



## Local Planning Validation Requirements – January 2026

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. [Biomass Boiler Statement](#)
12. [Climate Change Statement](#)
13. [Community Infrastructure Levy \(CIL\)](#)
14. [Construction Management Plan \(CMP\)](#)
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. [Hedgerow Assessments](#)
28. [Heritage Statement of Significance and Impact](#)
29. [Highway details including Management Plan](#)
30. [Hydrological Risk Assessments](#)
31. [Landscape and Planting Schemes](#)
32. [Landscape Assessment / Landscape and Visual Impact Assessment](#)
33. [Marketing and Viability Assessment](#)
34. [Master planned improvements to existing caravan sites in the Arnside & Silverdale National Landscape \(Formerly Arnside and Silverdale Area of Outstanding Natural Beauty - AONB\) Materials Schedule](#)
35. [Materials Schedule](#)
36. [Mining/subsidence report/Land Stability Survey & Coal Mining Risk Assessment](#)
37. [Noise Impact Assessment](#)
38. [Nutrient Neutrality Assessment and Mitigation Statement \(NNAMS\) and Shadow Habitat Regulations Assessment Appropriate Assessment \(SHRA/AA\)](#)
39. [Open Space Assessment](#)
40. [Photographs/photomontage](#)
41. [Plans & Drawings](#)
42. [Planning Statement](#)
43. [Private Water Supply Assessment](#)
44. [Public Art Strategy](#)



- 45. Residential Management Plan
- 46. Retention of Community Facilities
- 47. Sequential Test for Main Town Centre Uses
- 48. Soil Resource Survey and Plan
- 49. Statement of Community Involvement
- 50. Structural Survey/Method Statement
- 51. Sunlight and Daylight Assessment
- 52. Surface Water Drainage / Drainage Strategy / Scheme / Sustainable Drainage System (SuDS)
- 53. Tall Building Assessment
- 54. Telecommunications Report
- 55. Town Centre Retail and Leisure Impact Assessment
- 56. Transport Assessment, Statement or Travel Plan
- 57. Transport Form
- 58. Tree Surveys and Hedgerow Surveys
- 59. Utilities Survey
- 60. Ventilation, Exhaust and Extraction Report
- 61. Waste Management Statement

Information Required	When required / what is required	Guidance	Local Plan Policy
<b>Affordable Housing Statement</b> This is a statement setting out whether, where and how affordable housing provision will be met as part of the proposal.	<p>A financial viability report / appraisal 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"> <li>the total number of all residential units</li> <li>the number of affordable units; numbers of bedrooms and property types across all tenures to demonstrate representative mix of unit types and sizes</li> <li>plans showing the location of units</li> <li>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</li> <li>explanation as to how the affordable housing units will be managed</li> <li>details of any registered providers acting as development partners</li> </ul> <p>The affordable housing statement should be accompanied by a report from an independent</p>	<p><a href="#">S106 Pro Forma Fee for viability appraisals:</a></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 and any other required assessments.</p> <p>Price will be on application on a case by case basis.</p>	<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance</a></p> <p><a href="#">South Lakeland Local Plan</a> Policy CS6.3 Affordable Housing</p> <p>Policy DM14 Rural Exceptions Sites</p> <p>Policy AS03 Arnside and Silverdale AONB DPD, Housing Provision</p> <p><a href="#">For thresholds see: Affordable Housing Guidance Note Update March 2020</a></p> <p><a href="#">Eden Local Plan</a> Policy HS1 - Affordable Housing</p> <p><a href="#">For Thresholds see: Housing Supplementary Planning Document (SPD)</a></p> <p><a href="#">Barrow Borough Local Plan</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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 provision is less than required by policy, this should be fully justified and will normally require a viability assessment.</p>		<p>Policy H14 - Affordable Housing</p> <p>For Thresholds see: <a href="#">Affordable Housing &amp; Developer Contributions Supplementary Planning Document (SPD)</a></p>
<p><b>Accessible and Adaptable Homes Statement</b></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"> <li>metric scaled site layout and section plans with annotated spot external ground levels and finished floor levels 1:100 or 1:200</li> </ul>	<p>The Accessible and Adaptable Homes Statement Form is designed to act as a helpful prompt for developers.</p> <p><a href="#">Accessible and Adaptable Homes Statement Form (PDF 87KB / 6 pages)</a></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</p>	<p><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM11 Accessible and Adaptable Homes</p> <p><a href="#">Eden Local Plan</a></p> <p>HS5 – Accessible and Adaptable Homes.</p> <p><a href="#">Barrow Borough Local Plan</a></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>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>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 be clearly shown on the floor plans for the bedrooms</li> </ul> <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.</p>	<p>assessment of all the requirements of the <a href="#">Access to and use of buildings: Approved Document M - GOV.UK</a></p> <p>The Building Regulations are entirely separate from planning regulations.</p>	
<b>Aerodrome Safeguarding Statement</b>	In relation to Walney Airport, Flookburgh, Airfield & Glassonby airfield.	<a href="#">Planning consultations   UK Civil Aviation Authority</a>	
<b>Agricultural Buildings Appraisal</b>  Used to ensure new agricultural buildings are essential to the operational needs of an existing farm or agricultural business.	<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 should 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 of existing buildings, stock type and numbers and the type of agricultural activities undertaken on the site.</p>	<p><b>Fee for agricultural appraisal:</b></p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring an agricultural appraisal.</p>	<a href="#">South Lakeland Local Plan</a> Policy DM25 Agricultural Buildings <a href="#">Eden Local Plan</a> RUR2 - New Agricultural Buildings. RUR4 - Employment Development and Farm Diversification in Rural Areas.

Information Required	When required / what is required	Guidance	Local Plan Policy
		<p>The fee is to cover our costs in appointing an independent professional to assess the functional and essential need for the dwelling(s) in relation to agriculture, forestry or rural business</p> <p>Price will be on application on a case by case basis.</p>	<p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy DS2: Sustainable Development Criteria.</p> <p>Policy DS5: Design.</p>
<p><b>Agricultural / forestry / rural business appraisals</b></p> <p>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:</p> <p>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><a href="#">National Planning Policy Framework - GOV.UK</a></p> <p><b>Fee for agricultural appraisal:</b></p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring an agricultural appraisal.</p>	<p><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM15 Essential dwellings for workers in the countryside</p> <p><a href="#">Eden Local Plan</a></p> <p>HS3 - Essential Dwellings for Workers in the Countryside.</p> <p><a href="#">Barrow Borough Local Plan</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>All appraisals and reports will be published on our website in accordance with the requirements of the National Planning Policy Framework (NPPF)</p> <p><b>Existing business:</b></p> <p>Provide details of the operation of the unit (size of holding, stock numbers, staffing (full/part time, casual, and family), nature of the work for staff and current staff accommodation available.</p> <p><b>Justification:</b></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. 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>The fee is to cover our costs in appointing an independent professional to assess the functional and essential need for the dwelling(s) in relation to agriculture, forestry or rural business</p> <p>Price will be on application on a case by case basis.</p>	<p>Policy H5: Residential Development in the Open Countryside.</p>
<p><b>Air Quality Assessment</b></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"> <li>if the development provides 50 or more new parking spaces or more than 25 in an AQMA (Air Quality Management Area)</li> <li>residential development of more than 80 units or more than 1.0ha site area</li> <li>industrial or commercial development with a floor space over 2,500m<sup>2</sup></li> </ul>		<p><a href="#"><u>South Lakeland Local Plan</u></a></p> <p><a href="#"><u>Policy DM7 Addressing pollution and contamination impact</u></a></p> <p><a href="#"><u>Eden Local Plan</u></a></p> <p>2032 ENV7 - Air Pollution.</p> <p><a href="#"><u>Barrow Borough Local Plan</u></a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>• industrial or commercial development with the potential for emissions to air, Use Class B1(1500m<sup>2</sup>), Use Class B2 (2,500m<sup>2</sup>) and Use Class B8 (3,000m<sup>2</sup>)</li> <li>• coach or lorry park or distribution warehouse</li> <li>• sensitive development (residential, school, healthcare etc.) within an AQMA</li> <li>• development that is a prescribed process under the Environmental Permitting Regulations</li> <li>• sensitive development close to an existing prescribed process</li> <li>• 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</li> <li>• development that will lead to a change in traffic volume of 2% of the annual average daily traffic</li> <li>• (AADT) or 1% AADT within an AQMA</li> <li>• development that will lead to a change in average vehicle speed of 5km per hour or a significant increase in congestion</li> <li>• development that would significantly alter the road or rail network (e.g. construction of new road)</li> <li>• development that will lead to a change in vehicle split to a greater percentage of heavy duty vehicles (including buses)</li> </ul>		Policy DS2: Sustainable Development Criteria.

