheme.</p> <p>Current land uses</p> <p>An explanation of any change of use of land and how it will affect the appearance of the landscape or adjoining land uses.</p> <p>Existing trees, hedges, woodland blocks and belts, water bodies and ditches</p> <p>An explanation of the effect of the proposed development on hedges, woodland, trees, reservoirs, watercourses,</p>		<p>Development Plan Document - Tourist Accommodation - Caravans, Chalets, Log Cabins, Camping and new Purpose-Built Self-Catering Accommodation (Outside the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB)</p> <p>Policy AS02 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) - Landscape</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV1 - General Approach to New Development.</p> <p>DEV5 - Design of New Development.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p>ENV3 - The North Pennines Area of Outstanding Natural Beauty.</p>
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Table 2 - Local validation requirements

	<p>ponds and other features that are important for site drainage and wildlife habitat.</p> <p>Man-made features</p> <p>Consideration should be given to any existing visually intrusive man-made features.</p> <p>Views</p> <p>Identify key views from the surrounding area to the development site. Explain how the proposed development will be likely to be visible from and/or alter these views. This should include any changes to boundary treatments, access or vegetation.</p> <p>Consideration should be given as to whether the proposed development is likely to be visible from surrounding areas where there are currently no views.</p> <p>Landscape character</p> <p>Where the proposal is located within open countryside or a small settlement, describe the landscape character of the application site and adjacent surroundings.</p> <p>You should provide an analysis of the key landscape features and special qualities of the area. Include details of any historic pattern of field boundaries, woodlands and/or settlements in the surrounding area.</p> <p>Settlement character</p>		<p>ENV5 – Environmentally Sustainable Design.</p> <p>ENV6 – Renewable Energy.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N1: Protecting and Enhancing Landscape Character.</p>
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Table 2 - Local validation requirements

	<p>Where the proposal is located within or adjacent to an existing settlement, describe the character of the settlement.</p> <p>This should include:</p> <ul style="list-style-type: none"> • the type of settlement (town, village or hamlet) • the predominant type of building (terraced, detached, single or two storey, architectural style, age and typical building materials) • Provide an explanation of the effect of the proposal on key views to the wider landscape from the settlement together with the effect of the proposal on local landmarks or any approach roads, gateways and footways to the settlement <p>Habitat character</p> <p>Where the proposal is located on land or is adjacent to land that could provide priority habitats for wildlife (this may include unimproved upland, moorland, coastal wetland or limestone pavement), describe the effect the proposal may have upon the habitat character, together with any mitigation.</p> <p>Heritage assets</p> <p>Where the development is located within or adjacent to a heritage asset (listed buildings, scheduled monuments, conservation areas and registered parks and gardens), describe the effect the proposal may have upon any heritage assets.</p>		
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Table 2 - Local validation requirements

	<p>Non-designated heritage assets</p> <p>These may include above and below ground archaeology.</p> <p>Buildings, land or features with a historic, architectural community or archaeological interest can be considered as heritage assets, even if they are not nationally designated.</p> <p>Archaeological interest may apply to heritage assets, whether designated or not, when the development and history of a building may only be revealed through archaeological investigation, when modern features and additions are removed.</p> <p>Recreation</p> <p>Where the development is located on or adjacent to a public right of way, bridleway, national and local cycle route, open access land and key tourist destinations (beauty spots, view points) and describe measures which may enhance the enjoyment of the special qualities of the surrounding area.</p>		
<p>Marketing and Viability Assessment</p> <p>Used to assess whether sufficient marketing of an existing site or building or business has been undertaken prior to submission of a planning application.</p>	<p>When required:</p> <ul style="list-style-type: none"> loss of a site or building or business either currently in leisure or designated or allocated employment use or if the site or building or business is currently vacant and was last in leisure or designated or allocated employment use 	<p>South Lakeland District Council:</p> <p>Fees for marketing and viability appraisals:</p> <p>Please note there is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is available upon application on a case by case basis.</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>Policy EC2 - Protection of Employment Sites.</p> <p>HS1 - Affordable Housing (Local Connection Criteria).</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • removal of an occupancy condition on a dwelling in the countryside • all applications outside town centres involving the loss of a community facility • loss of land and/or buildings which are either identified, currently used or were last used for industrial, business or employment uses <p>Content of marketing and viability assessment:</p> <p>An assessment or statement providing the results of the marketing exercise that was undertaken should be provided. This should be carried out by a suitably qualified professional, for example, a Chartered Surveyor and must include:</p> <ul style="list-style-type: none"> • an independent valuation • the length of time over which the marketing has taken place (minimum of 9 months) • details of the nature of the marketing, including publications used and distribution area of the publications • details of all expressions of interest and all offers received, including rental interest, with explanations as to why such offers were not accepted. In circumstances where the premises are currently occupied, the assessment should indicate clearly why the occupier wishes to vacate the premises 	<p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Fees for marketing and viability appraisals:</p> <p>Please note there is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is available upon application on a case-by-case basis.</p>	<p>HS2 - Housing in the Smaller Villages and Hamlets (Local Connection Criteria).</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy EC4: Loss of Employment Land and Allocated Employment sites.</p> <p>Policy EC5: Conversions to employment use in urban areas.</p> <p>Policy EC6: Conversions to employment use in rural locations.</p> <p>Policy I2: Protecting Community Facilities</p>
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Table 2 - Local validation requirements

	<p>An up to date viability assessment report should be prepared in accordance with guidance issued by the Royal Institute of Chartered Surveyors and include:</p> <ul style="list-style-type: none"> • executive summary • contents outline • introduction and background • description of site location • planning policy context and description of scheme • market information summary • build cost and programme methodology and approach • outputs and results • sensitivity analysis • summary accounts for previous three years • concluding statement <p>The viability assessment must also include an appraisal of the following factors:</p> <ul style="list-style-type: none"> • gross development value • costs • land value • competitive returns to landowners and developers <p>Please note that all viability assessments and reports will be published on the council's website in accordance with the requirements of paragraph 58 of the National Planning Policy Framework.</p>		
<p>Master planned improvements to existing caravan sites in the Arnside and Silverdale</p>	<p>When required:</p>		<p>South Lakeland District Council: South Lakeland Local</p>



