

## Local Validation Requirements for Minerals & Waste Developments – August 2025

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<b>Air Quality Assessment</b>	<p>For any application that will result in:</p> <ul style="list-style-type: none"> <li>• emissions to air such as dust from extraction/blasting or other operational processes; odour; stack emissions; biological treatment sites; a high level of new traffic emissions in the local area.</li> <li>• where development is proposed inside or adjacent to an air quality management area (AQMA).</li> </ul> <p>Reports should include both existing baseline data and modelling assessment – if necessary, monitoring location points to be agreed with the council prior to submission.</p>	<p><a href="#">Environment Act 1995 - Part IV (Air Quality)</a></p> <p><a href="#">The Air Quality Standards (Amendment) Regulations 2010 (as amended)</a></p> <p><a href="#">National Planning Policy Framework (NPPF) - Section 15 - Conserving and enhancing the natural environment</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) - Air quality section</a></p> <p><a href="#">Defra's PM2.5 Targets: Interim Planning Guidance</a></p> <p><a href="#">Sustainable Aggregates Research Report - Reducing the Environmental Effect of Aggregate Quarrying: Dust, Noise &amp; Vibration (2007)</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP13 - Climate Change</p> <p>Policy DC2 - General Criteria</p> <p>Policy DC5 - Dust.</p>
<b>Biodiversity and Geodiversity: Habitat Assessment and Species Surveys (including Shadow Habitats Regulations Assessment)</b>	<p>Required where a development proposal is likely to adversely impact on designated sites (a designated site is as defined on the Natural England website <a href="http://www.magic.gov.uk">www.magic.gov.uk</a>), protected or priority species or habitats, or other important biodiversity or geological features that may be affected.</p> <p>The initial habitat survey should establish (including from relevant data search) whether any protected or priority (BAP) species are known to be present on the site, in which case the</p>	<p><a href="#">The Conservation of Habitats and Species Regulations 2017 (legislation.gov.uk)</a></p> <p><a href="#">Wildlife &amp; Countryside Act 1981</a></p> <p><a href="#">Protection of Badgers Act 1992</a></p> <p><a href="#">Natural Environment and Rural Communities (NERC) Act 2006</a></p> <p><a href="#">National Planning Policy Framework - Section 15. Conserving and enhancing the natural environment</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC16 - Biodiversity &amp;</p>



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	<p>relevant species surveys will need to be carried out as a matter of course.</p> <p>In addition, all development proposals including works as set out below will trigger the need for a protected species survey.</p> <p>Proposal which include the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> <li>• permanent agricultural buildings</li> <li>• buildings with wooden cladding or hanging tiles within 200m of woodland or water</li> <li>• pre-1960 buildings within 200m of woodland or water</li> <li>• pre-1919 buildings within 400m of woodland or water</li> </ul> <p>Proposals which involve or affect:</p> <ul style="list-style-type: none"> <li>• tunnels, mines, kilns, ice houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures</li> <li>• bridges, aqueducts and viaducts</li> <li>• lighting of Churches and listed buildings or flood lighting within 50</li> </ul>	<p><a href="#">National Planning Practice Guidance (NPPG) – Natural Environment and Biodiversity Net Gain</a> sections.</p> <p>Designated sites include internationally designated sites such as Special Protection Areas (SPA), Special Area of Conservation (SAC), RAMSAR sites, nationally designated sites such as Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR); and locally designated sites such as County Wildlife Site (CWS) and Local Nature Reserve (LNR).</p> <p><a href="#">BS 42020: 2013 Biodiversity – Code of practice for planning and development.</a></p> <p>Surveys must follow the <a href="#">UK-HAB</a> approach and utilise its classifications. Surveys should also meet the <a href="#">Chartered Institute of Ecology and Environmental Management</a> (CIEEM) Guidelines for Ecological Appraisal and reports should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines / methods where available. Further information on appropriate survey methods can be</p>	Geodiversity



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	<p>metres of woodland, water or hedgerows / lines of trees with an obvious connection to woodland or water</p> <ul style="list-style-type: none"> <li>• works affecting woodland, or hedgerows/lines of trees with an obvious connection to woodland or water</li> <li>• works that involve the felling or lopping of veteran trees, trees with obvious cracks, holes and cavities or trees with a diameter greater than 1m at chest height</li> <li>• works affecting gravel pits, quarries, natural cliff faces, or rock outcrops with crevices or caves</li> <li>• major proposals within 500 metres of the perimeter of a pond, or 200 metres of rivers, streams, canals, lakes or other aquatic habitats.</li> </ul> <p>A comprehensive habitats and/or species survey, assessment and mitigation report will be required to accompany the application in the circumstances above. Survey reports are expected to identify and describe impacts likely to harm protected species and/or their habitats, designated sites, priority habitats and</p>	<p>found in the Technical Guidance Series published by CIEEM.</p> <p><a href="https://magic.defra.gov.uk/">Magic.defra.gov.uk/</a> (Online Mapping of Designated Sites)</p> <p><a href="#">Cumbria Biodiversity Data Centre</a></p>	



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	<p>other listed biodiversity features identified by the survey (direct and indirect effects during construction and afterwards). Where harm is likely, evidence must be submitted assessing the impact of the proposals and that addresses long-term maintenance and management.</p> <p>Any pertinent biodiversity issues must be addressed fully in accordance with the British Standard for Biodiversity – Code of practice for planning and development (BS 42020:2013).</p> <p>If a European site may be affected (Special Area of Conservation, Special Protection Area or Ramsar site), the submitted documents must contain sufficient information to inform a Habitats Regulations Assessment to be completed in accordance with Part 6 Regulation 63 (1) of The Conservation of Habitats and Species Regulations 2017. In addition, in accordance with Part 6 Regulation 63 (2), the applicant is required to provide sufficient information to enable the Local Planning Authority to complete their assessment. It is therefore advised that applicants submit their own Habitats</p>		