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>development that is part of a major phased redevelopment</li> <li>development that may create a street canyon (where the building height on both sides of the road is greater than its width)</li> </ul> <p>Examples of proposed development likely to need an air quality statement:</p> <ul style="list-style-type: none"> <li>increase in congestion or HGV movements</li> <li>significant amounts of car parking</li> <li>significant dust emissions</li> <li>introduction of sensitive development (dwellings, schools, hospitals) other into an area of poor air quality</li> </ul>		
<b>Amendment Statement</b>	<p>The statement you submit should include an executive summary and be clear, easy to read and jargon free.</p> <p>Your amendment statement must show and explain the changes to plans you have submitted previously.</p> <p>You can include your amendment statement as part of your updated design and access statement.</p> <p>If amended documents are submitted during the course of the application they should include a “clean” and “tracked changes” version.</p> <p>Plans should be given a plan number, title (e.g. Parking Arrangements) and dated. In addition, any revised plans should be clearly indicated by a revision reference (e.g. Rev A) and dated relevant to the date</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	of that revision and have updates clearly annotated in red.		
<b>Annexe accommodation justification statement</b>	<p>An annexe accommodation justification statement provides details of why you are proposing to build an annexe</p> <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"> <li>the reasons why your proposal includes an annex</li> <li>details of the proposed occupiers, please note that we will seek not to publish personal and confidential material such as medical conditions</li> <li>details of the proposed internal accommodation and how it will operate in relation to the host dwelling</li> </ul>		
<b>Archaeological Evaluation and Impact Assessment</b>  Used to assess the archaeological value of any individual site to	<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>	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework">National Planning Policy Framework - GOV.UK</a>	<a href="#">South Lakeland Local Plan</a> <a href="#">Policy DM3 Historic Environment</a>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>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>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 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><a href="#">CS8.6 Historic Environment</a></p> <p><a href="#">Eden Local Plan</a></p> <p>ENV10 - The Historic Environment.</p> <p><a href="#">Barrow Borough Local Plan</a></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><b>Biodiversity Assessment</b></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</p>	<p>A biodiversity assessment (also referred to as an ecological assessment or nature conservation assessment) is required for all major applications and for greenfield development (typically agricultural or amenity land) that could directly or indirectly affect rare, protected, or notable species or habitats protected under:</p> <ul style="list-style-type: none"> <li>The Wildlife and Countryside Act 1981</li> </ul>	<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><a href="#">Prepare a planning proposal to avoid</a></p>	<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance</a></p> <p><a href="#">Westmorland and Furness Council</a></p> <p><a href="#">South Lakeland Local Plan</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
species, designated sites, habitats and geological features.	<ul style="list-style-type: none"> <li>The Conservation (Natural Habitats etc.) Regulations 2010</li> <li>The Conservation of Habitats and Species (Amendment) Regulations 2012</li> <li>The Protection of Badgers Act 1992</li> </ul> <p>Species surveys are time-sensitive and must be undertaken at the correct time of year to ensure validity. Surveys cannot be conditioned; therefore, completed survey reports must be submitted with the application before validation.</p> <p>A biodiversity assessment may include a protected species survey and/or an ecological or geological survey.</p> <p>A protected species survey and assessment should be submitted where the proposed development involves:</p> <ul style="list-style-type: none"> <li>Demolition of a building</li> <li>Conversion of a building (e.g., barn conversion)</li> <li>Works to bridges, viaducts, tunnels, mines, kilns, cellars, and underground ducts or structures</li> <li>Works near watercourses, wetlands, ponds, and/or wooded areas</li> <li>Buildings known to support roosting bats</li> <li>Development affecting the roof space of a building</li> </ul>	<p><a href="#">harm or disturbance to protected species - GOV.UK</a></p> <p><a href="#">Cumbria Biodiversity Data Centre (cbdc.org.uk)</a></p> <p><a href="#">Protected species and development: advice for local planning authorities - GOV.UK</a></p>	<p>Policy CS8.4 Biodiversity and Geodiversity</p> <p>Policy DM4 Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>AS04 Natural Environment</p> <p><a href="#">Eden Local Plan</a></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><a href="#">Barrow Borough Local Plan</a></p> <p>Policy N3: Protecting Biodiversity and Geodiversity.</p> <p>Policy N4: Protecting other Wildlife Features.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>An ecological survey should be submitted where the proposed development involves:</p> <ul style="list-style-type: none"> <li>• Works to trees or hedgerows</li> <li>• Development of overgrown sites</li> <li>• Development within or adjacent to a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Ramsar Site, Special Area of Conservation (SAC), Site of Biological or Geological Importance, National Nature Reserve, County Wildlife Site, or Regionally Important Geological/Geomorphological Site (RIGS)</li> <li>• Wildlife Trust reserves</li> <li>• Sites involving Ancient Woodland</li> </ul> <p>Some smaller applications (including certain householder proposals) that fall within designated sites, green gaps, or which would affect overgrown land may also require an ecological assessment.</p> <p>Any proposal involving the removal of trees, scrub, or hedgerows, or altering watercourses, must include details of species present, potential impacts on those species, and proposed mitigation measures.</p>		



Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Bio-mass Boiler Statement</b></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 <a href="#">biomass questionnaire (PDF/200KB/7 pages)</a>.</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>	<a href="#">Biomass policy statement: a strategic view on the role of sustainable biomass for net zero - GOV.UK</a> <a href="#">Planning permission - Biomass fuelled appliances - Planning Portal</a>	<p><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM7 Addressing pollution, contamination impact and water quality</p> <p><a href="#">Eden Local Plan</a></p> <p>ENV6 – Renewable Energy</p>
<p><b>Climate Change Statement</b></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"> <li>• Is the development located and designed in a way that it will enable people to choose sustainable transport modes (walking, cycling, and public transport)?</li> <li>• 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?</li> <li>• 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?</li> </ul>	<a href="#">Climate change explained - GOV.UK (www.gov.uk)</a> <a href="#">BREEAM website</a> <a href="#">2010 to 2015 government policy: energy efficiency in buildings - GOV.UK</a> <a href="#">National Planning Policy Framework - GOV.UK (www.gov.uk)</a>	<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance   Westmorland and Furness Council</a></p> <p><a href="#">South Lakeland Local Plan</a></p> <p>Policy CS8.7 Sustainable construction, energy efficiency and renewable energy</p> <p>Policy DM2 Achieving Sustainable High Quality Design.</p> <p><a href="#">Eden Local Plan</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Does the development carefully consider how it will achieve biodiversity net gains and incorporate green/blue 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.)</li> <li>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?</li> <li>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?</li> <li>Does the development's design and layout promote energy conservation? (E.g. through the orientation of properties and construction materials and methods?)</li> <li>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? <b>This point only applies to South Lakeland District Council legacy area only</b></li> </ul> <p>New commercial buildings of more than 1000 sq. m. will normally be required to meet the BREEAM</p>		<p>DEV1 - General Approach to New Development.</p> <p>ENV6 - Renewable Energy.</p> <p><u><a href="#">Barrow Borough Local Plan</a></u></p> <p>Policy C5: Promoting Renewable Energy.</p> <p>Policy DS2: Sustainable Development Criteria.</p>



Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>(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><b>Community Infrastructure Levy (CIL)</b></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><b>This applies to South Lakeland District Council legacy area only</b></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"> <li>• New dwellings for domestic residence, holiday lets.</li> <li>• Conversion/change of use to a new dwelling e.g. barn, shop, office to residential. This applies to both SL and CU applications.</li> <li>• Annexes (separate dwelling unit within a curtilage) e.g. granny flats, Extensions near to/over 100sqm</li> <li>• Large supermarkets/retail warehouse</li> </ul>		<p><b>This applies to South Lakeland District Council legacy area only</b></p> <p><a href="#">Community Infrastructure Levy - GOV.UK</a></p> <p><a href="#">Download the forms - Community Infrastructure Levy - Planning Portal</a></p>
<p><b>Construction Management Plan (CMP)</b></p> <p>A Construction Management Plan (CMP) sets out how</p>	<p>The Construction Management Plan (CMP) 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>	<p><a href="#">The Control of Noise (Code of Practice for Construction and Open Sites)</a></p>	<p><b>South Lakeland Local Plan</b></p> <p>Policy DM7 Addressing pollution, contamination</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>works on a development, including demolition, will be undertaken during the construction or demolition phase to prevent or minimise harm arising from the scheme.</p>	<ul style="list-style-type: none"> <li>Timing and schedule of works</li> <li>Details of phasing of the construction work</li> <li>Hours of working</li> <li>Sediment and pollution control measures</li> <li>Parking areas for vehicles of site operatives and visitors</li> <li>Areas for loading/unloading and storage of plant and materials</li> <li>Details of erection and maintenance of security hoarding</li> <li>Provision of wheel-washing facilities</li> <li>Measures to control dust, dirt, noise, and vibration during construction or demolition</li> <li>Scheme for recycling or disposal of waste from construction and demolition works</li> <li>Details of access and haul routes for construction, delivery, and waste disposal vehicles</li> <li>Use and storage of chemicals, hazardous substances, and oils (including refuelling procedures)</li> <li>Management and control of invasive species</li> <li>Mitigation measures to reduce impacts on residential properties from construction compounds (including visual impact, dust, noise, and light pollution)</li> </ul>	<p><a href="#">(England) Order 2015</a></p> <p><a href="#">Environment Agency - GOV.UK</a></p> <p><a href="#">The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015</a></p>	<p>impact and water quality.</p> <p><a href="#">Eden Local Plan</a></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><a href="#">Barrow Borough Local Plan</a></p> <p>Policy C3b: Groundwater Protection.</p> <p>Policy DS2: Sustainable Development Criteria.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Written procedure for handling complaints regarding construction or demolition</li> <li>Site logbook to record incidents (noise, dust) and results of routine inspections</li> <li>24-hour emergency contact number</li> <li>Methods for communicating the CMP to staff, visitors, and adjacent residents/businesses</li> <li>Accurate plans, photographs, and Ordnance Survey maps</li> <li>Special methods for activities likely to cause dust, noise, and vibration (e.g., piling, rock breaking, extensive earthworks)</li> </ul> <p>Please note: For major planning applications (10+ dwellings, site area &gt;1 hectare, or floor area &gt;1,000 m<sup>2</sup>) in the above categories, a Construction and Environmental Management Plan (CEMP) should also be submitted.</p>		
<p><b>Construction and Environmental Management Plan (CEMP)</b></p> <p>A Construction and Environmental Management Plan (CEMP) is a document that sets out how a construction project will be managed to</p>	<p>When a proposed development is within or would affect a site of ecological importance:</p> <ul style="list-style-type: none"> <li>Special Area of Conservation (SAC)</li> <li>Site of Special Scientific Interest (SSSI)</li> <li>County Wildlife Site (CWS)</li> <li>Ramsar Site</li> <li>Geo-Conservation Sites (formerly RIGs)</li> <li>Limestone Pavement Area (LPA)</li> </ul>	<p><a href="#">Natural England - GOV.UK</a></p> <p><a href="#">Environment Agency - GOV.UK</a></p>	<p><b>South Lakeland Local Plan</b></p> <p>Policy DM4 Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM7 Addressing pollution, contamination impact and water quality.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>minimise environmental impacts and ensure legal compliance during the works.</p>	<ul style="list-style-type: none"> <li>site is within or close to a site that drains to a watercourse</li> </ul> <p>CEMPs will be required in relation to all developments constituting Major Development.</p> <ul style="list-style-type: none"> <li>Residential: 10+ dwellings, or site area <math>\geq 0.5</math> hectares</li> <li>Commercial: 1,000 m<sup>2</sup> or more of floor space</li> <li>Any site: <math>\geq 1</math> hectare</li> <li>Other categories may also be classed as Major Development under planning rules.</li> </ul> <p>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. 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><a href="#"><u>Eden Local Plan</u></a> 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><a href="#"><u>Barrow Borough Local Plan</u></a> Policy C3b: Groundwater Protection.</p> <p>Policy C4: Contaminated &amp; Unstable Land</p> <p>Policy DS2: Sustainable Development Criteria.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Contaminated Land Assessment</b></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"> <li>smelters, foundries, steel works, metal processing and finishing works</li> <li>coal and mineral mining and processing, both deep mines and opencast</li> <li>heavy engineering works (car manufacture, shipbuilding)</li> <li>military related activities</li> </ul>		<p><a href="#">Contaminated land and agricultural building conversions   Westmorland and Furness Council</a></p> <p><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM7 Addressing pollution, contamination impact and water quality.</p> <p><a href="#">Eden Local Plan</a></p> <p>ENV8 - Land Contamination.</p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy C4: Contaminated &amp; Unstable Land</p>

