

Kendal Town Council

Town Hall, Highgate, Kendal LA9 4ED
www.kendaltowncouncil.gov.uk



13 March 2023

To Members of the Planning Committee

Cllr A Campbell	Cllr H Ladhams (Vice Chair)
Cllr J Cornthwaite	Cllr D Miles
Cllr L Edwards	Cllr D Rathbone (Chair)
Cllr D Evans	Vacancy

You are summoned to a meeting of Kendal Town Council Planning Committee on Monday, 20 March 2023, at **6.30 p.m.** in the Council Chamber at the Town Hall, Highgate, Kendal (**please note change in start time**).

(Distributed to other Members of the Council for information only.)

Yours faithfully

Chris Bagshaw
Town Clerk

AGENDA

Public Participation

Any member of the public who wishes to ask a question, make representations or present a deputation or petition at this meeting should apply to do so before the commencement of the meeting. Information on how to make the application is available on the Council's Website - <http://www.kendaltowncouncil.gov.uk/kendal-town-council/statutory-information/guidance-on-public-participation-at-kendal-town-council-meetings/> or by contacting the Town Clerk on 01539 793490.

- 1. Apologies**
To receive and accept any apologies. If accepted, apologies will be considered to be for reasons approved by the council under the terms of the Local Government Act 1972, s85.
- 2. Declarations of Interest**
To receive declarations by members and/or co-optees of interests in respect of items on this agenda.
- 3. Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)**
To consider whether there are any agenda items during consideration of which the press and public should be excluded.

- 4. Minutes from the Last Meeting**
To receive the minutes of the meeting held on 6 March 2023, and to authorise the Chair to sign them as a true record (see attached).
- 5. Minute Action Sheet**
To consider a report on actions taken by officers on resolutions or recommendations made at previous meetings (see attached).
- 6. Planning Process and Issues**
To consider any planning process or related issues arising from the Council's interaction with the Planning Authorities. These may include items for reference, training, or guidance following feedback from previous applications.
- 7. Kendal Town Council Flood Relief Scheme Working Group**
To receive a verbal update on the activities of the Working Group.
- 8. Westmorland and Furness Validation Checklist**
To consider any appropriate comments on the proposed draft validation list from Westmorland and Furness Council (from 1 April 2023, the local Planning Authority).
- 9. South Lakeland Strategic Housing and Economic Needs Assessment Study (Shena)**
To consider any appropriate comments on the study which provides an updated evidence-base assessment of the need for both housing and employment land to 2040, to inform Local Plan preparation.
- 10. Planning Applications**
To consider planning applications received from South Lakeland District Council and Cumbria County Council (see attached).

The Committee will consider planning applications received and published by local planning authorities up to the date of the meeting. Where the publication of the application is after the initial publication of the agenda, items will be added up to the day of the meeting where necessary to meet planning consultation timeframes. A full list of applications likely to be considered can be obtained by checking the local planning authority websites:

<https://applications.southlakeland.gov.uk/fastweb/welcome.asp>
<https://planning.cumbria.gov.uk/Search/Results>

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Minutes of a meeting of the Planning Committee held on Monday, 6 March 2023, at 6.00 p.m., in the Council Chamber at the Town Hall, Highgate, Kendal.

Cllr A Campbell	Apologies	Cllr H Ladhams (Vice-Chair)	Present **
Cllr J Cornthwaite	Present *	Cllr D Miles	Present
Cllr L Edwards	Present	Cllr D Rathbone (Chair)	Present
Cllr D Evans	Apologies	Vacancy	

* Left prior to consideration of Item No.8 (Planning Applications), Minute No.P149/2022 below.

** Arrived during consideration of Item No.5 (Minute Action Sheet), Minute No.P147/2022 below.

In Attendance: Chris Bagshaw (Town Clerk) and Inge Booth (Democratic Services Assistant)

P142/2022 Apologies

Apologies for absence were received and accepted from Cllrs A Campbell and D Evans.

P143/2022 Declarations of Interest

No declarations of interest were raised.

P144/2022 Exclusion of Press and Public (Public Bodies Admission to Meetings Act 1960)

No issues were considered for exclusion.

P145/2022 Minutes of the Previous Meeting

Resolved: To receive and accept the minutes of the previous meeting of the Planning Committee held on 20 February 2023 and to authorise the Chair to sign them as a true record.