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	Regulations Assessment (a.k.a. shadow HRA).		
<b>Bird Strike Assessment</b>	<p>Required for:</p> <ul style="list-style-type: none"> <li>• Applications for any open quarrying, landfill and sewage disposal, treatment plant and outfall sites</li> <li>• new areas or lateral extensions to existing sites whose working or proposed restoration has the potential to attract a notable increase in birds.</li> <li>• facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes, via the creation of nature reserves, lakes, ponds, wetlands and marshes, which attract gulls and waterfowl</li> <li>• landscaping/restoration schemes that involve extensive planting of tree/bush species that can attract substantial bird activity</li> <li>• similarly wet working and/or winter flooding of any voids also need to be considered as a potential hazard as they may encourage species hazardous to aircraft.</li> </ul>	<p><a href="#">Town and Country Planning Act 1990 (legislation.gov.uk)</a></p> <p><a href="#">Town and Country Planning (safeguarded aerodromes, technical site and military explosives storage areas)</a></p> <p><a href="#">Direction 2002 – updated December 2016</a></p>	



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	<ul style="list-style-type: none"> <li>Proposals falling within the 13km safeguarding zone around: Carlisle Airport (which encompasses the northern tip of the legacy Eden District Council Area) or Walney Island Airfield.</li> </ul> <p>A <b>Bird Strike Hazard Management Plan</b> is a mandatory requirement where some increase in water area is unavoidable in these zones. This should set out which species need to be controlled and methods for deterring them. The scope of the assessment should be agreed with the council prior to submission – particular attention should be directed to landscaping schemes and identifying strike risks.</p>		
<b>Blasting Scheme</b>	<p>Required where blasting with explosives is proposed in relation to minerals development.</p> <p>An assessment of the environmental effects relating to ground vibration, air over pressure, noise, dust and fly rock is required to be submitted, with details of proposed mitigation and control measures. Improvement/maintenance of regression line modelling for existing sites and the procedure to establish,</p>	<p><a href="#">National Planning Policy Framework - Section 17 - Facilitating the sustainable use of minerals</a></p> <p><a href="#">The Quarries Regulations 1999</a></p> <p><a href="#">Sustainable Aggregates Research Report - Reducing the Environmental Effect of Aggregate Quarrying: Dust, Noise &amp; Vibration (2007)</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC4 - Quarry Blasting</p>





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	develop and improve the regression line model for new sites.		
<b>Climate Change Statement</b>	<p>Required for all minerals and waste management development proposals. The extent of information required to be submitted within this statement will be proportionate to the scale of the proposed development. It should provide information to demonstrate that:</p> <ul style="list-style-type: none"> <li>• Energy management and resource efficiency have been determining factors in the design of the development. Submitted information must show how the development would contribute to a carbon reduction strategy or plan for the site or how the 'whole life' greenhouse gas emissions of the product or process would be reduced by the proposed development.</li> <li>• Water use and the requirement for wastewater treatment have been minimised; for example, through the inclusion of sustainable drainage systems and sustainable water management systems.</li> </ul>	<p>New development must help to reduce carbon emissions and help our communities adapt to the risks associated with and the impacts of a changing climate.</p> <p>Further guidance on the fundamentals of climate change can be found via the following link:</p> <p><a href="#">Climate change explained - GOV.UK</a>  <a href="#">National Planning Policy Framework - GOV.UK</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP13 Climate change mitigation and adaption Policy SP15 Environmental assets</p> <p>Policy DC2 General criteria</p> <p>Policy DC7 Energy from waste</p> <p>Policy DC8 Renewable energy use and carbon reduction on existing minerals and waste sites</p>



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	<ul style="list-style-type: none"> <li>The waste management hierarchy – prevention/reduction, re-use, recycling, disposal – has been applied at its highest level.</li> <li>Where on-site buildings are proposed, their design and layout promote energy conservation through their orientation, construction materials (for example; locally sourced or recycled) and methods.</li> <li>The location of the site would minimise, as far as practicable, the ‘minerals or waste road miles’ involved in supplying the minerals or managing the wastes, including the use of non-road transport.</li> <li>Where the proposed development would affect or is adjacent to peat bog, the carbon emissions would not be significantly increased and the condition of the remaining peat bog would not be adversely affected.</li> <li>Restoration and after use proposals would help to mitigate for or adapt to climate change; for example how biodiversity net gains would be achieved and how green/blue infrastructure would be incorporated</li> </ul>		<p>Policy DC13 Criteria for energy minerals</p> <p>Policy DC22 Restoration and aftercare</p>



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	<p>to mitigate and respond to climate change.</p> <p>Opportunities to increase the proportion of energy derived from renewable sources, including opportunities for on-site renewable and low carbon technologies have been considered and incorporated as far as possible.</p>		
<b>Coal Mining Risk Assessment</b>	<p>Required where any proposed development falls within or partly within, the Mining Remediation Authority's (RMA) 'development high risk areas' (formerly known as Coal Mining Development Referral Areas).</p> <p>A desk-based Coal Mining Risk Assessment report produced by a qualified and competent person is required in the first instance. The report should including information on the following:</p> <ul style="list-style-type: none"> <li>• site specific coal mining information to include past, present and future underground mining.</li> <li>• details of shallow coal workings – both recorded and probable</li> <li>• mine entries – shafts and adits</li> <li>• mine gas risks</li> </ul>	<p>The RMA can be contacted for further guidance on production of this type of assessment.</p> <p>Further information and guidance can be obtained from the National Planning Policy Framework (NPPF) and the Development Management Procedure Order 2015.</p> <p><a href="#">National Planning Policy Framework - Section 15. Conserving and enhancing the natural environment</a></p> <p>Mining Remediation Authority <a href="#">Guidance on Planning applications and Coal Mining Risk Assessments</a></p>	



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	<ul style="list-style-type: none"> <li>any recorded safety hazards</li> <li>past and present surface mining sites</li> <li>identification of risks of the coal mining features to the new development</li> </ul> <p>The report should provide an informed assessment of how any identified risks have influenced the design of the development and whether the permission of the RMA will be required for any on site investigations and when such permission will be obtained.</p>		
<b>Cumulative Impact Assessment</b>	<p>Required in some cases where a proposed development may itself have environmental impacts that would be acceptable on their own, but which may exacerbate adverse impacts caused by other existing and committed developments. Such cumulative impacts can derive from either a number of developments with similar impacts being operational at the same time, or from a number of concurrent developments in an area with different impacts or from a succession of similar developments over time. Minerals and Waste proposals will need to demonstrate</p>	<p><a href="#">National Planning Policy Framework</a></p> <p>National Planning Practice Guidance (NPPG) – <a href="#">Minerals Section</a> - Paragraph: 017 Reference ID: 27-017-20140306</p> <p><a href="https://www.gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment">Gov.uk/guidance/nationally-significant-infrastructure-projects-advice-on-cumulative-effects-assessment</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC6 - Cumulative Impacts</p>