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

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>sewage works, farms, stables and kennels</li> <li>abattoirs, animal waste processing and burial of diseased livestock</li> <li>scrap yards</li> <li>dry cleaning premises</li> <li>all types of laboratories</li> </ul> <p>Uses and land might possibly be contaminated:</p> <ul style="list-style-type: none"> <li>industry involving radioactive substances</li> <li>burial sites and graveyards</li> <li>agriculture – excessive use of pesticides, herbicides, fungicides, sewage sludge and farm waste</li> <li>naturally occurring radioactivity (including radon)</li> <li>naturally occurring concentrations of metals and other substances</li> <li>methane and carbon dioxide production and emissions in coalmining areas, wetlands, peat moors or former wetlands</li> </ul> <p>The investigation and risk assessment of contaminated land is split into three stages:</p> <ul style="list-style-type: none"> <li>Desk study, site walkover and preliminary risk assessment.</li> <li>Intrusive site investigation and detailed risk assessment.</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	Remediation strategy, risk management, validation report and monitoring.		
<p><b>Crime Prevention Statement</b></p> <p>This Statement details of measures taken to ensure the security of property and prevention of crime.</p>	<p>It is needed to assist with the national policy goal of creating healthy and safe communities by 'designing out crime' from new developments.</p> <p>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.</p> <p>A crime prevention strategy is recommended for major applications.</p>	<p>For further guidance, see the Secured by Design guidance for details on how to incorporate security into developments</p> <p><a href="#">Secured by Design - Design Guides</a></p> <p><a href="#">National Planning Policy Framework - GOV.UK</a></p>	<p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy HC5: Crime Prevention</p>
<p><b>Delivery and Servicing Plan</b></p> <p>Where the completed proposal requires either commercial or residential servicing.</p>	<p>For planning applications which are likely to generate significant amounts of movement and/ or have transport implications.</p> <p>All outline or hybrid applications where the completed proposal requires either commercial or residential servicing.</p>		<p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p>
<b>Design Codes</b>	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		<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance  </a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>surrounding uses, taking into account the Council's Green Infrastructure Strategy.</p> <ul style="list-style-type: none"> <li>• Integrate with and where possible conserve and enhance the character of the adjoining natural environment, taking into account relevant Supplementary Planning Documents</li> <li>• Conserve and enhance the historic environment, including heritage assets and their setting</li> <li>• Make the most effective and efficient use of the site and any existing buildings upon it</li> <li>• Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment;</li> <li>• 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</li> <li>• Create a place that is easy to find your way around with routes defined by a well-structured building layout</li> <li>• Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the sites appearance and character</li> </ul>		<p><a href="#">Westmorland and Furness Council</a></p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy DS5: Design.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible</li> <li>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 skylines. Where no discernible or positive character exists, creating a meaningful hierarchy of space that combines to create a sense of place</li> <li>Create layouts that are inclusive and promote health, well-being, community cohesion and public safety</li> <li>Incorporate public art where this is appropriate to the project and where it can contribute to design objectives</li> <li>Ensure that development is both accessible and usable by different age groups and people with disabilities</li> <li>Integrate Sustainable Drainage Systems of an appropriate form and scale</li> <li>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</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Ensuring that new development avoids creating nesting sites for gulls e.g. through the provision of appropriate roof pitches.</li> </ul>		
<b>Energy Statement</b>	<p>An Energy Statement sets out the energy efficiencies to be made throughout the development.</p> <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"> <li>10 or more units of residential accommodation</li> <li>new commercial development of 1,000 square metres or more</li> <li>change of use of 1,000 square metres or more</li> <li>site area exceeding 0.5 hectares where it is not known how many dwellings are to be created</li> <li>development site area is 1 hectare or more</li> </ul>	<a href="#">National Planning Policy Framework - GOV.UK</a> <a href="#">Energy Saving Trust Climate Action</a> <a href="#">Plans &amp; Business Sustainability   The Carbon Trust</a> <a href="#">BRE Group - World leaders in built environment research and development</a> <a href="#">Home - CAfS Cumbria climate change charity carbon footprint</a>	<a href="#">Barrow Borough Local Plan</a> Policy C5: Promoting Renewable Energy. Policy C6: Renewable and Low Carbon Energy. Policy DS2: Sustainable Development. Policy DS5: Design. Policy EC3: Managing Development of Employment Land. Policy H7: Housing Development. Policy HC1: Health and Wellbeing.
<b>External Lighting Assessment</b> Used to assess the impact of any proposed external lighting on	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,		<a href="#">Supplementary Planning Documents (SPDs) and other guidance  </a>