P146/2022 Kendal Town Council Flood Relief Scheme Working Group

Cllr J Cornthwaite, Chair of the Kendal Town Council Flood Relief Scheme Working Group, presented the notes of the meeting of the Working Group held on 15 February 2023. He informed the Committee that the next meeting of the meeting would be held virtually and that Members would be provided with details once known. He further reported that that he had recently visited the Mintsfeet area of the Flood Relief Scheme. The Environment Agency was now using the old County Council depot and work had commenced on the riverbank area in this location.

Resolved: To receive the notes of the meeting of the Kendal Town Council Flood Relief Scheme Working Group held on 15 February 2023.

Resolved: To note the verbal update.

P147/2022 Minute Action Sheet

Members considered a report on actions taken by officers on resolutions or recommendations made at previous meetings.

The Town Clerk referred to P95/2022 (Planning Process and Issues) and informed Members that the local branch of the Campaign for the Preservation of Rural England (Friends of the Lake District) with regard to partnership training had suggested that he should speak with the Royal Town Planning Institute with regard to Planning Training for Members. He hoped that this organisation would be able to make appropriate arrangements in this regard after the commencement of the new Council year. Attention was drawn to the fact that the training for Members held by Westmorland and Furness Authority referred to at Minute No.P138/2022 had been with regard to logistics rather than Development Control issues. Members had been informed that there would be three Planning Boards for each of the Barrow, Eden and South Lakeland areas. There would also be an over-arching Planning Committee to deal with other functions currently dealt with by the County and District Councils.

The Town Clerk drew Members' attention to the South Lakeland Strategic Housing and Economic Needs Assessment Study (SHENA) which was due to be included on the agenda for the next meeting of the Planning Committee. This information would inform the implementation of existing planning policies in the South Lakeland Local Plan, and the annual assessment of five year housing land supply, until a new Local Plan was in place.

Resolved: To note the report.

P148/2022 Planning Process and Issues

Raised was the issue of the recent change in the start time of Planning Committee meetings. It was pointed out that some Members found it difficult, due to work commitments, to arrive at the earlier time of 6.00 p.m. It was suggested, therefore, that the start time should revert to 6.30 p.m., unless it became evident that the list of planning applications due to be considered was becoming unwieldy, in which case the Chair's or Vice-Chair's opinion on whether to change the start time of an individual meeting should be sought. The potential for Cllr A Finch to re-join the Committee was raised.

Resolved: The start time for meetings of the Planning Committee to revert to 6.30 p.m. unless it becomes evident that the list of planning applications due to be considered is becoming unwieldy, in which case the Chair's or Vice-Chair's opinion on whether to change the start time of an individual meeting should be sought.

P149/2022 Planning Applications

The Committee considered the Planning Applications shown in Appendix 1 to these minutes.

Resolved: To submit the recommendations in Appendix 1 to these minutes to the Planning Authority.

The meeting closed at 6.36 p.m.

Kendal Town Council

Responses from Planning Committee: 6 March 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2022/0718	Land off Underbarrow Road, Kendal Residential Development for 12 Dwellings with associated access, landscaping and drainage works (Major application)	Highgate	6 March	No Material Objections provided that note is taken of comments raised by the Fire Officer, Kendal Swifts and residents and the Council should be robust in adhering to policy with regard to affordable housing and encouraging green spaces in Kendal. The Committee felt that problems with the travel plan and connectivity by foot and cycle to the town had still not sufficiently been addressed.
2	SL/2023/0126	South View Cottage, South View Lane, Kendal New vehicular/pedestrian access and three storey extension to rear	Fell	13 March	Material Objection on the grounds of scale and dominance and due to the impact of the proposal on the character and appearance of an area within the Kendal Conservation Area. Notwithstanding this objection, the Committee agrees with the Arboriculturist's report with regard to a landscaping plan.
3	SL/2023/0137	Kendal Leisure Centre, Burton Road, Kendal Variation of Condition 3 (restricted use) attached to planning permission SL/2021/0256 (New modular building connected to mains power and drainage)	Kirkland	14 March	No Material Objection provided that permission for use is as the original planning permission which was for a temporary period of three years and subject to subsequent review.