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	<p>that where cumulative impact presents a potential issue, this has been adequately assessed and addressed in their planning application.</p> <p>In some cases the Cumulative Impact Assessment may form part of another supporting document such as Environmental Impact Assessment and/or Landscape Visual Impact Assessment.</p> <p>Information needed:</p> <p>An assessment of the cumulative impact of combined activities in respect of the following matters should be provided (as relevant):</p> <ul style="list-style-type: none"> <li>• amenity and health of local communities,</li> <li>• economy,</li> <li>• environment (habitats, species, landscape character, cultural heritage, air quality, water resources &amp; flooding, agricultural resources),</li> </ul> <p>traffic (type, size and numbers of vehicles generated, from site preparation to final restoration and potential impacts on the highway network and safety)</p>		



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<b>Daylight/Sunlight Assessment</b>	<p>Required in circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space, then applications may also need to be accompanied by a daylight/sunlight assessment.</p> <p>This is more likely in the case of proposals for built development that is close to residential property but may also be required where infrastructure associated with Minerals and Waste development proposals has potential to impact on neighbouring property.</p> <p>The assessment should identify the impact of the proposals on neighbouring properties/uses in terms of shadow cast and overshadowing impacts.</p> <p>Sufficient information would be required to enable the existing and expected levels of sunlight to be determined.</p>	<p><a href="#">National Planning Policy Framework - Section 12 - Achieving well-designed places</a></p> <p><a href="#">“Site layout planning for daylight and sunlight: A guide to good practice” – Third Edition 2022.</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC2 - General Criteria</p>
<b>Drainage Assessment - Foul and Surface Water</b>	Required for all development proposals. All proposals must provide details of foul and surface water drainage arrangements - whether	<a href="#">National Planning Policy Framework – Section 14 (Meeting the challenge of climate change, flooding and coastal change)</a>	<a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a>



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	<p>connecting to existing systems or developing new ones. This includes evidenced confirmation that the proposed drainage scheme has sufficient capacity to cope with the demands of the new development and takes into account forecasted increased rainfall events and flows due to climate change.</p> <p>Drainage assessments may be incorporated in the Flood Risk Assessment where one is required.</p> <p>A Surface Water Drainage Assessment and Scheme/Strategy should include:</p> <ul style="list-style-type: none"> <li>• a description of the type, quantities and means of storage/disposal of any surface water run-off</li> <li>• it should demonstrate that surface water runoff generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event at any point during or after development</li> <li>• it must demonstrate that the development will not impact neighbouring land during its life or</li> </ul>	<p><a href="#">National Planning Practice Guidance (NPPG) – Flood risk and coastal change section</a></p> <p><a href="#">Sustainable drainage systems: non-statutory technical standards - GOV.UK</a></p> <p><a href="#">The Cumbria Development Design Guide</a> provides guidance in relation to Sustainable Drainage Systems (SuDS)</p> <p>Schemes should aim to incorporate SuDS unless it can be demonstrated through percolation tests that ground conditions are suitable for soakaways to be fully effective.</p> <p>The Council (as Lead Local Food Authority) can also provide <a href="#">pre-application advice</a> on the drainage and flood risk implications of development proposals and the scope of assessments required.</p>	<p>Policy DC19 - Flood Risk</p> <p>Policy DC20 - The Water Environment</p>



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	<p>within its proposed restoration scheme</p> <p>For proposals involving the disposal of trade waste or the disposal of foul sewage effluent, a more detailed foul drainage assessment will be required, including details of:</p> <ul style="list-style-type: none"> <li>the method of storage, treatment and disposal</li> </ul> <p>scale plans of the drainage arrangements will also need to be provided</p>		
<b>Dust Impact Assessment</b>	<p>When required:</p> <p>Referred to in the National Planning Policy Guidance as a Dust Assessment Study. Mainly applicable to applications for new Minerals and Waste development but may also be required for applications for lateral and temporal extensions of existing facilities, where dust impact is a recognised issue, or for changes to operations.</p> <p>Where dust emissions are likely to arise, operators are expected to prepare a dust assessment study, which should be undertaken by a competent person.</p> <p>Information needed:</p>	<p><a href="#">National Planning Policy Framework - Section 17 - Facilitating the sustainable use of minerals</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Minerals Section - Gov.uk/guidance/minerals#Dust-emissions.</a></p> <p><i>NB. Referred to in the NPPG as a Dust Assessment Study.</i></p> <p><a href="#">Institute of Air Quality Management (IAQM) - Guidance on the Assessment of Mineral Dust Impacts for Planning (May 2016)</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC5 - Dust</p>





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	<ul style="list-style-type: none"> <li>establish baseline conditions of the existing dust climate around the site of proposed operations</li> <li>identify site activities that could lead to dust emission without mitigation</li> <li>identify site parameters which may increase potential impacts from dust</li> <li>proposed mitigation measures</li> </ul> <p>make proposals to monitor and report dust emissions to ensure compliance with appropriate environmental standards and to enable an effective response to complaints</p>		
<b>Economic Statement</b>	<p>Required for:</p> <ul style="list-style-type: none"> <li>all proposals which will have a significant impact in terms of employment and job creation.</li> <li>some more complex proposals where there may be need for consideration of whether the effect of job creation/skills upgrading as a result of the new development, would have any adverse impact in terms of attracting staff away from other local services and industries.</li> <li>Minerals Proposals. Please refer to the separate topic Minerals Need and Viability Assessment which</li> </ul>	<a href="#">National Planning Policy Framework – Section 6 - Building a strong, competitive economy</a>	<a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a> Policy SP14 - Economic Benefit



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	<p>addresses issues of land banks and financial viability Information needed.</p> <p>Economic Statements should:</p> <ul style="list-style-type: none"> <li>• summarise anticipated benefits.</li> <li>• demonstrating how proposals will contribute to the delivery of economic development and regeneration strategies at regional, subregional and local levels.</li> <li>• identify any regeneration benefits from the proposed development, including; details of any new jobs that might be created or supported; any community benefits.</li> <li>• set out the number and type of jobs that will be retained or created as a result of the development and any skills/training provision that will be delivered.</li> <li>• if appropriate, provide consideration of the wider socio-economic impact of attracting employees away from existing services and industries and how this gap in local workforce/skill set can be addressed.</li> </ul>		