Table 2 - Local validation requirements

<p>Area of Outstanding Natural Beauty (AONB)</p> <p>Used to ensure cohesive and appropriate development within the developed footprint of existing Camping, Caravan and Visitor Accommodation within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB).</p> <p>This applies to South Lakeland District Council legacy area only</p>	<p>Development within existing caravan sites inside the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB)</p> <p>Proposed development should be submitted as master-planned improvements for the whole site and should be accompanied by metric scaled plans that illustrate this master plan approach.</p> <p>The proposed development within the footprint of existing caravan sites must demonstrate how it fits into a wider master-planned approach for the whole site.</p>		<p>Plan</p> <p>Policy AS11 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD); Camping, Caravan and Visitor Accommodation</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Materials Schedule</p> <p>Used to provide information regarding the external materials to be used in the development.</p>	<p>When required:</p> <p>Some applications may require more detailed information about the materials to be used. These include:</p> <ul style="list-style-type: none"> • listed building applications • major applications (10+ dwellings, site area of more than 1 hectare or commercial floor space of 1000+ square metres) • development in a conservation area <p>Contents of materials schedule:</p> <p>The details given should include information about the existing and proposed material palette, including colours, finish and type of materials.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>



Table 2 - Local validation requirements

	<p>The information may be labelled on the plans or included on a list.</p> <p>Trade brochures and catalogues may be helpful, alongside samples as requested.</p>		
<p>Mining/subsidence report/Land Stability Survey & Coal Mining Risk Assessment</p>			<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption.</p> <p>DEV1 - General Approach to New Development.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy C4: Contaminated Land and Unstable Land.</p>
<p>Noise Impact Assessment</p> <p>Used to determine whether the development will have a significant impact on existing noise levels or whether, when all appropriate forms of mitigation have been considered, the existing noise environment will adversely affect the proposed development.</p>	<p>When required:</p> <p>A noise impact and sound insulation assessment should accompany applications for:</p> <ul style="list-style-type: none"> proposed developments that have the potential to generate noise, for example: Industrial units, installation of external air conditioning units, workshops, day nurseries, nightclubs, places of worship, public houses, restaurants/takeaways, schools/colleges or outdoor sports facilities 		<p>South Lakeland District Council: South Lakeland Local Plan</p> <p>Policy DM7 South Lakeland Local Plan Development Management Policies.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV9- Other Forms of Pollution.</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • proposed developments located next to an existing noise source, for example, next to an industrial site, a busy road, or railway line • developments where noisy construction methods may be necessary, such as piling <p>Contents of noise and sound installation impact assessment:</p> <p>A noise impact and sound insulation assessment should include the following information:</p> <ul style="list-style-type: none"> • existing background noise levels measured over a 24 hour period (including the cumulative noise levels of all existing units) to show representative background noise • proposed noise levels (including the cumulative noise levels of all proposed units) • any proposed measures to reduce noise from the proposed development • the system manufacturer's specification of any proposed equipment to be installed, altered or replaced • details of the method used to compile the report and examples of the calculations and assumptions made <p>The noise impact and sound installation assessment must be carried out by suitably qualified professionals with</p>		<p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS2: Sustainable Development.</p> <p>Policy H7: Housing Development.</p> <p>Policy EC3: Managing Development of Employment Land.</p>
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Table 2 - Local validation requirements

	<p>relevant experience and expertise in the recognised methodologies.</p>		
<p>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations Assessment Appropriate Assessment (SHRA/AA)</p> <p>If a development will increase nutrient levels, for example by adding new houses to the area, it must have a way of removing the same amount of nutrients from somewhere else in that catchment. This is called nutrient neutrality.</p>	<p>When required:</p> <p>All applications that would result in:</p> <ul style="list-style-type: none"> • additional overnight stays (including new dwellings, new camping, glamping or caravan pitches served by on-site toilet or washing facilities, or new hotel bedroom accommodation) • new tourism development which is likely to increase the number of day visitors to a premises • agricultural development which will result in an increase in stock numbers <p>Within the Catchment Areas of the River Eden Special Area of Conservation & River Kent Special Area of Conservation.</p> <p>And for major developments likely to attract significant numbers of visitors who would not otherwise be within the catchment areas.</p> <p>Nutrient neutrality information must include:</p> <ul style="list-style-type: none"> • completed Natural England nutrient neutrality budget calculator for the relevant catchment (see links below); and • nutrient neutrality mitigation strategy; and • shadow habitats regulations assessment - which will show the 	<p>Chief-Planner-Letter-about-nutrient-pollution-March-2022.pdf</p> <p>NE Water Quality and Nutrient Neutrality Advice 16_03_2022 Issue 1 Final3262.pdf</p> <p>Nutrient Neutrality and Mitigation: A summary guide and frequently asked questions - NE776 (naturalengland.org.uk)</p> <p>Nutrient neutrality : Lake District National Park</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>



Table 2 - Local validation requirements

	<p>impacts of a proposed development in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017, prepared by a third party, which the Authority may choose to adopt as part of our assessment of an application if we agree with its conclusions. National Planning Practice Guidance on Habitats Regulations Assessment provides additional information.</p> <p>OR</p> <ul style="list-style-type: none"> evidence that all thresholds for small discharges to ground as set out on page 21 of the Natural England Nutrient Neutrality Advice letter <p>NE Water Quality and Nutrient Neutrality Advice 16_03_2022 Issue 1 Final3262.pdf</p> <p>Exceptions to nutrient neutrality validation requirement:</p> <p>This validation requirement does not apply to:</p> <ul style="list-style-type: none"> development falling within Use Class B2 or B8 (general industrial or uses) development falling within Use Class E (Commercial, Business and Service) development falling within Use Class F1(a), (d), (e), or (f) 		
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • development falling within Use Class F2(a), (b) or (c) • development changing between from one type of tourism accommodation to another without increasing occupancy (e.g. guesthouse to holiday let) • householder development (including ancillary accommodation such as annexes or incidental accommodation such as garden buildings) 		
<p>Open Space Assessment</p>	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> • all major applications that generate a need for open space • applications that propose the loss or relocation of existing open space <p>It is needed to protect the loss of essential open space and identify opportunities for the creation of new open space. You should submit this information if your proposal generates the need for open space, or if your proposal involves the total or partial loss of open space provision.</p>	<p>The NPPF discusses how to create opportunities to bring together members of a community who work, live, and play within an area. Paragraph 98 of the NPPF states:</p> <p>'Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate'.</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities.</p> <p>COM3 – Provision of New Open Space.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy GI4: Green Spaces.</p> <p>Policy HC7: Loss of Playing Fields, pitches and facilities.</p> <p>Policy HC8: New Outdoor Sports Facilities.</p>