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
4	SL/2023/0128	9 Ivy Garth, Sedbergh Road, Kendal Installation of an external door on eastern elevation of house	Castle	20 March	No Material Objections
5	SL/2023/0155 & SL/2023/1056	Stricklandgate House, 92 Stricklandgate, Kendal Renovate the interior of the Coach House to become a training kitchen serving the community café and community larder at the centre of a Community Hub. This will include the installation of an extract vent that will be routed to the roof level via existing, but redundant ducting	Fell	20 March	No Material Objections
6	SL/2023/0160	19 Parr Street, Kendal Replacement of existing uPVC and aluminium bay windows and first floor window at the front of the property with white wood effect heritage-style vertical sliding double glazed (argon) uPVC sliding sash windows, with plain panes of glass at the top and bottom	Mintsfeet	20 March	The Committee commended the use of wood effect and the style of window. No Material Objections

Planning Committee - Minute Action Sheet - as at 13-03-23							
Meeting Date	Minute No.	Title	Action (Resolution)	Officer Responsible	Deadline, if any	Date Action Commenced	Comments
05/12/2022	P95/2022	Planning Process and Issues	Production of checklist containing relevant points for discussion during consideration of large housing developments.	CB		26-Jan-23	Revision ongoing
05/12/2022	P95/2022	Planning Process and Issues	Arrange Planning training for Members.	CB	01/04/2023	08/02/2023	Ongoing. Appropriate Training partner being sought.
06/03/1011	P148/2022	Planning Process and Issues	The start time for meetings of the Planning Committee to revert to 6.30 p.m. unless it becomes evident that the list of planning applications due to be considered is becoming unwieldy, in which case the Chair's or Vice-Chair's opinion on whether to change the start time of an individual meeting should be sought.	CB/IJB		13/03/2023	

From: Shanks, Karen <karen.shanks@southlakeland.gov.uk>
Sent: 06 March 2023 11:53
To: Shanks, Karen <karen.shanks@southlakeland.gov.uk>
Subject: Westmorland & Furness Validation checklist (planning)
Importance: High

Dear Sir/Madam,

What is a local validation checklist?

A planning application must include certain information in order for it to be considered valid.

Some of these requirements are stipulated in planning legislation and the National Planning Policy Framework (NPPF) and these are known as the national validation requirements. These are detailed within the National Planning Practice Guidance (NPPG).

The NPPF also makes provision for local planning authorities to adopt a local validation checklist to reflect local requirements and circumstances. The NPPF makes it clear that local validation requirements should be limited to the minimum necessary to make decisions. The information requested must be relevant, necessary and material to the application in question.

Purpose of this statement

As a new Council Westmorland and Furness will need to adopt a new validation checklist. This validation check list will bring together all of the current validation requirements for Barrow Borough Council, Eden District Council, South Lakeland District Council and Cumbria County Council into one check list.

The reason that the validation requirements for each of the councils above are being brought into a single list is to reflect that the legacy local plans will continue into the new authority and will continue to have separate validation requirements until a new local plan is adopted.

Once finalised, the local validation checklist will be adopted by the council and published on the council's website. Planning applications received after the publication of the local validation checklist will be expected to meet the requirements of the list.

We are consulting on the contents of this list for a period of 4 weeks commencing on **Monday 6th March 2023** and finishing on **Monday 3rd April 2023**.

If you would like to make any comments on the proposed draft validation list you can do so in the following ways:

By email: Karen.Shanks@southlakeland.gov.uk (please note South Lakeland District Council are co-ordinating responses on behalf of Westmorland and Furness for this consultation)

In writing: Karen Shanks, Specialist (Development Management Technical/Systems) South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ

Kind Regards

Karen Shanks | Specialist (Development Management Technical/Systems)
South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ
Direct Tel: 01539 793143 | Tel: 01539 733333 | Email: karen.shanks@southlakeland.gov.uk

Website: www.southlakeland.gov.uk

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South Lakeland District Council

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**Westmorland
& Furness
Council**

National and Local Planning Validation Requirements

April 2023



This document should be used by applicants and agents intending to submit planning applications to Westmorland and Furness Council.

Depending on your proposal, you are required to submit supporting information. These provide technical or other information we will need to validate your application.

Failure to provide the correct documents may result in your application being returned to you, or you may be asked to submit additional information as an amendment.

You can also read **guidance on making a valid application on GOV.UK**.

Table 1 - National validation requirements - pages 1 to 10

1. Planning application form
2. Ownership certificate and agricultural land declaration (Part of the standard 1APP form)
3. The appropriate planning application fee
4. Design and access statement
5. Fire Statement
6. Site location plan
7. Existing and proposed site layout plan (block plan)
8. Existing and proposed elevations
9. Existing and proposed floor plans
10. Existing and proposed site sections, cross sections and finished floor/site levels
11. Street scene or contextual drawings
12. Existing and proposed roof plans
13. Environmental Impact Assessment