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<b>Environmental Impact Assessment (EIA) / Environmental Assessment (EA)</b>	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances/criteria under which an EIA is required. An EIA is required to accompany all applications for Schedule 1 developments and may be required for some Schedule 2 developments.</p> <p>Developers should request a Screening Opinion at an early stage to avoid delays on major development proposals.</p> <p>The Regulations require the developer to describe the likely significant effects of a development on the environment and to set out the proposed mitigation measures. Schedule 4 of the regulations set out the information that should be included in an Environmental Statement.</p> <p>A Scoping Opinion should be sought from the council regarding the level and nature of information required to be included in any environmental statement for EIA development.</p>	<p><a href="https://www.legislation.gov.uk/uksi/2017/1003/contents/making">The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (legislation.gov.uk)</a></p> <p><a href="https://www.gov.uk/government/policies/national-planning-policy-framework">National Planning Policy Framework - GOV.UK (www.gov.uk)</a></p> <p>National Planning Practice Guidance (NPPG) – <a href="#">Environmental Impact Assessment Section</a>.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC16 - Cumulative Impact</p>



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<b>Flood Risk Assessment</b>	<p>Required for:</p> <ul style="list-style-type: none"> <li>any new development of 1ha or greater</li> <li>any new development which lies within Flood Zones 2 or 3 or, for major applications, in designated critical drainage areas or where the Environment Agency, Internal Drainage Body or other relevant bodies have indicated there may be a drainage problem.</li> <li>any new development</li> <li>significant extensions or increases in areas of hard surfacing within the floodplain or adjacent to a main river.</li> <li>any applications for engineering operations or land raising which may significantly increase surface water run-off to watercourses and soakaways may also require a flood risk assessment.</li> </ul> <p>A Flood Risk Assessment does not need to be carried out in a specific format, however, it must contain information about the site, and how the risk of flooding as a result of the development will be managed and</p>	<p><a href="#">National Planning Policy Framework – Section 14 (Meeting the challenge of climate change, flooding and coastal change)</a></p> <p><a href="http://Gov.uk/guidance/flood-risk-and-coastal-change">Gov.uk/guidance/flood-risk-and-coastal-change</a></p> <p><a href="http://Gov.uk/guidance/flood-risk-assessment-for-planning-applications">Gov.uk/guidance/flood-risk-assessment-for-planning-applications</a></p> <p><a href="http://Flood-map-for-planning.service.gov.uk/">Flood-map-for-planning.service.gov.uk/</a></p> <p>(Flood Risk from Rivers &amp; Sea)</p> <p><a href="http://Gov.uk/check-long-term-flood-risk">Gov.uk/check-long-term-flood-risk</a> (includes Surface Water and Groundwater Flood Risk)</p> <p>The legacy Council's Strategic Flood Risk Assessments (SFRAs)</p> <p>The Council (as Lead Local Flood Authority) can also <a href="#">provide pre-application advice</a> on the drainage and flood risk implications of development proposals and the scope of assessments required.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP13 - Climate Change</p> <p>Policy DC19 - Flood Risk</p> <p><a href="#">Cumbria Minerals &amp; Waste Local Plan – Strategic Flood Risk Assessment (June 2018)</a></p>



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	<p>controlled, including any mitigation measures and evacuation procedures.</p> <p>The assessment should contain information about the proposed drainage system and management of surface water runoff.</p>		
<b>Geotechnical Assessment/Appraisal – Includes Land/Slope Instability</b>	<p>Required where the proposal is on land or adjoining land which is known to be unstable or potentially unstable.</p> <p>This will include any proposals which involve major soil and spoil movements (including the creation of bunds) and where significant changes to ground levels are required to accommodate the development proposal.</p> <p>Information is required in terms of the physical capability of the land and its current structure and composition.</p> <p>The assessment should include a Land Stability and/or Slope Stability Risk Assessment as appropriate.</p> <p>Any areas of instability or potential hazards should be identified through appropriate survey work and intrusive investigations of the site and the possible effects of the development on neighbouring land investigated and assessed.</p>	<p><a href="#">National Planning Policy Framework - GOV.UK</a></p> <p>Geological information on specific sites can be obtained from the <a href="#">British Geological Survey</a></p> <p>Further information on the responsibility of operators in terms of land stability can be found in: <a href="#">Mines and Quarries Act 1954 (legislation.gov.uk)</a></p>	



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	<p>Appropriate and realistic remediation measures should be identified within the assessment.</p> <p>Where reports show there is potential for instability details of arrangements for monitoring ground water shall be submitted together with details of any necessary remediation details to prevent landslips.</p>		
<b>Health Impact Assessment</b>	<p>Required where development proposals have potential to impact on the health and well-being of communities and health infrastructure. This could be through air and water pollution or socio-economic impact (<i>e.g. jobs created or lost</i>).</p> <p>A Health Impact Assessment (HIA) can be a freestanding report or can be incorporated into another required appraisal such as an Environmental Statement when this is required under the EIA Regulations. If within an existing report, it is good practice to set out as a separate chapter.</p> <p>It may be that in the case of non-EIA development, a separate HIA is more commonly required if the assessments on pollution, socio-economic impact</p>	<p><a href="#">The Town &amp; Country Planning (Environmental Impact Assessment) Regulations 2017</a></p> <p><a href="#">National Planning Policy Framework – Section 8 – Promoting healthy and safe communities</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – <u>Healthy and safe communities</u></a></p>	



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	<p>etc. are not being produced in other supporting documents.</p> <p>A HIA should appraise the potential positive and negative impacts of a proposal on new communities and adjacent existing communities, identify any differential distribution of impacts on health among groups within the population, and suggest actions to minimise any potential negative health impacts and maximise potential positive health impacts.</p> <p>Considerations should include how the proposal supports physical activity and promotes healthy lifestyles (e.g.- <i>access to open space and recreational facilities; promoting walking/cycling as a transport choice</i>); potential pollution and other environmental hazards which might lead to an adverse impact on human health; what are the positive and negative socio-economic impacts (e.g. new job creation, displacement of existing workforce, need for increased skills and training); whether any increase in resident population or migrant workforce would place a strain on local healthcare services; an assessment of whether different</p>		