Table 2 - Local validation requirements

		<p>If a significant area of informal open space or a specific sport or recreation facility or provision is to be lost because of a proposed development, an applicant is required to provide evidence that the land or buildings are of limited value, surplus to requirements or are being replaced. Reference can be made to the Council's city-wide open space assessment, where available. Applicants are advised to agree the scope of any such assessment with the Planning Service in advance. Any evidence of local community support for the proposals could be of benefit but is not essential evidence.</p> <p>Background information:</p> <p>Government guidance states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. Sport England is a statutory consultee on any application affecting a playing field and asserts that it will object to the development of any Playing Field unless certain exceptional circumstances apply.</p>	<p>Policy HC9: Multi Use Games Areas.</p> <p>Policy HC10: Play Areas.</p> <p>Draft Green Infrastructure Strategy SPD 2018.</p> <p>Affordable Housing and Developer Contributions SPD 2022.</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p>
<p>Photographs/ photomontage</p>	<p>For applications for wind turbines and certain major applications it will be necessary to provide photo</p>		<p>South Lakeland District Council: n/a</p>



Table 2 - Local validation requirements

<p>Photographs can often provide useful extra information but they cannot be used as a substitute for metric scaled drawings and plans.</p>	<p>visualisations/photo montages. Please check with the planning team if these will be necessary.</p> <p>Photomontages are also helpful for some town centre regeneration schemes to show the proposed new development in context.</p> <p>They should be prepared to the full technical specification outlined in the Scottish National Heritage, Visual representations of windfarms.</p> <p>Although this document has been prepared specifically for wind turbine/farm submissions, the technical information given is relevant for all major development.</p>		<p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Planning Statement</p> <p>How to give relevant supporting information and justification for a proposed development and show how it meets local and national planning policy requirements.</p>	<p>When required:</p> <ul style="list-style-type: none"> • Major applications (10 or more dwellings, 1000 square metres non-domestic floor space or site area one hectare or more • Applications not in accordance with the current development plans <p>It is also strongly recommended that a planning statement is submitted where any complex planning issues are raised. This will provide an opportunity for the applicant to provide relevant supporting information and justification for the proposed development, and explain how the proposal meets local and national planning policy requirements.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>



Table 2 - Local validation requirements

	<p>The statement should be proportionate to the complexity of the development.</p> <p>Contents of a planning statement:</p> <p>Planning statements are a key part of any successful planning application. They should include:</p> <ul style="list-style-type: none"> • local context • the need for the proposed development • how the proposed development accords with relevant national, regional and local planning policies • whether emerging policies should be taken into consideration and • set out other material considerations that should be taken into consideration <p>Planning policy weight</p> <p>Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. So, the planning statement generally aims to demonstrate that a proposal is in accordance with all policies.</p> <p>It is not unusual for development plan policies to pull in different directions. In these cases the planning statement sets out the relative importance of the policies which are complied with or infringed, with the goal of assisting the case officer to give the correct weight to the key issues. It is worth noting that policies that are out of</p>		
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Table 2 - Local validation requirements

	<p>date or ineffective may carry less weight in decision making.</p> <p>Material considerations</p> <p>Some key material considerations that regularly crop up include:</p> <ul style="list-style-type: none"> • the planning history of a site • national guidance and written ministerial statements <p>The planning balance</p> <p>At the end of the planning statement the planning balance should be clearly set out. We would expect the statement to demonstrate the social, economic and environmental benefits of the proposal and how these outweigh any of the negatives.</p>		
<p>Private Water Supply Assessment</p> <p>Where a proposed development is to be served by a private water supply, the applicant should demonstrate that the water supply is sufficient (even in times of prolonged dry weather), wholesome and safe to drink and does not compromise the adequacy of other private water supplies in the area.</p>	<p>When required:</p> <p>All development that may materially increase demand on the private water supply. For example, new dwellings, barn conversions, commercial buildings/extensions or some domestic extensions etc.</p> <p>Contents of private water supply assessment:</p> <p>The applicant must submit a report from a suitably qualified and competent person which identifies the source of the private water supply, the proposed treatment process and demonstrates the capability of the treatment system to achieve a sufficient and wholesome supply of water</p>	<p>South Lakeland District Council:</p> <p>If the water supply is not a mains supply, please complete our private water supply assessment form (PDF 65KB / 2 pages)</p> <p>Private water supplies Westmorland and Furness Council</p> <p>Eden District Council:</p> <p>If the water supply is not a mains supply, please complete our private water supply assessment form (PDF 65KB / 2 pages)</p> <p>Private water supplies Westmorland and Furness Council</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 South Lakeland Development Management Policies Development Plan Document; Addressing Pollution, Contamination Impact and Water Quality</p> <p>Policy AS12 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD); Water</p>



Table 2 - Local validation requirements

	<p>in accordance with Regulation 4 of the Private Water Supplies (England) Regulations 2016 (as amended).</p> <p>The written report from a competent person should confirm the flow rate (usually in litres per minute) from the source, in other words, the water available and demonstrate that this will be sufficient to supply all premises on the supply. This is nominally calculated at 200 litres per person per day at max occupancy. So if there will be four premises each with a max occupancy of 5 people it will be 20 x 200 litres which is 4000 litres or 4 cubic metres per day.</p> <p>The most important thing is whether there will be enough water. This is particularly important where there are existing users on a supply who may be rightly concerned that adding premises or increasing demand may reduce the amount of water available to them.</p> <p>The local authority has a statutory duty to risk assess and monitor all commercial and small shared supplies to ensure that the water supply meets all of the prescribed concentrations or values set out in the Private Water Supplies (England) Regulations 2016 (as amended).</p>	<p>Barrow Borough Council:</p> <p>If the water supply is not a mains supply, please complete our private water supply assessment form (PDF 65KB / 2 pages)</p> <p>Private water supplies Westmorland and Furness Council</p>	<p>Quality, Sewerage and Sustainable Drainage</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>Barrow Borough Council: n/a</p>
<p>Public Art Strategy</p>	<p>Public art should be considered at an early design stage and not retrofitted at a later date. Developers should provide a public art brief for all developments over 20 units or in the case of commercial projects</p>	<p>The NPPF makes it clear that the Planning system is fundamental in contributing to sustainable development through 3 objectives. This is taken</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p>