Information Required	When required / what is required	Guidance	Local Plan Policy
neighbouring properties or upon dark countryside skies.	<p>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"> <li>• hours of operation</li> <li>• an isolux contour map showing</li> <li>• light spillage to 1 lux light levels</li> <li>• column heights with layout plan with beam orientation</li> <li>• a schedule of equipment</li> <li>• a description of the measures such as hoods and cowls that have been provided to avoid glare</li> <li>• impact on nearby dwellings or roads and use of planting to mitigate effect</li> <li>• impact on protected species, in particular bats, and proposed mitigation in order to maintain or enhance the biodiversity in the area</li> </ul>		<p><a href="#">Westmorland and Furness Council Light Policy and Guidance   Friends of the Lake District</a></p> <p><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM19 Equestrian Related Development.</p> <p>Policy DM2 Achieving Sustainable High Quality Design.</p> <p><a href="#">Eden Local Plan</a></p> <p>ENV9 - Other Forms of Pollution.</p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy DS2: Sustainable Development</p>
<b>Flood Risk Assessment</b> Used to assess the potential impact of a development on the local water environment	<p>Required for:</p> <ul style="list-style-type: none"> <li>• all development* in Flood Zone 3</li> <li>• all development* in Flood Zone 2</li> <li>• all development over 1 hectare in Flood Zone 1</li> </ul>	<p><a href="#">Flood risk assessments: applying for planning permission - GOV.UK</a></p>	<p><a href="#">Flood Risk Assessment Form.pdf</a></p> <p><a href="#">South Lakeland Local Plan</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>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"> <li>all development in Flood Zone 1 in an Area with Critical Drainage Problems (ACDP) as notified by the Environment Agency</li> <li>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)</li> <li>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)</li> <li>all development on land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use</li> </ul> <p>*Although there is a requirement for flood risk assessment and sequential test for all development within Flood Zones 2 &amp; 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>		<p>Policy CS8.8 Development and flood risk</p> <p>Policy DM6 Flood risk management and sustainable drainage systems.</p> <p><a href="#"><u>Eden Local Plan</u></a> DEV2 - Water Management and Flood Risk.</p> <p><a href="#"><u>Barrow Borough Local Plan</u></a> Policy C2: Coastal development.</p> <p>Policy DS2: Sustainable Development.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>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</li> <li>where appropriate, demonstrate that an exception test has been undertaken and include the results</li> <li>identify and assess the risks from all forms of flooding to the proposed development</li> <li>identify and assess the risks of all forms of flooding of other land arising from the proposed development</li> <li>demonstrate how these risks will be managed and identify opportunities to reduce the probability and consequences of flooding</li> <li>demonstrate how the likely consequences of climate change have been taken into account</li> </ul>		
<b>Foul and Surface Water Drainage Assessment</b>  Used to ensure a satisfactory standard of foul drainage.	<p><b>Mains foul drainage assessment:</b>  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><b>Non-mains foul drainage assessment:</b></p>	<a href="#">General binding rules: small sewage discharge to the ground - GOV.UK</a>	Foul Drainage Assessment Form (FDA) if the proposal includes the installation of a new or connection to an existing non-mains drainage system  <a href="#">Foul Drainage Assessment Form (FDA).pdf</a>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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, 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><a href="#">South Lakeland Local Plan</a></p> <p>Policy DM6 Flood Risk Management and Sustainable Drainage Systems.</p> <p>Policy DM7 Addressing Pollution, Contamination Impact and Water Quality.</p> <p>Policy AS12 Water Quality, Sewerage and Sustainable Drainage.</p> <p><a href="#">Eden Local Plan</a></p> <p>DEV4 - Infrastructure and Implementation.</p> <p>ENV9 - Other Forms of Pollution.</p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy C3a: Water Management.</p> <p>Policy DS2: Sustainable Development.</p>
<b>Green Travel Plan (GBT)</b>	When required:	<a href="#">Government publishes world's</a>	<a href="#">Barrow Borough Local Plan</a>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>A Green Travel Plan (GTP) sets out measures to promote sustainable travel to and from a development site, with the aim of reducing reliance on private car use and encouraging walking, cycling, public transport, and other low-emission travel options.</p>	<p>Where a proposed development is likely to generate significant amounts of movement or where it forms part of a category of development for which sustainable travel planning is required by local or national policy. This typically includes:</p> <ul style="list-style-type: none"> <li>Major non-residential developments with significant staff, visitor, or customer travel demand.</li> <li>Residential developments above a threshold defined in local planning policy (e.g., 50 or more dwellings).</li> <li>Educational facilities (schools, colleges, universities).</li> <li>Healthcare facilities (hospitals, health centres).</li> <li>Leisure, retail, or employment sites above relevant floor space or trip generation thresholds.</li> <li>Any development where a Transport Assessment or Transport Statement identifies the need for a Travel Plan.</li> </ul> <p>Where a Transport Assessment or Transport Statement is required, the GTP should be submitted alongside it.</p> <p>Minimum Requirements for a Green Travel Plan</p> <p>A GTP should:</p> <ul style="list-style-type: none"> <li>Identify the travel demand generated by the development.</li> </ul>	<p><a href="#">first 'greenprint' to decarbonise all modes of domestic transport by 2050 - GOV.UK</a></p> <p><a href="#">Decarbonising Transport: Setting the Challenge Gov.uk)</a></p> <p><a href="#">Modes and Benefits of Green Transportation - Conserve Energy Future (conserve-energy-future.com)</a></p>	<p>Policy I5: Travel Plans</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Set out measures to promote sustainable modes of travel.</li> <li>Establish targets for reducing car travel and increasing sustainable travel modes.</li> <li>Outline arrangements for monitoring, reporting, and reviewing progress.</li> <li>Provide details of a Travel Plan Co-ordinator (where applicable).</li> <li>Include a timetable for implementation and review.</li> </ul>		
<p><b>Heads of Terms (Section 106)</b></p> <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>	<p>For schemes involving:</p> <ul style="list-style-type: none"> <li>affordable housing</li> <li>other developments where there are any off-site mitigation measures identified, for example, within a transport assessment</li> <li>the management and maintenance of surface water drainage systems</li> <li>the provision, management and maintenance of open spaces</li> </ul> <p>The Section 106 heads of terms template must include the following details:</p> <ul style="list-style-type: none"> <li>details of the proposal</li> <li>details of what the Agreement is for</li> <li>title deeds and Land Registry information</li> </ul>	<p><a href="#">S106 Pro Forma</a></p> <p><b>Fee for viability appraisals:</b></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</p>	<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance   Westmorland and Furness Council</a></p> <p><a href="#">South Lakeland Local Plan</a></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><a href="#">Eden Local Plan</a></p> <p>HS1 - Affordable Housing.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>names and addresses of the interested parties</li> <li>name and address and contact details of the instructed solicitor</li> </ul> <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"> <li>schedule of both gross and net internal floor areas</li> <li>land purchase price, including proof, and the estimated market value of the site</li> <li>date of land purchase</li> <li>schedule of development costs (normal)</li> <li>schedule of development costs (abnormal)</li> <li>proof of development costs (abnormal)</li> <li>reasons why full costs (including abnormal) were not reflected in the purchase price</li> <li>expected sale price of dwellings/buildings, including the expected dates of sale</li> <li>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</li> </ul>	<p>submitted and any other required assessments.</p> <p>Price will be on application on a case by case basis.</p>	<p><a href="#"><u>Barrow Borough Local Plan</u></a></p> <p>Policy I1:Developer Contributions</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>against a diminishing scale of profit levels, up to the level of 100% affordable housing provision</p> <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>Where abnormal costs can be clearly demonstrated, a reduction in the affordable housing provision may be agreed on an individual site basis.</p>		
<p><b>Health Impact Assessment (HIA)</b></p> <p>A Health Impact Assessment (HIA) is a systematic approach used to evaluate the potential effects of a proposed development on the health and wellbeing of different groups within the</p>	<p>When Required:</p> <p>An HIA must be submitted before validation for:</p> <ul style="list-style-type: none"> <li>Residential developments of more than 100 dwellings.</li> <li>All other large-scale major developments, as defined in national or local planning policy.</li> </ul> <p>The purpose of an HIA is to:</p>	<p><a href="#">National Planning Policy Framework - GOV.UK</a></p> <p><a href="#">Health Impact Assessment in spatial planning - GOV.UK</a> (<a href="http://www.gov.uk">www.gov.uk</a>)</p>	<p><u><a href="#">Eden Local Plan</a></u> COM4 - Education and Health</p> <p><u><a href="#">Barrow Borough Local Plan</a></u> Policy HC1: Health and Wellbeing</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>community. An HIA identifies both positive and negative impacts and makes recommendations to enhance health benefits and mitigate adverse effects.</p>	<ul style="list-style-type: none"> <li>Assess how the development will influence the health and wellbeing of existing and future communities.</li> <li>Ensure that health considerations are integrated into the design and decision-making process.</li> <li>Support the creation of healthy, inclusive, and sustainable places.</li> </ul> <p>The requirement for HIAs is supported by the Health and Social Care Act 2012, which places duties on local authorities to:</p> <ul style="list-style-type: none"> <li>Improve health and wellbeing.</li> <li>Protect public health.</li> <li>Embed the promotion and protection of health and wellbeing across all functions, including spatial planning and development management.</li> </ul> <p>By requiring HIAs, the planning process contributes to fulfilling these statutory responsibilities, ensuring developments promote positive health outcomes and reduce potential health risks.</p>		
<p><b>Hedgerow Assessments</b></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</p>	<a href="#">Working on countryside hedgerows</a>	<p><b><u>South Lakeland Local Plan</u></b></p> <p>Policy DM4 Green and Blue Infrastructure, Open Space, Trees and Landscaping</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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"> <li>• Full Planning Applications</li> <li>• Outline Planning Applications</li> <li>• Approval of Reserved Matters Applications</li> <li>• Removal or Variation of Condition Applications</li> </ul> <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>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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"> <li>• marks all or part of a parish boundary that existed before 1850</li> <li>• contains an archaeological feature such as a scheduled monument</li> <li>• is completely or partly in or next to an archaeological site listed on a Historic Environment Record (formerly a Sites and Monuments Record)</li> <li>• 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</li> <li>• is part of a field system or looks to be related to any building or other feature associated with the field system that existed before the Inclosure Acts (that is before 1845)</li> <li>• contains protected species listed in the Wildlife and Countryside Act 1981</li> <li>• contains species that are endangered, vulnerable and rare and identified in the British Red Data books</li> <li>• includes woody species and associated features as specified in Schedule 1, Part II Criteria, paragraph 7(1) of the regulations.</li> </ul>		



Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>The number of woody species needed to meet the criteria is one less in northern counties (see paragraph 14) of the regulations</li> </ul> <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 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</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	protection measures can be shown on a Tree Protection Plan if the development requires an Arboricultural Survey.		
<p><b>Heritage Statement of Significance and Impact</b></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 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</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"> <li>• listed buildings</li> <li>• scheduled monuments</li> <li>• conservation areas</li> <li>• registered parks and gardens of special historic interest</li> </ul> <p>A Heritage Statement of Significance and Impact will be required for the following:</p> <ul style="list-style-type: none"> <li>• applications for listed building consent</li> <li>• applications within the curtilage of a listed building, and those that affect its setting</li> <li>• applications in a conservation area and those that affect its setting</li> <li>• applications affecting a scheduled ancient monument and those that affect its setting</li> </ul>	<p><a href="#">Guide to writing a Heritage Statement</a></p>	<p><a href="#">South Lakeland Local Plan</a> Policy CS8.6 Historic Environment</p> <p><a href="#">Policy DM3 – Historic Environment</a></p> <p><a href="#">Eden Local Plan</a> ENV10 - The Historic Environment.</p> <p><a href="#">Barrow Borough Local Plan</a> Policy HE2: Information Required for Proposals Involving Heritage Assets</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>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>	<ul style="list-style-type: none"> <li>applications affecting a registered park or garden of special historic interest and those that affect its setting</li> <li>applications affecting an archaeological site and those that affect its setting</li> <li>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</li> </ul> <p><b>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.</b>  A Heritage Statement of Significance and Impact should always have three parts:</p> <ul style="list-style-type: none"> <li>assessment of heritage significance</li> <li>assessment of impact</li> <li>justification and mitigation strategy</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Highway details including Management Plan</b></p> <p>Highway details and a highway management plan set out how access to a development will be constructed, managed, and maintained, both during and after completion. They ensure that the design, operation, and upkeep of the highway elements meet safety standards, minimise disruption, and provide for the long-term functioning of the development's transport infrastructure.</p>	<p>When Required:</p> <p>Submission is required before validation where a development:</p> <ul style="list-style-type: none"> <li>Creates new roads, streets, or shared surface areas intended for adoption by the local highway authority.</li> <li>Requires alterations to the existing public highway.</li> <li>Proposes a new or altered means of access to the public highway.</li> <li>Generates significant traffic movements that require on-site highway layout or access arrangements.</li> <li>Involves private roads or shared areas requiring ongoing management and maintenance arrangements.</li> </ul> <p>Plans and documentation should include:</p> <ul style="list-style-type: none"> <li>Scaled drawings showing road layout, geometry, levels, gradients, and cross-sections.</li> <li>Details of junctions, visibility splays, pedestrian crossings, and cycle provision.</li> <li>Construction details and materials specifications.</li> <li>Drainage arrangements, including sustainable drainage features where relevant.</li> <li>Street lighting and signage proposals.</li> </ul>		<p>Where roads are not to be Adopted by the Highway Authority</p> <p><a href="#">Supplementary Planning Documents (SPDs) and other guidance</a></p> <p><a href="#">Westmorland and Furness Council</a></p> <p><a href="#">Eden Local Plan</a></p> <p>DEV3 - Transport, Accessibility and Rights of Way.</p> <p>DEV4 - Infrastructure and Implementation.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Refuse collection points and servicing arrangements.</li> </ul> <p>Highway Management Plan</p> <p>Where a development includes private roads or shared spaces not adopted by the local highway authority, the management plan should set out:</p> <ul style="list-style-type: none"> <li>Maintenance responsibilities and funding arrangements.</li> <li>Long-term management of surfacing, lighting, drainage, and landscaping.</li> <li>Access control measures, if applicable.</li> <li>Provisions for emergency and service vehicle access.</li> </ul>		
<b>Hydrological Risk Assessments</b>	Hydrogeological Risk Assessments are required for land development activities that pose a risk to the ground water environment such as land fill sites.	<a href="#">Landfill operators: environmental permits - What to include in your hydrogeological risk assessment - Guidance - GOV.UK</a>	<u><a href="#">Eden Local Plan</a></u> DEV2 - Water Management and Flood Risk
<b>Landscape and Planting Schemes</b> Careful and early consideration of design issues, and the provision of adequate	<p><b>Hard landscaping:</b></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</p>	<a href="#">National Planning Policy Framework - GOV.UK</a>	<u><a href="#">South Lakeland Local Plan</a></u> Policy DM4 Green and Blue Infrastructure, Open

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>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. 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>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><b>Soft landscaping:</b></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 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>Space, Trees and Landscaping</p> <p><a href="#"><u>Eden Local Plan</u></a></p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p><a href="#"><u>Barrow Borough Local Plan</u></a></p> <p>Policy DS6: Landscaping and Policy.</p> <p>DS5: Design.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p><b>Outline applications:</b></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"> <li>• existing boundaries</li> <li>• position of existing trees and whether they are to be retained or removed</li> <li>• intended uses and treatment of the external spaces</li> <li>• location of screening factors e.g. buildings, trees etc. within or outside the site</li> <li>• location of other structures</li> <li>• any intended changes in landform/levels</li> <li>• position and general type of planting</li> </ul> <p>Some types of development would benefit from a Design Statement, while a detailed landscape and visual assessment may be needed for particularly prominent 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><b>Full or applications for Reserved Matters:</b></p> <p>Information provided should include where appropriate:</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>topographical site survey plan drawn to a recognised metric scale, showing spot levels, contours, existing structures, walls, fences etc.</li> <li>details of proposed boundary treatments, including materials, height, location</li> <li>information on any surplus materials to be taken off site, or fill material to be imported</li> <li>existing trees and other soft landscape features to be retained, and methods of protection during construction</li> <li>details of all existing and proposed hard landscape materials, and their location</li> <li>species, numbers (or planting density), distribution and sizes of proposed new planting and mixes for grass and wild flora seeding</li> <li>the location of any existing or proposed underground or overhead services which could affect existing or proposed planting</li> <li>any areas which are required for adoption by the Council</li> </ul> <p>All plans included in the landscape and planting scheme should be drawn to an identified and recognised metric scale.</p>		
<b>Landscape Assessment / Landscape and Visual Impact Assessment</b>	When required: <ul style="list-style-type: none"> <li>new caravan sites or extensions to existing sites</li> </ul>	<a href="#">North Pennines National Landscape</a>	<a href="#">South Lakeland Local Plan</a> Policy CS8.2 Protection and Enhancement of

Information Required	When required / what is required	Guidance	Local Plan Policy
Used to assess any potential impacts on visual amenity and landscape character.	<ul style="list-style-type: none"> <li>• solar energy systems</li> <li>• wind turbines</li> <li>• major developments on the edge of settlements or within the open countryside which would have potentially significant impact on visual amenity and landscape character</li> <li>• development within the North Pennines National Landscape (Formerly North Pennines Area of Outstanding Natural Beauty - AONB) and Arnside &amp; Silverdale National Landscape (Formerly 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</li> <li>• 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 National Landscape and Arnside &amp; Silverdale National Landscape a proportionate landscape assessment is needed. For larger and more sensitive schemes a proportionate LVIA is required</li> </ul>	<p><a href="#">National Landscapes - Arnside &amp; Silverdale</a></p> <p><a href="#">Yorkshire Dales National Park</a></p> <p><a href="#">Lake District National Park</a></p> <p><b>Fee for Landscape Appraisals / Landscape and Visual Impact Appraisals</b></p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring a Landscape Assessment / Landscape and Visual Impact Assessment.</p> <p>The fee is to cover our costs in appointing an independent</p>	<p>Landscape and Settlement Character</p> <p>Policy DM1 General Requirements for all development</p> <p>Policy DM2 Achieving Sustainable High Quality Design</p> <p>Policy DM4 Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM18 – Tourist accommodation – caravans, chalets, log cabins, camping and new purpose built self-catering accommodation (outside the Arnside and Silverdale AONB)</p> <p>Policy AS02 Landscape</p> <p><a href="#">Eden Local Plan</a></p> <p>DEV1 - General Approach to New Development.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>development which may have a significant landscape or visual impact</li> </ul> <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, 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</p>	<p>professional to evaluate the assessment submitted and any other required assessments.</p> <p>Price will be on application on a case by case basis.</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> <p>ENV5 – Environmentally Sustainable Design.</p> <p>ENV6 – Renewable Energy.</p> <p><u><a href="#">Barrow Borough Local Plan</a></u></p> <p>Policy N1: Protecting and Enhancing Landscape Character.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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><b>Landscape character</b></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><b>Settlement character</b></p> <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"> <li>• the type of settlement (town, village or hamlet)</li> <li>• the predominant type of building (terraced, detached, single or two storey, architectural style, age and typical building materials)</li> <li>• 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</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>approach roads, gateways and footways to the settlement</p> <p><b>Habitat character</b> 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><b>Heritage assets</b> 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> <p><b>Non-designated heritage assets</b> 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>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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><b>Marketing and Viability Assessment</b></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> <p>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> <ul style="list-style-type: none"> <li>removal of an occupancy condition on a dwelling in the countryside</li> <li>all applications outside town centres involving the loss of a community facility</li> <li>loss of land and/or buildings which are either identified, currently used or were last used for industrial, business or employment uses</li> </ul> <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>	<p><b>Fee for viability appraisals:</b></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 and any other required assessments.</p> <p>Price will be on application on a</p>	<p><u><a href="#">Eden Local Plan</a></u></p> <p>Policy EC2 - Protection of Employment Sites.</p> <p>HS1 - Affordable Housing</p> <p>(Local Connection Criteria).</p> <p>HS2 - Housing in the Smaller Villages and Hamlets (Local Connection Criteria).</p> <p><u><a href="#">Barrow Borough Local Plan</a></u></p> <p>Policy EC4: Loss of Employment Land and Allocated Employment sites.</p> <p>Policy EC5: Conversions to</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>an independent valuation</li> <li>the length of time over which the marketing has taken place (minimum of 9 months)</li> <li>details of the nature of the marketing, including publications used and distribution area of the publications</li> <li>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</li> </ul> <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"> <li>executive summary</li> <li>contents outline</li> <li>introduction and background</li> <li>description of site location</li> <li>planning policy context and description of scheme</li> <li>market information summary</li> <li>build cost and programme methodology and approach</li> <li>outputs and results</li> </ul>	case by case basis.	employment use in urban areas. Policy EC6: Conversions to employment use in rural locations. Policy I2: Protecting Community Facilities