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	sectors of society are more or less likely to benefit from or be disadvantaged by the impacts identified.		
<b>Heritage Statement</b>	<p>Required for any proposal which will impact upon:</p> <ul style="list-style-type: none"> <li>a designated heritage asset, or its setting. A designated heritage asset is a listed building, scheduled monument, conservation area, registered park and garden, and registered battlefield.</li> <li>archaeological assets, whether designated or not, or has the potential to impact upon currently unknown archaeological assets Information needed.</li> </ul> <p>The statement should be proportionate to the scale of development, proximity to heritage assets and likely impact. It will need to identify and describe any heritage assets within or in close proximity to the application site; consider any potential impact the development may have either directly on the heritage asset, or on its wider setting, and demonstrate how the potential impacts have been avoided</p>	<p><a href="#">National Planning Policy Framework - Section 16 - Conserving and enhancing the historic environment</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Historic Environment section</a></p> <p><a href="#">Historic England's Guidance</a></p> <p><a href="#">National Heritage List for England (NHLE)</a></p> <p><a href="#">Cumbria Historic Environment Record (HER)</a> – for information in respect of archaeological assets.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC17 - Historic Environment</p>





Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>or minimised in the final scheme design.</p> <p>Assessment may include consideration of the visual impact of development on the appearance and setting of heritage assets (whether buildings or landscape). The assessment may be desk-based initially but could lead to further investigative work being required (e.g. geophysical survey; trial trenching) in order for impact to be fully assessed prior to determination of the application.</p> <p>A heritage statement would normally consist of three parts; an assessment of the significance of the heritage asset, an assessment of the impact on the heritage asset and a justification and mitigation statement for the impact of the proposal on the heritage asset.</p> <p>Where some level of harm to heritage assets cannot be avoided, the developer should provide justification for the impact and make recommendations for mitigation or, if sufficient justification is provided, compensation for its loss.</p>		



Information Required	When Required / What is Required	Guidance	Local Plan Policy
<b>Landscape and Visual Impact Assessment</b>	<p>Required for any development proposal which has potential to adversely impact on the character and appearance of the surrounding landscape, having regard to public viewpoints and the sensitivity of the landscape.</p> <p>In most cases a full Landscape and Visual Impact Assessment (LVIA) will be required to be prepared in accordance with the latest Landscape Institute guidelines.</p> <p>In some cases a Landscape Visual Appraisal (LVA) may be sufficient. This is still prepared by a landscape architect to industry standards but focusses more on the capacity of the landscape to accommodate the proposed development. It does not need to include the full technical assessment of significance and magnitude of visual impact.</p> <p>For minor developments, this could be achieved by providing photographs from identified public viewpoints to provide an informal assessment.</p> <p>An LVIA report will need first to identify the Zone of</p>	<p><a href="#">The Town and Country Planning (Environmental Impact Assessment) Regulations 2017</a></p> <p><a href="#">National Planning Policy Framework - Section 15. Conserving and enhancing the natural environment</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Natural Environment (Landscape) section.</a></p> <p><a href="#">Guidelines for Landscape and Visual Impact Assessment (GLVIA3) - Landscape Institute</a></p> <p><a href="#">Cumbria Landscape Character Guidance and Toolkit</a></p> <p><a href="#">Lake District National Park Landscape Character Assessment and Guidelines</a></p> <p><a href="#">North Pennines AONB Planning Guidelines Arnsdale and Silverdale AONB DPD</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC18 - Landscape and Visual Impact</p> <p>Policy DC22 - Restoration and Aftercare</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>Theoretical Visibility with reference to public viewpoints close to the site and in the wider landscape. It will need to take into account long distance views.</p> <p>The report should then identify the landscape characteristics of the site and surrounding area; consider its capacity for accommodating change and identify the viewpoints from which the development proposals can be seen.</p> <p>An assessment is then made of the magnitude and significance of the change on the landscape the development will bring about on each viewpoint and then on the landscape overall.</p> <p>Where appropriate the LVIA may recommend mitigation in the form of revised site layouts, landscape screening and bunding to make the proposals acceptable in terms of landscape impact.</p> <p>The LVIA will include photographs of the application site from public viewpoints but photomontages may also be incorporated to demonstrate the initial impact of the development</p>		



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>and then at subsequent stages as any proposed landscape planting matures.</p> <p>The scope/extent of LVIA or LVA required should be confirmed with the council prior to submission either as part of the Pre-application Advice Service or Scoping Opinion for EIA development.</p>		
<b>Landscaping Proposals</b>	<p>Required for all proposals for full planning permission.</p> <p>Details of any proposed landscape planting should be included on the submitted Site Plans.</p> <p>Where landscape planting/screening is integral to the development proposals (for example, as identified within a LVIA report) then a detailed landscape strategy will also be required. In some cases this could be secured by planning condition but for more complex applications, full details may be required in order to assess suitability of the scheme prior to determination. Often a Landscape Strategy is included as part of the submitted LVIA.</p> <p>Details of all existing landscape features to be retained, and proposed</p>	<p><a href="#">National Planning Policy Framework – Section 12 – Achieving well-design places</a></p> <p><a href="#">Cumbria Landscape Character Guidance and Toolkit</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC18 - Landscape and Visual Impact</p> <p>Policy - DC 22 (Restoration and Aftercare)</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>new planting/landscaping features, including size and type of species.</p> <p>A detailed landscape strategy should also include information on how the landscape planting will be protected and maintained once planted.</p>		
<b>Land Contamination Survey / Risk Assessment</b>	<p>Required where:</p> <ul style="list-style-type: none"> <li>there is a likelihood of land contamination from past uses of the land or as a result of the new development disturbing existing contamination</li> <li>past or present uses which could lead to land contamination may include industry activity, chemical and fuel storage, treat and disposal of waste and sites located close to existing landfill sites (usually within 250 metres)</li> </ul> <p>Information needed:</p> <p>Initially, a Phase 1 desktop survey of the site would be required – this would provide an investigation into the history of the site in terms of its past and present uses and should identify potential sources, pathways and receptors for pollutants.</p> <p>The survey would mainly draw information from historical information</p>	<p><a href="#">National Planning Policy Framework – Sections 11 – Making Effective Use of Land; and 15 Conserving and enhancing the natural environment</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) - Land affected by contamination</a></p> <p><a href="#">Cumbria Contaminated Land Officer Group - Development of Potentially Contaminated Land and Sensitive End Uses An Essential Guide for Developers – Rev.C (January 2013)</a></p> <p>British Standard BS10175 (2011) +A2:2017 - Code of Practice for the Investigation of Potentially Contaminated Sites.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP16 - Restoration and Aftercare</p> <p>Policy DC21 - Protection of Soil Resources</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>regarding the site. Depending on the findings of the Phase 1 study, an intrusive Phase 2 site investigation maybe required which requires physical examination of the site and land and include examination of the ground structure beneath the surface.</p> <p>Depending on the findings of the Phase 2 report, a detailed programme of remediation works may be recommended that has to be carried out prior to development commencing or certain stages of development completing.</p> <p>The survey and risk assessment should be prepared by a competent and qualified person.</p> <p>A Phase 1 report will be required to validate the planning application. Subsequent reports may be secured by planning condition although depending on timescales can be submitted for consideration during determination of the application.</p>		
<b>Lighting assessment</b>	When proposals involve external lighting which has potential to impact on either neighbouring property, or on the visual amenity of the area (including on dark skies). Installation of	<a href="#">National Planning Policy Framework – Section 15 Conserving and enhancing the natural environment</a>	