Table 2 - Local validation requirements

	<p>where the total floorspace will exceed 1000m. Items will be provided at the expense of the developer, and the brief should explain the phasing of delivering the artwork, future ownership, and methods for future upkeep including section 106 obligations where necessary.</p>	<p>forward by the National Design Guide, the link to which is below: National design guide - GOV.UK (www.gov.uk)</p>	<p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy DS5: Design. Policy DS6: Landscaping.</p>
<p>Residential Management Plan</p>	<p>Where any non-conventional residential accommodation is proposed-HMO's, student or contractor accommodation.</p> <p>To be cross referenced with matters such as parking standards and cycle storage provision.</p>		<p>South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a</p>
<p>Retention of Community Facilities</p> <p>Applications involving the loss of local shop, pub, community hall.</p> <p>Community facilities provide an important function in our towns and villages. Where there is a proposal to remove or reuse these facilities you will need to refer to this guidance.</p>	<p>When a proposed development involves the loss of any community facility, the application must be accompanied by supporting written evidence. This should include:</p> <ul style="list-style-type: none"> • for a business, the current and projected trading performance • for a community facility, the current and projected patterns of use • the nature and condition of the building or site together with the cost of repairs, renovations or improvements needed to allow the continuation of the facility • location of comparable facilities • potential relocation of the facility to an alternative premises or site in the locality or the retention of the 	<p>South Lakeland District Council: A fee is required (over and above the planning application fee). The amount of the fee will be available upon application on a case by case basis. The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p> <p>Eden District Council: n/a Barrow Borough Council: A fee is required (over and above the planning application fee).</p>	<p>South Lakeland District Council: South Lakeland Local Plan Policy DM17 South Lakeland Local Plan Development Management Policies Development Plan Document; Retention of Community Facilities</p> <p>All applications outside of the town centres of Kendal, Kirkby Lonsdale, Grange-over-Sands, Milnthorpe or Ulverston, as defined on the</p>



Table 2 - Local validation requirements

	<p>premises for an alternative community use or for a partial community use alongside another use</p> <ul style="list-style-type: none"> evidence that the premises has been actively marketed by an appropriate agent, at a realistic commercial rent or sale price for a period of at least nine months. Evidence includes sales literature, details of approaches and offers (sensitive details will not be published) evidence of how the facility meets a local need in the locality. Applicants will be expected to engage with local communities at an early stage about the relative importance of the facility to its users, in order to demonstrate the degree to which the facility fulfils a need in the locality 	<p>The amount of the fee will be available upon application on a case by case basis.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p>	<p>Policies Map, involving the loss of a community facility.</p> <p>A community facility may include a local shop, public house, community hall or centre, sports club, library, school/college, doctor's surgery, cultural buildings, places of worship and outdoor/indoor sports facilities.</p> <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>COM1 - Principles for Services and Facilities. COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy I2: Community Facilities.</p>
<p>Sequential Test for Main Town Centre Uses</p> <p>The purpose of a sequential test is to show that sites within sequentially preferable locations have been considered before less preferable Edge of</p>	<p>Retail:</p> <p>In order to ensure existing centres remain a focus for retail, a Sequential Test is required alongside planning applications for changes of use to retail outside of a town centre. The sequential test will only be passed if the evidence submitted shows that:</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Barrow BC - Planning Forms and Guidance</p>	<p>South Lakeland District Council: South Lakeland Local Plan</p> <p>Policy CS7.5 South Lakeland Core Strategy; Town Centre and</p>



Table 2 - Local validation requirements

<p>Centre and Out of Centre sites</p>	<ul style="list-style-type: none"> • there are no sites available (now or within a reasonable timescale) within sequentially preferable locations; or • any available units within such locations would be unsuitable and/or unviable <p>Office:</p> <p>A Sequential Test is required alongside planning applications for new office developments outside of a town centre. The purpose of a sequential test is to show that sites within sequentially preferable locations have been considered before less preferable Edge of Centre and Out of Centre sites. The sequential test will only be passed if the evidence submitted shows that:</p> <ul style="list-style-type: none"> • no sites are available (now or within a reasonable timescale) within sequentially preferable locations; or • any available sites/units within such locations would be unsuitable and/or unviable 	<p>NPPF 'Ensuring the Vitality of Town Centres' chapter National Planning Policy Framework - GOV.UK (www.gov.uk)</p> <p>NPPG 'Town Centres & Retail' chapter Town centres and retail - GOV.UK (www.gov.uk)</p>	<p>Retail Strategy</p> <p>Policy DM23 South Lakeland Development Management Policies Development Plan Document; Retail Uses Outside of Town Centres</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>EC7 – Town Centres and Retailing.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy R4: Sequential Test for Retail Development in Barrow</p> <p>Policy R7: Sequential Test for Retail Development in Dalton.</p> <p>Policy R10: Sequential Test for Other Town Centre Uses.</p> <p>Policy R11: Sequential Test for New Office Development.</p>
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Table 2 - Local validation requirements

<p>Soil Resource Survey and Plan</p> <p>Safeguarding and improving soils for applications</p>		<p>The code of practice for the sustainable use of soils on construction sites provides relevant advice on the use of soil in construction projects.</p> <p>Code of practice for the sustainable use of soils on construction sites - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N2: Safeguarding and Improving Soils.</p>
<p>Statement of Community Involvement</p> <p>A Statement of Community Involvement is a written statement which sets out the level and nature of consultation that has been undertaken with the community in the formulation of a development proposal prior to the submission of a planning application.</p>	<p>Paragraph 132 of the NPPF advises early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot</p> <p>When required:</p> <p>Applicants will be expected to demonstrate appropriate community engagement has been undertaken in the formulation of the development proposals prior to the submitting their scheme for the following types of application</p> <p>When the development is judged by the case officer to be locally significant.</p>	<p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Statement of Community Involvement SPD</p> <p>Barrow BC - Planning Policy Documents</p>