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>• sensitivity analysis</li> <li>• summary accounts for previous three years</li> <li>• concluding statement</li> </ul> <p>The viability assessment must also include an appraisal of the following factors:</p> <ul style="list-style-type: none"> <li>• gross development value</li> <li>• costs</li> <li>• land value</li> <li>• competitive returns to landowners and developers</li> </ul> <p>Please note that all viability assessments and reports will be published on the council's website in accordance with the requirements of the National Planning Policy Framework.</p>		
<p><b>Master planned improvements to existing caravan sites in the Arnside &amp; Silverdale National Landscape (Formerly Arnside and Silverdale Area of Outstanding Natural Beauty -AONB)</b></p> <p>Used to ensure cohesive and appropriate</p>	<p>When required:</p> <p>Development within existing caravan sites inside the Arnside &amp; Silverdale National Landscape (Formerly 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</p>	<p><b>This applies to South Lakeland District Council legacy area only</b></p> <p><a href="#">Arnside &amp; Silverdale National Landscape</a></p>	<p><a href="#">South Lakeland Local Plan</a></p> <p>Policy AS11 Camping, Caravan and Visitor Accommodation</p>



Information Required	When required / what is required	Guidance	Local Plan Policy
development within the developed footprint of existing Camping, Caravan and Visitor Accommodation within the Arnside & Silverdale National Landscape (Formerly Arnside and Silverdale Area of Outstanding Natural Beauty – AONB)	into a wider master-planned approach for the whole site.		
<b>Materials Schedule</b> Used to provide information regarding the external materials to be used in the development.	When required: Some applications may require more detailed information about the materials to be used. These include: <ul style="list-style-type: none"> <li>• listed building applications</li> <li>• major applications (10+ dwellings, site area of more than 1 hectare or commercial floor space of 1000+ square metres)</li> <li>• development in a conservation area</li> </ul> Contents of materials schedule: The details given should include information about the existing and proposed material palette, including colours, finish and type of materials. The information may be labelled on the plans or included on a list.	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework">National Planning Policy Framework - GOV.UK</a>	



Information Required	When required / what is required	Guidance	Local Plan Policy
	Trade brochures and catalogues may be helpful, alongside samples as requested		
<b>Mining/subsidence report/Land Stability Survey &amp; Coal Mining Risk Assessment</b>			<a href="#">Eden Local Plan</a> DEV1 - General Approach to New Development.  <a href="#">Barrow Borough Local Plan</a> Policy C4: Contaminated Land and Unstable Land.
<b>Noise Impact Assessment</b>  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.	When required: A noise impact and sound insulation assessment should accompany applications for: <ul style="list-style-type: none"> <li>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,</li> <li>schools/colleges or outdoor sports facilities</li> <li>proposed developments located next to an existing noise source, for example, next to an industrial site, a busy road, or railway line</li> <li>developments where noisy construction methods may be necessary, such as piling</li> </ul>		<a href="#">South Lakeland Local Plan</a> Policy DM7 – Addressing Pollution, Contamination Impact, and Water Quality  <a href="#">Eden Local Plan</a> ENV9- Other Forms of Pollution.  <a href="#">Barrow Borough Local Plan</a> Policy DS2: Sustainable Development.

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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"> <li>existing background noise levels measured over a 24 hour period (including the cumulative noise levels of all existing units) to show representative background noise</li> <li>proposed noise levels (including the cumulative noise levels of all proposed units)</li> <li>any proposed measures to reduce noise from the proposed development</li> <li>the system manufacturer's specification of any proposed equipment to be installed, altered or replaced</li> <li>details of the method used to compile the report and examples of the calculations and assumptions made</li> </ul> <p>The noise impact and sound installation assessment must be carried out by suitably qualified professionals with relevant experience and expertise in the recognised methodologies.</p>		<p>Policy H7: Housing Development.</p> <p>Policy EC3: Managing Development of Employment Land.</p>
<p><b>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations</b></p>	<p>When required:</p> <p>All applications that would result in:</p> <ul style="list-style-type: none"> <li>additional overnight stays (including new dwellings, new camping, glamping or caravan</li> </ul>	<p><a href="#"><u>Nutrient neutrality: update - GOV.UK</u></a></p>	

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Assessment Appropriate Assessment (SHRA/AA)</b></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>pitches served by on-site toilet or 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>Within the Catchment Areas of the River Eden Special Area of Conservation &amp; 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"> <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</li> <li>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</li> </ul>	<a href="#">Nutrient Neutrality   Westmorland and Furness Council</a>	

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>agree with its conclusions. <a href="#">National Planning Practice Guidance on Habitats Regulations Assessment</a> provides additional information.</p> <p>OR</p> <ul style="list-style-type: none"> <li>evidence that all thresholds for small discharges to ground as set out on page 21 of the Natural England Nutrient Neutrality Advice letter  <a href="#">NE Water Quality and Nutrient Neutrality Advice 16 03 2022 Issue 1 Final3262.pdf</a></li> </ul> <p>Exceptions to nutrient neutrality validation requirement:</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> <li>development falling within Use Class F2(a), (b) or (c)</li> <li>development changing between from one type of tourism accommodation to another without increasing occupancy (e.g. guesthouse to holiday let)</li> <li>householder development (including ancillary accommodation such as annexes or incidental accommodation such as garden buildings)</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
<b>Open Space Assessment</b>	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> <li>• all major applications that generate a need for open space</li> <li>• applications that propose the loss or relocation of existing open space</li> </ul> <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>	<a href="#">National Planning Policy Framework - GOV.UK</a>	<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance   Westmorland and Furness Council</a></p> <p><a href="#">Eden Local Plan</a></p> <p>COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities.</p> <p>COM3 – Provision of New Open Space.</p> <p><a href="#">Barrow Borough Local Plan</a></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> <p>Policy HC9: Multi Use Games Areas.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
			Policy HC10: Play Areas. Draft Green Infrastructure Strategy SPD 2018. Affordable Housing and Developer Contributions SPD 2022.
<b>Photographs/ photomontage</b> Photographs can often provide useful extra information but they cannot be used as a substitute for metric scaled drawings and plans.	<ul style="list-style-type: none"> <li>For applications for wind turbines and certain major applications it will be necessary to provide photo visualisations/photo montages.</li> <li>Photomontages are also helpful for some town centre regeneration schemes to show the proposed new development in context.</li> <li>They should be prepared to the full technical specification outlined in the Scottish National Heritage, Visual representations of windfarms.</li> <li>Although this document has been prepared specifically for wind turbine/farm submissions, the technical information given is relevant for all major development.</li> </ul>		
<b>Plans &amp; Drawings</b> Plan Submission Requirements	<b>Site Location Plan</b> <ul style="list-style-type: none"> <li>Use up-to-date Ordnance Survey-based plan</li> <li>Scale: 1:1250 (or 1:2500 for large/remote sites)</li> </ul>	<a href="#">Making an application - GOV.UK</a> <a href="#">Planning guidance for the Kendal</a>	

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>Fit A4 or A3 paper, show North direction</li> <li>Include nearby properties, postal numbers, and at least two named roads</li> <li>Edge application site in red including all land needed for access, drainage, visibility splays, landscaping, parking, open areas</li> <li>Edge adjacent land under applicant's control in blue</li> <li>Complete Certificate B if land within red line is not owned by applicant</li> </ul> <p><b>Site Layout Plan (Block Plan) - Scale: 1:200 or 1:500</b></p> <ul style="list-style-type: none"> <li>Show North direction</li> <li>Clearly identify proposed building footprint (hatched/coloured)</li> <li>Include written dimensions and distances to boundaries</li> <li>Show all buildings, roads, footpaths on adjoining land</li> <li>Show public footpaths/bridleways crossing or adjoining the site</li> <li>Show positions of trees on or near the site</li> <li>Show hard surfacing and boundary treatments</li> <li>Identify any buildings to be demolished</li> </ul>	<a href="#">Conservation Area (Article 4 Direction)</a> <a href="#">Westmorland and Furness Council</a> <a href="#">Planning guidance for the Alston Conservation Area (Article 4 Direction)</a> <a href="#">Westmorland and Furness Council</a> <a href="#">Your Home - Maintaining and living in an old building   Historic England</a>	