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>external lighting on buildings may only require submission of details with the application for consideration.</p> <p>Where more significant new lighting is proposed, such a floodlighting, or lighting on car parks, open land or yards a Lighting Assessment prepared by a suitably qualified lighting engineer will be required.</p> <p>Lighting Assessment may also form part of an Ecological Assessment where there is potential for adverse impact on Protected Species, in particular bats.</p> <p>Information needed:</p> <p>Details on the type and location of external lighting proposed, including lux levels. Hours of operation.</p> <p>An assessment of the light spill and its impact on both nearby properties (especially residential) and on the wider setting, giving particular consideration to lighting in the countryside and other dark sky areas.</p> <p>The assessment should include consideration of less intrusive lighting schemes if appropriate, and details of any measures taken to reduce the</p>	<p>National Planning Practice Guidance (NPPG) – <a href="#">Light Pollution Section</a></p> <p><a href="#">Institute of Lighting Engineers ‘Guidance Notes for the Reduction of Obtrusive Light.’ (2021)</a></p> <p><a href="#">Lighting in the Countryside: Towards Good Practice (1997)</a></p> <p><a href="#">Cumbria Good Lighting Technical Advice Note (2023)</a></p> <p>Dark Skies: <a href="https://cpre.org.uk/what-we-care-about/nature-and-landscapes/dark-skies">CPRE.org.uk/what-we-care-about/nature-and-landscapes/dark-skies</a></p>	



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	potential for light pollution or disturbance.		
<b>Minerals Need Assessment</b>	<p>All proposals for minerals extraction should include a need assessment, having regard to the current aggregate land bank figures and demand.</p> <p>Proposals need to demonstrate there is a market need for their product and how their proposal fits with the current aggregate land bank figures and market demand.</p> <p>Whilst there is no maximum land bank level for aggregates, the Council as a Minerals Planning Authority needs to manage a steady supply and ensure that reserves are not released too early should they be required to meet regional and national needs at a later stage. Where a land bank is below the minimum level this indicates a more acute need for the mineral to be extracted.</p> <p>To demonstrate the need for minerals extraction to be permitted in an area where an adequate land bank already exists, the following issues should be addressed in any statement:</p> <ul style="list-style-type: none"> <li>• Are there significant future increases in demand that can</li> </ul>	<p><a href="https://www.gov.uk/guidance/national-planning-policy-framework/17-facilitating-the-sustainable-use-of-minerals">Gov.uk/guidance/national-planning-policy-framework/17-facilitating-the-sustainable-use-of-minerals</a></p> <p><a href="https://www.gov.uk/guidance/minerals">Gov.uk/guidance/minerals</a></p> <p>The Council's <a href="#">Local Aggregates Assessment (LAA)</a> which is produced annually.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP7 - Minerals Supply</p> <p>Policy DC12 - Criteria for Non-Energy Minerals Development</p>





Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>be forecast with reasonable certainty?</p> <ul style="list-style-type: none"> <li>Is the location of the consented reserve inappropriately located relative to the main market area?</li> <li>Does the nature, type or quality of the aggregate make it particularly suitable for use within a particular district or to serve a separate market?</li> <li>Are there any known constraints on the availability of consented reserves that might limit output over the Plan period?</li> </ul> <p>Any other exceptional or site-specific circumstances which require the proposal to come forward.</p>		
<b>Noise Assessment</b>	<p>When required:</p> <p>Any development which is likely to generate significant noise above background levels or regular movements of larger vehicles. It would commonly be required with minerals applications due to the nature of that operation, but could equally apply to noise associated with construction of new buildings, or the introduction of a</p>	<p><a href="#">National Planning Policy Framework - Section 17 - Facilitating the sustainable use of minerals</a></p> <p>National Planning Practice Guidance (NPPG) – Sections on <a href="#">Noise</a> and <a href="#">Minerals</a>.</p> <p>DEFRA <a href="#">Guidance on Noise Management</a></p> <p><a href="#">Sustainable Aggregates Research Report - Reducing the Environmental Effect of Aggregate Quarrying: Dust, Noise &amp; Vibration (2007)</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC3 - Noise</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>new/more intensive activity near to sensitive receptors.</p> <p>Information needed:</p> <ul style="list-style-type: none"> <li>establish baseline conditions of the existing noise climate around the site of the proposed operations at the times the site is proposed to operate</li> <li>identify site activities that could lead to unacceptable noise emission without mitigation</li> <li>proposed mitigation measures</li> </ul> <p>make proposals to monitor and report noise emissions to ensure compliance with the appropriate environmental standards and to enable an effective response to complaints</p>		
<b>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and shadow Habitat Regulations Assessment (SHRA)</b>	<p>Required for all applications within the Catchment Areas of the River Eden Special Area of Conservation (SAC) &amp; notified sections of the River Kent SAC that would result in:</p> <ul style="list-style-type: none"> <li>additional overnight stays (including new dwellings, new camping, glamping or caravan pitches served by on-site toilet or</li> </ul>	<p><a href="#">NE Water Quality and Nutrient Neutrality Advice 16_03_2022 Issue 1 Final3262.pdf</a></p> <p><a href="#">Nutrient Neutrality and Mitigation: A summary guide and frequently asked questions - NE776 (naturalengland.org.uk)</a></p>	<p>Currently no policies in CMWLP specifically covering the matter of nutrient neutrality. This will be addressed in subsequent reviews.</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>washing facilities, or new hotel bedroom accommodation).</p> <ul style="list-style-type: none"> <li>• new tourism development which is likely to increase the number of day visitors to a premises.</li> <li>• agricultural development which will result in an increase in stock numbers.</li> </ul> <p>Nutrient neutrality information must include:</p> <ul style="list-style-type: none"> <li>• completed Natural England nutrient neutrality budget calculator for the relevant catchment (see links below); and</li> <li>• nutrient neutrality mitigation strategy; and</li> <li>• shadow habitats regulations assessment - which will show the impacts of a proposed development in accordance with the requirements of the <a href="#">Conservation of Habitats and Species Regulations 2017</a>, 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.</li> </ul>	<p><a href="#">National Planning Practice Guidance on Habitats Regulations Assessment</a> provides additional information.</p>	<p>Policies relating to European protected species and habitats:</p> <p><a href="#">Cumbria Minerals and Waste Local Plan (MWLP)</a>   <a href="#">Westmorland and Furness Council</a></p> <p>Policy SP15 Environmental assets</p> <p>Policy SP16 Restoration and aftercare</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>OR</p> <ul style="list-style-type: none"> <li>evidence that all thresholds for small discharges to ground as set out in page 21 of the Natural England Nutrient Neutrality Advice letter <a href="#">Natural England Water Quality and Nutrient Neutrality Advice (16 March 2022) - NE785</a></li> </ul> <p><b>Exceptions to nutrient neutrality validation requirement:</b></p> <p>This validation requirement does not apply to:</p> <ul style="list-style-type: none"> <li>development falling within Use Class B2 or B8 (general industrial or uses)</li> <li>development falling within Use Class E (Commercial, Business and Service)</li> <li>development falling within Use Class F1(a), (d), (e), or (f)</li> </ul> <p>development falling within Use Class F2(a), (b) or (c)</p>		
<b>Planning Obligations – Draft Heads of Terms</b>	Required where development proposals would otherwise be unacceptable but are capable of being made so. Planning obligations should only be used where it is not possible to	<a href="#">National Planning Policy Framework – Section 4 - Decision making and Section 17 - Facilitating the sustainable use of minerals</a>	<a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>address impacts or make the development acceptable through imposition of a planning condition(s).</p> <p>S106 Planning Obligations are likely to include measures to secure long term management of environmental assets (e.g. woodland and/or ecological management plans), or to provide necessary infrastructure to mitigate the impact of development and make it acceptable, such as highway and transport improvements; flood and surface water management schemes and provision of green infrastructure.</p> <p>In exceptional circumstances (as set out in Policy SP17) financial guarantees may be entered into with regard to quarry restoration schemes.</p> <p><u>Information needed:</u></p> <p>A short statement providing details of the proposed Heads of Terms or matters to be controlled/included in the legal agreement.</p>	<p><a href="#">National Planning Practice Guidance (NPPG) – Planning Obligations section</a></p> <p><a href="#">Cumbria Planning Obligations Policy</a></p>	<p>Policy SP17 - Section 106 Obligations</p>
<b>Planning Statement</b>	<p>Required for all development.</p> <p>It must provide a detailed description of the proposed development and an assessment of how the scheme fits</p>	<p><a href="#">National Planning Policy Framework - GOV.UK</a></p>	



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>with relevant national and local planning policy will be required.</p> <p>Essentially the purpose of the Planning Statement is to identify national and local planning policy relevant to the development proposals and demonstrate how the policies are being complied with, or whether there are circumstances to justify approval of the application contrary to adopted policy.</p> <p>It is recognised that the scale and level of detail provided within the Planning Statement would be proportionate to the nature of the development proposals and that some planning policy assessment</p> <p>will also be provided within other supporting documents required.</p>		
<b>Public Rights of Way Statement</b>	<p>When required:</p> <p>Any development proposal that may affect a public right of way either by obstructing it or potentially causing inconvenience or other risk to its users.</p> <p>Information needed:</p> <p>A statement should detail how the development or proposal affects the public right of way and how the scheme will incorporate the right of</p>	<p><a href="#">National Planning Policy Framework – section 8 - Promoting healthy and safe communities</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Open space, sports and recreation facilities, public rights of way and local green space</a></p> <p><a href="#">Definitive Map of Public Rights of Way in Cumbria</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC 2 - General Criteria</p> <p>Further information on the definitive routes of public</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>way, any requirements for a diversion to its route, whether any improvements can be made to the right of way.</p> <p>If closure of the right of way would be needed, details of the timescales and period of closure would be useful.</p>	<a href="#">Cumbria Development Design Guide</a> – Appendix 9.	rights of way and procedures for closures and diversion can be provided by the Council as local highway authority.
<b>Site Waste Management Plan</b>	<p>Required for proposals involving site excavation or demolition of buildings and structures or large new development.</p> <p>A site waste management plan is a document that describes, in detail, the amount and type of waste from construction projects and how it will be reused, recycled or disposed of.</p> <p>The scale and level of detail provided will be proportionate to the nature of the development.</p> <p>Details should be provided of any waste arising from the proposals, including estimated quantity, proportion to be retained on site, and method of disposal for waste not retained on site.</p> <p>Opportunities for re-use and/or recovery of materials should be identified and developers should demonstrate that measures have been</p>	<p><a href="#">National Planning Policy Framework - GOV.UK</a></p> <p><a href="#">Waste management plan for England 2013 - GOV.UK</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy SP2 - Provision for Waste</p> <p>Policy SP3 - Waste Capacity</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>taken to minimise off-site disposal of waste materials.</p> <p>Reference should be made to the Waste Hierarchy set out in the Waste Management Plan for England (2013) on which current national and local waste planning policies are based.</p>		
<b>Statement of Community Involvement</b>	<p>Required for all major development proposals and those accompanied by Environmental Statements.</p> <p>It is expected that the developer will have carried out some consultation and engagement with the local community. The scale and extent of consultation carried out will depend on the nature of the proposal.</p> <p>For smaller or less contentious schemes, a mail drop providing details of the scheme and inviting comments before submission may be sufficient.</p> <p>For more complex or contentious proposals, a greater level of engagement is required which could include public exhibitions, provision of full submission details on a dedicated website and follow-up meetings with feedback.</p>	<p><a href="#">The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (legislation.gov.uk)</a></p> <p><a href="#">The Town and Country Planning Development Management Procedure)(England) (Amendment) Order 2013 (legislation.gov.uk)</a></p> <p><a href="#">National Planning Policy Framework – Section 4 - Decision making</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Before submitting an application section</a> - Sets out process and expectations on pre-application discussions.</p>	<p><a href="#">Development management - statement of community involvement   Westmorland and Furness Council</a></p>





Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>The scale and level of detail in the Statement of Community Involvement will be proportionate to the nature of the proposal and extent of consultation carried out. The statement should include details of the consultation carried out (i.e. who was consulted; what information was provided and how; were any public consultation events held); a summary of the responses received, and a commentary on how the response have been taken into account, noting either how additional information or amendments to the scheme have been made, or if a particular issue or comment has not been taken into account further, the justification for doing so.</p> <p>A conclusion to confirm the effect of the public consultation on shaping the final proposal for submission would also be helpful.</p> <p>For the purposes of validation, it is not for the council to comment on whether the extent of community consultation is sufficient, or whether responses have been adequately addressed. However, we do require a clear statement confirming the extent of consultation</p>		



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	undertaken and how this has impacted on the final proposal.		
<b>Transport Statements (TS) / Transport Assessments (TA) and Travel Plans</b>	<p>For minor developments, a Transport Statement (TS) should be sufficient which will outline the aspects of the scheme which may impact upon transport but will generally contain less technical data.</p> <p>A Transport Assessment (TA) will be required where a proposal will result in significant implications for the highway network and significant additional numbers of vehicle movements.</p> <p>The need for either a TS or TA is considered on each individual case, taking into account any policies within the development plan relating to transport statement or assessments; existing intensity of transport use and availability of public transport; proximity to sensitive areas and the cumulative impacts of multiple developments.</p> <p>The transport information should be proportional to the scale of the development proposed – a TS should include details analysis of the impacts of the proposal, including data on</p>	<p><a href="#">National Planning Policy Framework – Section 9 - Promoting sustainable transport</a></p> <p><a href="#">National Planning Practice Guidance (NPPG) – Sections on Transport evidence bases in plan making and decision taking and Travel Plans, Transport Assessments and Statements</a></p> <p><a href="#">The Cumbria Development Design Guide</a> provides detailed local guidance in relation to highways.</p> <p>The Council (as local highway authority) can also provide <a href="#">pre-application advice</a> on the transport implications of development proposal and the scope of assessment required.</p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC1 - Traffic and Transport</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>modal split of journeys to and from the site and also the proposed measures to be used to improve access to the site by public transport together with walking and cycling.</p> <p>It is important that the scope of and information to be included in a TS or TA are agreed with the council at an early stage in the development of a proposal.</p> <p>For development proposals likely to generate significant travel movements a Travel Plan will be required to demonstrate how travel generated by the development (including during construction/development phase if appropriate) and in particular how use of sustainable transport options will be encouraged.</p> <p>Sometimes a Draft Travel Plan will be included with the planning application submission, but will often be required by planning condition to be submitted for approval prior to the development first coming into use.</p>		
<b>Tree Survey</b>	Required for any development proposal which is likely to affect trees within and adjacent to the development site, either directly by loss or damage,	<a href="#">National Planning Policy Framework - GOV.UK</a> <a href="#">The Town and Country Planning (Tree</a>	<a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>or indirectly by developing in close proximity to trees and therefore potentially reducing their lifespan.</p> <p>Any tree survey submitted in support of planning applications must be carried out by qualified persons and include a full arboriculture impact assessment and be completed to the latest British Standard 5837.</p> <p>The survey should also include justifications for any trees to be felled and include accurate constraints plans with the extent and crown spreads of all trees accurately plotted.</p>	<a href="https://www.legislation.gov.uk/ukdsi/2012/5013010000000001/pdf/div1">Preservation)(England) Regulations 2012 (legislation.gov.uk)</a>	Policy DC16 - Biodiversity and Geodiversity
<b>Utilities Assessment</b>	<p>Required for all new physical development and new waste uses.</p> <p>A statement should be provided confirming the availability of utility services and their capacity to serve the needs of the proposed development.</p> <p>It should be demonstrated that, following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community. That proposals incorporate any utility company</p>	Contact Utilities companies for details of existing infrastructure and apparatus	



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>requirements for substations, telecommunications equipment or similar structures. That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains.</p> <p>Where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider.</p>		
<b>Ventilation and extraction details</b>	<p>Required:</p> <ul style="list-style-type: none"> <li>• for proposals including ventilation and extraction equipment</li> <li>• for minor proposals, showing the position of equipment on submitted plans and providing some further detail on the nature of the equipment proposed may be sufficient for validation purposes</li> <li>• where more significant apparatus is proposed further details will be required, particularly in respect of Waste Proposals (e.g. waste transfer stations and recycling facilities).</li> </ul> <p>Applicants should include details of the position and design of any equipment,</p>	<p>The Environmental Health department of the Council can provide further guidance on how to manage noise and odour disturbance in development proposals</p> <p><a href="#">Your environment   Westmorland and Furness Council</a></p>	<p><a href="#">Cumbria Minerals and Waste Local Plan 2015-2030 (CMWLP)</a></p> <p>Policy DC2 - General Criteria</p>



Information Required	When Required / What is Required	Guidance	Local Plan Policy
	<p>including odour abatement techniques and acoustic noise characteristics where substantial equipment is proposed to be installed.</p> <p>An assessment of the effect of the equipment in managing noise and odour disturbance, together with any potential disturbance the equipment itself may cause should be provided. Consideration of any measures to reduce impact should also be included.</p>		