Table 2 - Local validation requirements

	<p>When the development is classified as a departure from the current development plan.</p> <p>When the proposal falls into the definition of a major application.</p> <p>Major development</p> <ul style="list-style-type: none"> Major developments are defined as residential applications for 10 or more dwellings, or sites greater than 0.5ha. For all other uses, the definition is a proposed floor space of 1,000 square metres or more, or sites over 1.0 hectare. <p>Locally significant</p> <ul style="list-style-type: none"> A proposal which would alter the overall character of the locality either by nature of its scale, visibility or use, or because the development could set a damaging precedent. <p>Appropriate forms of engagement may include a mail shot to the local community, a display in a local venue, a public "questions and answers" session dedicated web sites etc.</p>		
<p>Structural Survey/Method Statement</p> <p>Show that a building is structurally sound and is capable of conversion without extensive rebuilding.</p>	<p>When required:</p> <p>A structural survey will be needed where a proposed development involves the conversion of an existing building from one use to another, it is important to establish that the building is capable of conversion.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption.</p>



Table 2 - Local validation requirements

	<p>This requirement is usually only required for developments for the conversion of barns and other rural buildings.</p> <p>A structural survey will also be required in support of any proposal to demolish or substantially demolish a listed building or a building in a conservation area, where justification for demolition is sought on the basis of its structural condition.</p> <p>For listed buildings structural surveys may be required to demonstrate that any new openings, such as new doorways, or the removal of chimney breasts can be incorporated without adversely impacting on structural integrity above.</p> <p>A structural survey should demonstrate that a building has sufficient structural strength to accommodate the proposed change of use, together with any necessary physical alterations. The report should include metric scaled plans that highlight the areas requiring replacement, repair or renewal. It should identify the extent to which works or repairs are necessary and the amount of new structural work needed to carry out the conversion. It must be clear which parts of the building are to remain and which parts are to be new build.</p> <p>The council must be confident that the building is unlikely to collapse during the conversion.</p> <p>The survey should be carried out by a heritage specialist surveyor.</p>		<p>RUR3 - Re-use of Redundant Buildings in Rural Areas.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H5: Residential Development in the Open Countryside.</p>
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Table 2 - Local validation requirements

<p>Sunlight and Daylight Assessment</p>	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> • Applications where there is potential to result in a significant loss of daylight or sunlight to adjoining properties including associated gardens and amenity space. • Applications for residential development where there is doubt that there will be sufficient daylight/sunlight to serve proposed residents. <p>Requests for this information will be proportionate to the nature and scale of the development proposals and will only be requested where the Local Planning Authority consider it relevant, necessary, and material to the application in question.</p>	<p>In accordance with BRE Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022)</p> <p>The assessment should provide sufficient information to assess the impact on adjacent properties or buildings with regard to sunlight availability to windows and sunlight availability to open spaces and gardens. Shadow paths should be demonstrated on a block plan (to an appropriate scale) showing the adjacent properties in relation to the proposed development.</p> <p>See also paragraph 130f of the National Planning Policy Framework - GOV.UK (www.gov.uk) which sought to ensure that developments create places with a high standard of amenity for existing and future users</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy H7: Housing Development.</p> <p>Policy H16: Loss of Sunlight.</p>
<p>Surface Water Drainage / Drainage Strategy / Scheme / Sustainable Drainage System (SuDS)</p> <p>Used to ensure a satisfactory standard of surface water drainage for development and to minimise the risk of flooding.</p>	<p>A surface water strategy must demonstrate a full investigation of the surface water hierarchy as described in the National Planning Policy Framework - GOV.UK (www.gov.uk) on Flood Risk and Coastal Change</p> <p>It must highlight options that are preferred to the public combined sewer for the discharge of surface water.</p> <p>Applicants should provide clear evidence when demonstrating why more preferable options within the hierarchy have been discounted. United Utilities are happy to</p>	<p>Flood risk and coastal change - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council: South Lakeland Local Plan</p> <p>Policy CS8.8 South Lakeland Core Strategy; Development and Flood Risk</p> <p>Policy DM6 South Lakeland Development Management Policies Development Plan Document; Flood Risk Management and</p>



Table 2 - Local validation requirements

	<p>open dialogue regarding this, and would we also welcome such discussions.</p> <p>When required:</p> <p>Drainage Strategy</p> <p>An appropriate drainage strategy should be provided with applications:</p> <ul style="list-style-type: none"> major developments (10 dwellings or more, 1.0 hectare or more, 1000 square metres or more) a site specific drainage strategy is required <p>In other cases, applicants should specify where this is not considered necessary, taking into account of national and local guidelines (Development Design Guide).</p> <p>Applications for development on sites which form part of a wider development must demonstrate how the proposed drainage system for the individual site relates to a wider master drainage strategy for the whole development.</p> <p>Surface Water Drainage</p> <ul style="list-style-type: none"> all residential, commercial and industrial development should include an appropriate Sustainable Drainage System (SuDS) all major applications and all applications in areas at risk from flooding (Flood Zones 2 or 3) or sites within Flood Zone 1 in an Area with Critical Drainage Problems (ACDA) as notified by the Environment Agency 		<p>Sustainable Drainage Systems</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS2: Sustainable Development Criteria.</p> <p>Policy C3a: Water Management.</p>
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • sites adjacent to areas at risk of flooding and applications where development adjoins a highway <p>In an ACDA we expect new development to actually reduce flood risks downstream, rather than having just neutral impact.</p> <p>Applications for development on sites which are part of a wider development proposal will be expected to demonstrate how the proposed drainage system for the individual site relates to a wider master drainage strategy for the whole site.</p> <p>Cumbria County Council's development design guide includes information about surface water drainage.</p> <p>Sustainable Drainage Systems (SuDS)</p> <p>Drainage systems can contribute to sustainable development and improve the places and spaces where we live by balancing the different opportunities and challenges that influence urban design and the development of land.</p> <p>Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and amenity are collectively referred to as Sustainable Drainage Systems (SuDS).</p> <p>SuDS mimic nature and usually manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can</p>		
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Table 2 - Local validation requirements