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p><b>Elevations (Existing &amp; Proposed) - Scale: 1:100 or 1:50</b></p> <ul style="list-style-type: none"> <li>• Annotate clearly (existing/proposed, front/rear or north/south)</li> <li>• Show all elevations of the building and adjoining structures</li> <li>• Indicate property boundary and external materials</li> </ul> <p><b>Floor Plans (Existing &amp; Proposed) - Scale: 1:100 or 1:50</b></p> <ul style="list-style-type: none"> <li>• Show all floors and label rooms</li> <li>• Include positions of windows, doors, stairs</li> <li>• Show property boundary and adjacent properties</li> <li>• Identify areas to be demolished and any encroachment</li> </ul> <p><b>Site Sections &amp; Levels - Scale: 1:500 or 1:200</b></p> <ul style="list-style-type: none"> <li>• Show existing and proposed site levels with measurements</li> <li>• Include spot levels or contours</li> <li>• Specify a fixed datum point and North direction</li> </ul> <p><b>Cross Sections - Scale: 1:100 or 1:50</b></p> <ul style="list-style-type: none"> <li>• Show finished floor and ridge levels</li> <li>• Show existing and proposed ground levels</li> <li>• Indicate section lines on site plan</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p><b>Street Scene / Contextual Drawings - Scale: 1:100 or 1:200</b></p> <ul style="list-style-type: none"> <li>• Show neighbouring building heights, outlines, windows/doors</li> <li>• Include gaps between buildings and floor level differences</li> <li>• Annotate direction of view</li> </ul> <p><b>Roof Plans (Existing &amp; Proposed) - Scale: 1:50 or 1:100</b></p> <ul style="list-style-type: none"> <li>• Show roof features (gutters, roof lights, solar panels, chimneys)</li> </ul> <p><b>Window Plans (Article 4 / Listed Building) - Scale: 1:1, 1:10, or 1:20</b></p> <ul style="list-style-type: none"> <li>• Cross-sections showing glazing bars, rails, sill, horns</li> <li>• Elevation/design plans with opening method, materials, colour</li> <li>• Include photos of existing windows (full elevation &amp; close-ups)</li> </ul> <p><b>Format and Scaling</b></p> <ul style="list-style-type: none"> <li>• All plans must be submitted in PDF format</li> <li>• Match paper size drawn to (for example A4, A3, A2) for accurate scaling</li> <li>• Include a scale bar on every plan</li> <li>• Replace “Do Not Scale” with clear wording such as “Scale for planning only”</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>State scale and original paper size (for example 1:100 @ A3)</li> <li>Plans must be clear, accurate, and describe proposed works</li> <li>Show eaves and foundations near boundaries at scale not less than 1:20</li> </ul> <p><b>Plan Identification</b></p> <ul style="list-style-type: none"> <li>Each plan must have a unique reference number</li> <li>Use clear, descriptive file names (for example Proposed Elevations – Drawing 102A.pdf)</li> </ul> <p><b>Site Coordinates</b></p> <ul style="list-style-type: none"> <li>Provide accurate geographical coordinates if no postcode</li> <li>For mast/turbine developments, include exact coordinates and micro-siting criteria</li> </ul> <p><b>Personal Information</b></p> <ul style="list-style-type: none"> <li>Do not include signatures, email addresses, or phone numbers</li> </ul> <p><b>Paper Copies</b></p> <ul style="list-style-type: none"> <li>EIA or major applications may require paper copies of plans and documents</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Planning Statement</b> 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"> <li>• Major applications (10 or more dwellings, 1000 square metres non-domestic floor space or site area one hectare or more)</li> <li>• Applications not in accordance with the current development plans</li> </ul> <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>The statement should be proportionate to the complexity of the development.</p> <p>Contents of a planning statement: Planning statements are a key part of any successful planning application. They should include:</p> <ul style="list-style-type: none"> <li>• local context</li> <li>• the need for the proposed development</li> <li>• how the proposed development accords with relevant national, regional and local planning policies</li> <li>• whether emerging policies should be taken into consideration and</li> <li>• set out other material considerations that should be taken into consideration</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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 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"> <li>• the planning history of a site</li> <li>• national guidance and written ministerial statements</li> </ul> <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>		

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Private Water Supply Assessment</b></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 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 <math>20 \times 200</math> 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><a href="#">Private water supplies   Westmorland and Furness Council</a></p>	<p><b>South Lakeland Local Plan</b></p> <p>Policy DM7 – Addressing Pollution, Contamination Impact, and Water Quality</p> <p>Policy AS12 Water Quality, Sewerage and Sustainable Drainage</p> <p><b>Eden Local Plan</b></p> <p>DEV2 - Water Management and Flood Risk.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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>		
<b>Public Art Strategy</b>	<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 where the total floor space 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>	<a href="#">National Planning Policy Framework - GOV.UK</a> <a href="#">National design guide - GOV.UK</a>	<b>Barrow Borough Local Plan</b> Policy DS5: Design. Policy DS6: Landscaping.
<b>Residential Management Plan</b>	<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>		
<b>Retention of Community Facilities</b>	<p>When a proposed development involves the loss of any community facility, the application must be</p>	<b>Fee:</b>	<b>South Lakeland Local Plan</b>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>Applications involving the loss of local shop, pub, community hall. 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>accompanied by supporting written evidence. This should include:</p> <ul style="list-style-type: none"> <li>• for a business, the current and projected trading performance</li> <li>• for a community facility, the current and projected patterns of use</li> <li>• 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</li> <li>• location of comparable facilities</li> <li>• potential relocation of the facility to an alternative premises or site in the locality or the retention of the premises for an alternative community use or for a partial community use alongside another use</li> <li>• 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)</li> <li>• 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</li> </ul>	<p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring an 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>Price will be on application on a case by case basis.</p>	<p>Policy DM17 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 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><b><u>Eden Local Plan</u></b></p> <p>COM1 - Principles for Services and Facilities.</p> <p>COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	degree to which the facility fulfils a need in the locality		<a href="#">Barrow Borough Local Plan</a> Policy I2: Community Facilities.
<b>Sequential Test for Main Town Centre Uses</b>  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	Retail:  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: <ul style="list-style-type: none"> <li>there are no sites available (now or within a reasonable timescale) within sequentially preferable locations; or</li> <li>any available units within such locations would be unsuitable and/or unviable</li> </ul> Office:  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: <ul style="list-style-type: none"> <li>no sites are available (now or within a reasonable timescale) within sequentially preferable locations; or</li> </ul>	<a href="#">National Planning Policy Framework - GOV.UK</a>	<a href="#">South Lakeland Local Plan</a> Policy CS7.5 Town centre and retail strategy Policy DM23 – Retail Uses Outside of Town Centres <a href="#">Eden Local Plan</a> EC7 – Town Centres and Retailing. <a href="#">Barrow Borough Local Plan</a> Policy R4: Sequential Test for Retail Development in Barrow Policy R7: Sequential Test for Retail Development in Dalton. Policy R10: Sequential Test for Other Town Centre Uses.

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>any available sites/units within such locations would be unsuitable and/or unviable</li> </ul>		Policy R11: Sequential Test for New Office Development
<b>Soil Resource Survey and Plan</b> Safeguarding and improving soils for applications		<a href="#">Code of practice for the sustainable use of soils on construction sites - GOV.UK</a>	<a href="#">Barrow Borough Local Plan</a> Policy N2: Safeguarding and Improving Soils.
<b>Statement of Community Involvement</b> 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>Paragraph 137 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, where applicable, provide sufficient information to demonstrate how their proposals will meet the design expectations set out in local and national policy, and 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>	<a href="#">National Planning Policy Framework - GOV.UK</a>	<a href="#">Supplementary Planning Documents (SPDs) and other guidance   Westmorland and Furness Council</a> <a href="#">Development management - statement of community involvement   Westmorland and Furness Council</a> <a href="#">Barrow Borough Local Plan</a>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>When the development is judged by the case officer to be locally significant.</p> <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><b>Major development</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <p><b>Locally significant</b></p> <ul style="list-style-type: none"> <li>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.</li> </ul> <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><b>Structural Survey/Method Statement</b></p> <p>Show that a building is structurally sound and</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><u><a href="#">Eden Local Plan</a></u></p> <p>RUR3 - Re-use of Redundant Buildings in Rural Areas.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
is capable of conversion without extensive rebuilding.	<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><a href="#"><u>Barrow Borough Local Plan</u></a></p> <p>Policy H5: Residential Development in the Open Countryside.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Sunlight and Daylight Assessment</b></p> <p>In accordance with BRE Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022) 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>When required:</p> <ul style="list-style-type: none"> <li>Applications where there is potential to result in a significant loss of daylight or sunlight to adjoining properties including associated gardens and amenity space.</li> <li>Applications for residential development where there is doubt that there will be sufficient daylight/sunlight to serve proposed residents.</li> </ul> <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><a href="#">National Planning Policy Framework - GOV.UK</a></p> <p><a href="#">Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition)</a></p>	<p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy H7: Housing Development.</p> <p>Policy H16: Loss of Sunlight.</p>
<p><b>Surface Water Drainage / Drainage Strategy / Scheme / Sustainable Drainage System (SuDS)</b></p>	<p>A surface water strategy must demonstrate a full investigation of the surface water hierarchy as described in the <a href="#">Flood risk and coastal change - GOV.UK</a></p>	<p><a href="#">Flood risk and coastal change - GOV.UK</a></p>	<p><a href="#">South Lakeland Local Plan</a></p> <p>Policy CS8.8 Development and flood risk</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>Used to ensure a satisfactory standard of surface water drainage for development and to minimise the risk of flooding.</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 open dialogue regarding this, and would welcome such discussions.</p> <p>When required:</p> <p><b>Drainage Strategy</b></p> <p>An appropriate drainage strategy should be provided with applications:</p> <ul style="list-style-type: none"> <li>• major developments (10 dwellings or more, 1.0 hectare or more, 1000 square metres or more) a site specific drainage strategy is required</li> </ul> <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><b>Surface Water Drainage</b></p> <ul style="list-style-type: none"> <li>• all residential, commercial and industrial development should include an appropriate Sustainable Drainage System (SuDS)</li> </ul>		<p><b><u>Eden Local Plan</u></b></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><b><u>Barrow Borough Local Plan</u></b></p> <p>Policy DS2: Sustainable Development Criteria.</p> <p>Policy C3a: Water Management.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>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</li> <li>sites adjacent to areas at risk of flooding and applications where development adjoins a highway</li> </ul> <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><b>Sustainable Drainage Systems (SuDS)</b></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</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>(convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can 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><b>Surface Water Drainage Scheme</b></p> <p>A surface water drainage scheme should include the following information:</p> <ul style="list-style-type: none"> <li>• a metric scaled plan of the existing site</li> <li>• a metric scaled topographical level survey of the area to metres above ordnance datum</li> <li>• 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)</li> <li>• proposed controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>allowance for climate change), this should be based on the estimated greenfield runoff rate</p> <ul style="list-style-type: none"> <li>• the proposed storage volume (attenuation)</li> <li>• information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible</li> <li>• 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)</li> <li>• detailed flood and drainage design drawings</li> <li>• hydraulic calculations for the proposed drainage design</li> <li>• evidence of third party agreement for discharge to their system (in principle/consent to discharge)</li> <li>• details of overland flow routes if drainage capacity is exceeded</li> <li>• a management plan for future maintenance and adoption of drainage system for the lifetime of the development</li> <li>• construction phasing plan, the strategy should demonstrate access to/from interconnecting phases</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>capacity and discharge rate of the current drainage system</li> <li>details of adoption</li> <li>finished floor levels of proposed buildings</li> </ul>		
<b>Tall Building Assessment</b>	<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 &amp; Access Statement.</p> <p>Historic England have produced guidance on tall buildings.</p>	<a href="#">Tall Buildings   Historic England</a>	<a href="#">Barrow Borough Local Plan</a> no specific policy
<b>Telecommunications Report</b>	<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>	<a href="#">National Planning Policy Framework - GOV.UK</a>	<a href="#">Eden Local Plan</a> EC6 - Telecommunications Infrastructure.  <a href="#">Barrow Borough Local Plan</a> Policy I8: Telecommunications.
<b>Town Centre Retail and Leisure Impact Assessment</b>  A town centre retail and leisure impact assessment is used to	<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>		<a href="#">South Lakeland Local Plan</a> Policy CS7.5 Town centre and retail strategy