	<p>be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).</p> <p>SuDS are drainage systems that are environmentally beneficial, causing minimal or no long-term damage. They are often regarded as a sequence of management practices, control structures and strategies designed to efficiently and sustainably drain surface water, while minimising pollution and managing the impact on water quality of local water bodies.</p> <p>Surface Water Drainage Scheme</p> <p>A surface water drainage scheme should include the following information:</p> <ul style="list-style-type: none"> • a metric scaled plan of the existing site • a metric scaled topographical level survey of the area to metres above ordnance datum • metric scaled plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks and any green spaces draining into the drainage system) • proposed controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this should be based on the estimated greenfield runoff rate 		
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Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • the proposed storage volume (attenuation) • information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible • geological information including borehole logs, depth to water table and/or infiltration test results and interpretive report describing the suitability of the site for infiltration (especially on steeply sloping sites) • detailed flood and drainage design drawings • hydraulic calculations for the proposed drainage design • evidence of third party agreement for discharge to their system (in principle/consent to discharge) • details of overland flow routes if drainage capacity is exceeded • a management plan for future maintenance and adoption of drainage system for the lifetime of the development • construction phasing plan, the strategy should demonstrate access to/from interconnecting phases • capacity and discharge rate of the current drainage system • details of adoption • finished floor levels of proposed buildings 		
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Table 2 - Local validation requirements

<p>Tall Building Assessment</p>	<p>This should be provided on all major developments where the proposed building(s) would be substantially taller than its immediate surroundings, and/or which substantially change the skyline, although this can be included in Design & Access Statement. Historic England have produced guidance on tall buildings.</p>	<p>See Historic England’s guidance document: Tall Buildings Historic England</p>	<p>South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: Barrow Borough Local Plan 2016-2031 (no specific policy)</p>
<p>Telecommunications Report</p>	<p>Any applications for new telecommunications equipment need to be accompanied by information regarding pre-consultation with all relevant organisations, including any surrounding schools or colleges and aerodromes. They also need to include certification regarding International Commission protection guidelines.</p>	<p>The NPPF paragraph 117 requires any telecommunications development, including Prior Approval submissions, to be supported by evidence to justify the development. Required for all applications proposing telecommunications equipment. National Planning Policy Framework (publishing.service.gov.uk)</p>	<p>South Lakeland District Council: n/a Eden District Council: Eden Local Plan 2014 to 2032 Adoption EC6 - Telecommunications Infrastructure. Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy I8: Telecommunications.</p>
<p>Town Centre Retail and Leisure Impact Assessment A town centre retail and leisure impact assessment is used to maintain and enhance the vitality, viability</p>	<p>The assessment should justify the need and scale of the development together with an assessment of the impact upon the vitality of existing town centres and wider retail catchment locations. Details of the availability of other sites closer to a centre for the development will also be required.</p>		<p>South Lakeland District Council: South Lakeland Local Plan Policy CS7.5 South Lakeland Core Strategy;</p>



Table 2 - Local validation requirements

<p>and sustainability of our town centres.</p>	<p>It should assess the impact on existing, committed and planned public and private investment in a town centre(s) in the catchment area of the proposal.</p> <p>The assessment should show that the proposed retail development will retain expenditure in the locality and prevent local trade leaking to distant destinations.</p> <p>The sequential test will be applied to proposed developments for main town centre uses which are not within an existing town centre as defined on the policies map. The sequential approach will not be applied to development for small scale rural offices or other small scale rural development.</p>		<p>Town Centre and Retail Strategy</p> <p>Policy DM23 South Lakeland Development Management Policies Development Plan Document; Retail Uses Outside of Town Centres</p> <ul style="list-style-type: none"> • 2000 square metres gross floor space outside the town centre of Kendal • 1000 square metres gross floor space outside the town centre of Ulverston • 500 square metres outside the town centres of Grange-over-Sands, Kirkby Lonsdale and Milnthorpe <p>Eden District Council: Eden Local Plan 2014 to 2032 Adoption</p> <p>EC7 - Town Centres and Retailing.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031</p> <p>Policy R8: Impact Assessments-Retail in Barrow.</p>
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Table 2 - Local validation requirements

			<p>Policy R9: Impact Assessments-Retail in Dalton.</p>
<p>Transport Assessment, Statement or Travel Plan</p> <p>Used to enable the assessment of development upon the highway network and minimise the use of private motor vehicles.</p>	<p>Transport Assessment and Statement</p> <p>The scope and level of detail in a transport assessment or statement will vary from site to site but the following should be considered when settling the scope of the proposed assessment.</p> <ul style="list-style-type: none"> • information about the proposed development, site layout, (particularly proposed transport access and layout across all modes of transport) • information about neighbouring uses, amenity and character, existing functional classification of the nearby road network • data about existing public transport provision, including provision/ frequency of services and proposed public transport changes • a qualitative and quantitative description of the travel characteristics of the proposed development, including movements across all modes of transport that would result from the development and in the vicinity of the site • an assessment of trips from all directly relevant committed development in the area (that is development that there is a reasonable degree of certainty will 	<p>Travel Plans, Transport Assessments and Statements - GOV.UK (www.gov.uk)</p> <p>2012-09 Travel Plan Guidance for Developers (cumbria.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>DEV3 - Transport, Accessibility and Rights of Way.</p> <p>DEV4 - Infrastructure and Implementation.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy I5 Travels Plans</p> <p>Affordable Housing SPD</p>



Table 2 - Local validation requirements

	<p>proceed within the next three years)</p> <ul style="list-style-type: none"> • data about current traffic flows on links and at junctions (including by different modes of transport and the volume and type of vehicles) within the study area and identification of critical links and junctions on the highways network • an analysis of the injury accident records on the public highway in the vicinity of the site access for the most recent three-year period, or five-year period if the proposed site has been identified as within a high accident area • an assessment of the likely associated environmental impacts of transport related to the development, particularly in relation to proximity to environmentally sensitive areas (such as air quality management areas or noise sensitive areas) • measures to improve the accessibility of the location (such as provision/ enhancement of nearby footpath and cycle path linkages) where these are necessary to make the development acceptable in planning terms • a description of parking facilities in the area and the parking strategy of the development • ways of encouraging environmental sustainability by reducing the need 		
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Table 2 - Local validation requirements

	<p>to travel and measures to mitigate the residual impacts of development (such as improvements to the public transport network, introducing walking and cycling facilities, physical improvements to existing roads</p> <p>In general, assessments should be based on normal traffic flow and usage conditions (e.g. non-school holiday periods, typical weather conditions) but it may be necessary to consider the implications for any regular peak traffic and usage periods (such as rush hours). Projections should use local traffic forecasts such as TEMPRO drawing where necessary on National Road Traffic Forecasts for traffic data).</p> <p>The timeframe that the assessment covers should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. However, in circumstances where there will be an impact on a national transport network, this period will be set out in the relevant Government policy.</p> <p>Travel plan</p> <p>A travel plan should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. It should also consider what additional measures may be</p>		
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Table 2 - Local validation requirements

	<p>required to offset unacceptable impacts if the targets should not be met.</p> <p>A travel plan should set explicit outcomes rather than just identify processes to be followed (such as encouraging active travel or supporting the use of low emission vehicles). It should address all journeys resulting from a proposed development by anyone who may need to visit or stay and they should seek to fit in with wider strategies for transport in the area.</p> <p>It should evaluate and consider:</p> <ul style="list-style-type: none">• benchmark travel data including trip generation databases• information concerning the nature of the proposed development and the forecast level of trips by all modes of transport likely to be associated with the development• relevant information about existing travel habits in the surrounding area• proposals to reduce the need for travel to and from the site via all modes of transport and provision of improved public transport services• parking strategy options (if appropriate – and having regard to national policy on parking standards and the need to avoid unfairly penalising motorists) and proposals to enhance the use of existing, new and improved public transport services and facilities for		
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Table 2 - Local validation requirements

	<p>cycling and walking both by users of the development and by the wider community (including possible financial incentives)</p> <ul style="list-style-type: none">• these active measures may assist in creating new capacity within the local network that can be utilised to accommodate the residual trip demand of the site(s) under consideration• it is often best to retain the ability to establish certain elements of the travel plan or review outcomes after the development has started operating so that it can be based upon the occupational and operational characteristics of the development• any sanctions (for example financial sanctions on breaching outcomes/ processes) need to be reasonable and proportionate, with careful attention paid to the viability of the development. It may often be more appropriate to use non-financial sanctions where outcomes/ processes are not adhered to (such as more active or different marketing of sustainable transport modes or additional traffic management measures). Relevant implications for planning permission must be set out clearly, including (for example) whether the travel plan is secured by a condition or planning obligation		
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Table 2 - Local validation requirements

	A travel plan can only impose such requirements where these are consistent with policy on planning obligations (Section 106 agreements).		
Transport Form	Supplementary planning form to be completed for minor schemes, requests for this information will be proportionate to the nature and scale of the development proposals and will only be requested where the Local Planning Authority consider it relevant, necessary and material to the application in question	<p>South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council:</p> <p>The Council requires completion, it should give an estimation of the number of visitors to and from the proposed site and which form of transport they use: http://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/</p>	<p>South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a</p>
<p>Tree Surveys and Hedgerow Surveys</p> <p>Used to assess the merits of existing trees as part of any development scheme, including tree canopies of adjacent sites which overhang the application site boundary.</p>	<p>When required:</p> <p>Where there are trees or hedgerows on the site or within 15 metres of the boundary of the site. The reason for this is that The British Standard 5837, the Root Protection Area (RPA) is calculated by multiplying the diameter of the tree at breast height in metres by 12, but is capped as an area with a radius of 15 metres. Development that is within 15 metres of a tree has the potential to damage its roots.</p> <p>Tree survey</p> <p>A tree survey may be needed for the following applications:</p> <ul style="list-style-type: none"> • Householder Planning Applications • Full Planning Applications 	<p>South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM4 South Lakeland Development Plan - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p>Barrow Borough Council:</p>



Table 2 - Local validation requirements

	<ul style="list-style-type: none"> • Outline Planning Applications • Approval of Reserved Matters Applications • Removal or Variation of Conditions (Minor material amendments, also known as S.73 Applications) <p>A tree survey must be submitted where there are trees within a proposed planning application site, or on land adjacent to an application site that could influence or be affected by the development.</p> <p>Information will be required on which trees are to be removed and retained and the means of protecting those to be retained during construction works.</p> <p>This information should be prepared by a qualified arboriculturist in accordance with British Standard 5837: 2012 (or any subsequent updates) Trees in relation to design, demolition and construction recommendations.</p> <p>The survey must include:</p> <ul style="list-style-type: none"> • a topographical survey plan showing the exact locations of the tree(s) • a schedule to the survey including the following: <ul style="list-style-type: none"> ◦ a reference number for each tree or group to be recorded on the tree survey plan ◦ species listed by common name ◦ the approximate height ◦ the stem diameter measured in accordance with Annex C of BS 		<p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N4: Protecting Other Wildlife Features.</p> <p>Biodiversity and Development SPD 2018</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p>
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Table 2 - Local validation requirements

	<p>5837:2012 (or any subsequent updates)</p> <ul style="list-style-type: none"> ◦ the branch spread at four cardinal points ◦ existing height above ground level of the first significant branch and canopy ◦ life stage (e.g. young, semi-mature, early mature, mature, over-mature) ◦ general observations, particularly of structural and/or physiological condition ◦ the removal/retention category U or A to C grading (see 4.5 and table 1 and 2 of BS 5837:2012, or any subsequent updates) ◦ an estimate of remaining contribution in years (less than 10, 10 or more, 20 or more, 40 or more) ◦ the preliminary management recommendations <p>In some cases, a full tree survey may not be necessary. It may be sufficient to submit a Tree Constraints Plan.</p> <p>Tree Constraints Plan</p> <p>The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.</p> <p>It is important to remember that the parts of a tree that lie below the soil surface, its</p>		
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Table 2 - Local validation requirements