Information Required	When required / what is required	Guidance	Local Plan Policy
maintain and enhance the vitality, viability and sustainability of our town centres.	<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>Policy DM23 – Retail Uses Outside of Town Centres</p> <ul style="list-style-type: none"> <li>• 2000 square metres gross floor space outside the town centre of Kendal</li> <li>• 1000 square metres gross floor space outside the town centre of Ulverston</li> <li>• 500 square metres outside the town centres of Grange-over-Sands, Kirkby Lonsdale and Milnthorpe</li> </ul> <p><a href="#"><u>Eden Local Plan</u></a></p> <p>EC7 - Town Centres and Retailing.</p> <p><a href="#"><u>Barrow Borough Local Plan</u></a></p> <p>Policy R8: Impact Assessments-Retail in Barrow.</p> <p>Policy R9: Impact Assessments-Retail in Dalton.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p><b>Transport Assessment, Statement or Travel Plan</b></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"> <li>information about the proposed development, site layout, (particularly proposed transport access and layout across all modes of transport)</li> <li>information about neighbouring uses, amenity and character, existing functional classification of the nearby road network</li> <li>data about existing public transport provision, including provision/ frequency of services and proposed public transport changes</li> <li>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</li> <li>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 proceed within the next three years)</li> <li>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</li> </ul>	<p><a href="#">Travel Plans, Transport Assessments and Statements - GOV.UK</a></p>	<p><b><a href="#">Eden Local Plan</a></b> DEV3 - Transport, Accessibility and Rights of Way.</p> <p>DEV4 - Infrastructure and Implementation.</p> <p><b><a href="#">Barrow Borough Local Plan</a></b> Policy I5 Travels Plans Affordable Housing SPD</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>critical links and junctions on the highways network</p> <ul style="list-style-type: none"> <li>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</li> <li>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)</li> <li>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</li> <li>a description of parking facilities in the area and the parking strategy of the development</li> <li>ways of encouraging environmental sustainability by reducing the need 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)</li> </ul> <p>In general, assessments should be based on normal traffic flow and usage conditions (e.g. non-school</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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><b>Travel plan</b></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 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>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>benchmark travel data including trip generation databases</li> <li>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</li> <li>relevant information about existing travel habits in the surrounding area</li> <li>proposals to reduce the need for travel to and from the site via all modes of transport and provision of improved public transport services</li> <li>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</li> <li>cycling and walking both by users of the development and by the wider community (including possible financial incentives)</li> <li>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</li> <li>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</li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>occupational and operational characteristics of the development</p> <ul style="list-style-type: none"> <li>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</li> </ul> <p>A travel plan can only impose such requirements where these are consistent with policy on planning obligations (Section 106 agreements).</p>		
<b>Transport Form</b>	<p>A supplementary 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 it is considered relevant, necessary and material to the application in question.</p>	<p>Available upon written request.</p>	
<p><b>Tree Surveys and Hedgerow Surveys</b> Used to assess the merits of existing trees</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</p>		<p><a href="#">Supplementary Planning Documents (SPDs) and other guidance</a></p>

Information Required	When required / what is required	Guidance	Local Plan Policy
<p>as part of any development scheme, including tree canopies of adjacent sites which overhang the application site boundary.</p>	<p>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><b>Tree survey</b></p> <p>A tree survey may be needed for the following applications:</p> <ul style="list-style-type: none"> <li>• Householder Planning Applications</li> <li>• Full Planning Applications</li> <li>• Outline Planning Applications</li> <li>• Approval of Reserved Matters Applications</li> <li>• Removal or Variation of Conditions (Minor material amendments, also known as S.73 Applications)</li> </ul> <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>		<p><a href="#">Westmorland and Furness Council</a>  <a href="#">South Lakeland Local Plan</a></p> <p>Policy DM4 – Green Infrastructure, Open Space, Trees and Landscaping</p> <p><a href="#">Eden Local Plan</a></p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy N4: Protecting Other Wildlife Features.</p> <p>Biodiversity and Development SPD 2018</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>• a topographical survey plan showing the exact locations of the tree(s)</li> <li>• a schedule to the survey including the following: <ul style="list-style-type: none"> <li>• a reference number for each tree or group to be recorded on the tree survey plan</li> <li>• species listed by common name</li> <li>• the approximate height</li> <li>• the stem diameter measured in accordance with Annex C of BS 5837:2012 (or any subsequent updates)</li> <li>• the branch spread at four cardinal points</li> <li>• existing height above ground level of the first significant branch and canopy</li> <li>• life stage (e.g. young, semi-mature, early mature, mature, over-mature)</li> <li>• general observations, particularly of structural and/or physiological condition</li> <li>• 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)</li> <li>• an estimate of remaining contribution in years (less than 10, 10 or more, 20 or more, 40 or more)</li> <li>• the preliminary management recommendations</li> </ul> </li> </ul>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>In some cases, a full tree survey may not be necessary. It may be sufficient to submit a Tree Constraints Plan.</p> <p><b>Tree Constraints Plan</b></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 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"> <li>• abrasion</li> <li>• crushing by vehicles/plant equipment and/or storage of building materials or soil</li> <li>• compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water)</li> <li>• severing and removal of roots by excavation</li> <li>• poisoning from, for example, spillage or storage of fuel, oil or chemicals</li> </ul>		



Information Required	When required / what is required	Guidance	Local Plan Policy
	<ul style="list-style-type: none"> <li>• changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation</li> <li>• installation of impermeable surfaces leading to a decline in tree health due to lack of water</li> </ul> <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 <math>12 \times</math> the tree's diameter at breast height for a single stemmed tree, or alternatively <math>10 \times</math> its 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>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<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> <p>any proposed or existing buildings or structures</p> <ul style="list-style-type: none"> <li>• all retained trees both on and neighbouring the site and their corresponding Root Protection Areas and crown spreads (North, East, South and West)</li> <li>• the location of protective fences or barriers (details of how these are to be constructed must also be supplied)</li> <li>• proposed location of all plant and materials storage</li> <li>• drainage runs, roads and driveways</li> <li>• existing and new accesses</li> <li>• any other surface or underground features that may affect the trees on or neighbouring the site</li> </ul> <p>Arboricultural Method Statement</p> <p>British Standard 5837: 2012 (or subsequent updates)</p> <p>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</p>		

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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>		
<b>Utilities Survey</b> Required for remote developments	For rural developments (except for householder). Should include information to demonstrate that the developer has explored existing capacity with the appropriate utilities provider.		
<b>Ventilation, Exhaust and Extraction Report</b>  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>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 takeaway. 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</p>		<p><a href="#">South Lakeland Local Plan</a></p> <p>DM7 – Addressing Pollution and Contamination Impact</p> <p><a href="#">Eden Local Plan</a></p> <p>ENV9- Other Forms of Pollution.</p> <p><a href="#">Barrow Borough Local Plan</a></p> <p>Policy R15: The Location of Hot Food Takeaways.</p> <p>DS2: Sustainable Development Criteria.</p>

Information Required	When required / what is required	Guidance	Local Plan Policy
	<p>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 advice 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, grilles etc.) and the technical specification of the proposed system. This should include an acoustic and vibration report.</p>		
<b>Waste Management Statement</b>	<p>When required:</p> <ul style="list-style-type: none"> <li>• HMO's</li> <li>• commercial</li> <li>• major developments (10 dwellings or more, 1.0 hectare or more, 1000 square metres or more)</li> </ul> <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>	<a href="https://www.gov.uk/government/publications/national-planning-policy-framework">National Planning Policy Framework - GOV.UK</a>	<b>Barrow Borough Local Plan</b> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p>