	<p>roots, are just as important as those above ground (trunk, branches, leaves). Every effort should be made to ensure that the roots of retained trees are not damaged during the construction process. Root problems can lead to a decline in a tree's health resulting in the need for a tree to be removed or even structural collapse. Tree roots can be easily damaged by:</p> <ul style="list-style-type: none">• abrasion• crushing by vehicles/plant equipment and/or storage of building materials or soil• compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water)• severing and removal of roots by excavation• poisoning from, for example, spillage or storage of fuel, oil or chemicals• changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation• installation of impermeable surfaces leading to a decline in tree health due to lack of water <p>It is vital therefore that the Tree Constraints Plan should also clearly show the Root Protection Area of each tree.</p> <p>The Root Protection Area can be equated to a circle, using the tree as the centre-point, with a radius that is 12 x the tree's diameter at breast height for a single stemmed tree, or alternatively 10 x its</p>		
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Table 2 - Local validation requirements

	<p>basal diameter measured above the root flare for a multi-stemmed tree.</p> <p>A Tree Protection Plan</p> <p>Trees are particularly vulnerable on development sites and may be affected either immediately if removal or pruning is necessary to accommodate a development, or in the longer term.</p> <p>This may be as a result of disturbance during the development process or following pressure to remove or prune trees from the occupants of new buildings.</p> <p>The design layout should take these issues into account.</p> <p>Once it has been decided which trees, hedges or shrubbery are to be incorporated into a design layout it is important to ensure that they will survive the development process.</p> <p>A Tree Protection Plan is an essential aspect of tree protection with regard to development.</p> <p>The Tree Protection Plan is a scale plan showing:</p> <ul style="list-style-type: none">• any proposed or existing buildings or structures• all retained trees both on and neighbouring the site and their corresponding Root Protection Areas and crown spreads (North, East, South and West)• the location of protective fences or barriers (details of how these are to		
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Table 2 - Local validation requirements

	<p>be constructed must also be supplied)</p> <ul style="list-style-type: none"> • proposed location of all plant and materials storage • drainage runs, roads and driveways • existing and new accesses • any other surface or underground features that may affect the trees on or neighbouring the site <p>Arboricultural Method Statement</p> <p>British Standard 5837: 2012 (or subsequent updates) Trees in relation to design, demolition and construction, recommendations</p> <p>If construction or the laying of hard surfaces is allowed within the Root Protection Area (RPA) of a tree, or if any part of the development process is likely to detrimentally affect any retained trees, then it is likely that an arboricultural method statement will be required.</p> <p>The statement should explain the methodology for the implementation and mitigation of any aspect of development, where there is potential for the loss of or damage to a tree(s).</p>		
<p>Utilities Survey</p> <p>Required for remote developments</p>	<p>For rural developments (except for householder). Should include information to demonstrate that the developer has explored existing capacity with the appropriate utilities provider.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>



Table 2 - Local validation requirements

<p>Ventilation, Exhaust and Extraction Report</p> <p>A ventilation, exhaust or extraction report is needed so we can make sure that no nuisance, disturbance or loss of amenity is caused by odour, fumes, food droplets or noise to nearby properties.</p>	<p>When required:</p> <p>Any developments which include the installation of ventilation systems or air-conditioning units. This includes premises in Use Class E and Sui generis includes the sale of food and drink for consumption on the premises or of hot food for consumption off the premises).</p> <p>It covers most restaurants, cafes, pubs and premises providing hot food take-away. It may also include other businesses where the installation of externally mounted air-conditioning units is proposed.</p> <p>Ventilation report</p> <p>Adequate ventilation/extraction must be provided in food and drink premises to remove steam, cooking odours and grease-laden air. In most cases, natural ventilation is insufficient and an extract duct with a fan and filters is required to ventilate cooking fumes and remove odours without causing a nuisance to neighbouring properties.</p> <p>Getting the right ventilation and extraction system for your needs can be complex, and you should contact a specialist contractor who can carry out a ventilation survey or advise on a specific aspect of your requirements.</p> <p>Metric scaled floor plans (1:50/1:100) to show the layout of internal ductwork to its point of discharge are required, together with metric scaled elevations (1:50/1:100) showing external equipment (flues, vents,</p>	<p>EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018.pdf</p>	<p>South Lakeland District Council:</p> <p>South Lakeland Local Plan</p> <p>Policy DM7 Addressing pollution and contamination impact, South Lakeland Local Plan Development Management Policies</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014 to 2032 Adoption</p> <p>ENV9- Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy R15: The Location of Hot Food Takeaways.</p> <p>DS2: Sustainable Development Criteria.</p>
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Table 2 - Local validation requirements

	<p>grilles etc.) and the technical specification of the proposed system. This should include an acoustic and vibration report.</p> <p>Further guidance may be found in the EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018.</p>		
Waste Management Statement	<p>When required:</p> <ul style="list-style-type: none"> • HMO's • commercial • major developments (10 dwellings or more, 1.0 hectare or more, 1000 square metres or more) <p>Identify what provision has been made for the storage of waste and recycling as part of the proposal, and demonstrate that these aid the collection of waste and recycling materials by the waste collection authority. The location of waste storage and recycling facilities should be clearly identified on the plans.</p>	<p>NPPF Paragraph 8</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p>
Other Local Requirements	<ul style="list-style-type: none"> • ALL plans must include a scale bar. • Unique reference numbers on plans and drawings to be able to identify on decision notice • If paper copies are submitted you must state the scale and original paper sheet size, to avoid confusion if the document is reprinted. • Where work is proposed in close proximity to a boundary, the details 		



Table 2 - Local validation requirements

	<p>of eaves and foundations should be shown relative to the boundary to a scale of not less than 1:20</p> <ul style="list-style-type: none">• All location plans must be correctly licenced and show a valid licence number. This is to ensure that the Council do not breach copyright or national agreements by displaying copyrighted material• A clear, accurate, and full description of the proposed works is required• Coordinates shall be provided if the site address has no postcode available. Applications for mast and Turbines developments to include exact coordinates of its proposed location are required together with any micro siting criteria.• Always, provide a clear description of the plan or document as your file name which accurately describes its content. Please do not provide a file name as a drawing number or reference only. Preferably, just the title of the plan or document although this could include a title of the plan/document and the drawing number.		
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