Table 2 - Local validation requirements - pages 11 to 89

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



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



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

Table 3 - Waste and mineral local validation requirements - pages 90 to 122

1. Air Quality Assessments
2. Biodiversity and Geodiversity: Habitat Assessment and Species Surveys
3. Bird Strike Assessment
4. Blasting Scheme
5. Climate Change Statement
6. Coal Mining Risk Assessment
7. Cumulative Impact Assessment
8. Daylight/Sunlight Assessment



9. Drainage - Foul and Surface Water
10. Dust Impact Assessment
11. Economic Statement
12. Environmental Impact Assessment (EIA) / Environmental Assessment (EA)
13. Flood Risk Assessment
14. Geotechnical Assessment/Appraisal – Includes Land/Slope Instability
15. Health Impact Assessment
16. Heritage Statement
17. Landscape and Visual Impact Assessment
18. Landscaping Proposals
19. Land Contamination Survey/Risk Assessment
20. Lighting assessment
21. Minerals Need Assessment
22. Noise Assessment
23. Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations Assessment Appropriate Assessment (SHRA/AA)
24. Planning Obligations – Draft Heads of Terms
25. Planning Statement
26. Public Rights of Way Statement
27. Statement of Community Involvement
28. Transport Statements/Assessments/Travel Plans
29. Tree Survey
30. Utilities Assessment
31. Ventilation and extraction details
32. Site Waste Management Plan



Information required	Guidance	Where to look for further guidance
<p>Planning application form</p> <p>The standard 1APP form on the Planning Portal can be used for applications for all permissions, including for waste proposals.</p> <p>For new Minerals proposals (including associated Minerals Waste), a separate Minerals Application form should be completed. In addition there is a Supplementary Information Form which needs to be completed. This asks more detailed questions on minerals extraction, processing, disposal of mining and quarry waste, minerals exploration and oil and gas, and includes a mandatory section for all proposals on the environmental effects of the development. This section lists a range of potential impacts and asks for confirmation that relevant documentation to address that issue has been submitted with the application.</p>	<p>Applicants are encouraged to apply electronically. However, online submission of supporting information may not always be possible. In these circumstances, information can be submitted to us in hard copy, or electronically.</p> <p>Applications submitted electronically do not need to be accompanied by any further copies either of the application or accompanying information.</p> <p>Applicants who apply on a paper copy of the standard application form only need to provide one copy of a completed form and accompanying information.</p>	<p>Making an application - GOV.UK (www.gov.uk)</p>
<p>Ownership certificate and agricultural land declaration (Part of the standard 1APP form)</p> <p>A certificate which applicants must complete that provides certain details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners (and agricultural tenants).</p> <p>The completed Ownership Certificate [A, B, C or D – as applicable] as required by Article 14 of The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO).</p> <p>The completed, dated Agricultural Holdings Certificate as required by Article 14 of The Town</p>		<p>Making an application - GOV.UK (www.gov.uk)</p> <p>Town and Country Planning (Development Management Procedure) (England) Order 2015 NOTICE UNDER ARTICLE 13 OF APPLICATION FOR PLANNING PERMISSION (Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed)</p> <p>notice1.pdf (planningportal.co.uk)</p>

<p>& Country Planning (Development Management Procedure) Order 2015 (DMPO).</p> <p>In addition where Ownership Certificates B, C or D have been completed, notice[s] as required by Article 13 of The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO) must be given and/ or published in accordance with this Article.</p>		
<p>The appropriate planning application fee</p>		<p>A Guide to the Fees for Planning Applications in England (planningportal.co.uk)</p> <p>Calculate your planning fee Planning Portal</p>
<p>Design and access statement</p> <p>A design and access (DAS) statement is a short report accompanying and supporting a planning application. It provides a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.</p> <p>A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The Statement must explain the applicant's approach to access and how relevant local policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific</p>	<p>A Design and Access Statement will be required for:</p> <ul style="list-style-type: none"> • planning applications for Major developments (Erection of 10 or more dwellings, development of more than 1000 square metres or site area of more than one hectare) • planning applications in a conservation area providing one or more dwellings • planning applications in a conservation area providing a building or buildings where the floor space created is 100 square metres or more • all applications for listed building consent <p>Content of a Design and Access Statements for applications for listed building consent:</p> <p>The design and access statement should explain the design principles and concepts that have been applied to the development taking account of:</p>	<p>Making an application - GOV.UK (www.gov.uk)</p>

<p>issues which might affect access to the proposed development have been addressed.</p> <p>The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long. For most straightforward planning applications, the DAS may only need to be a page long.</p>	<ul style="list-style-type: none"> the special architectural or historic importance of the listed building the physical features of the building that justify its designation as a listed building the setting of the listed building issues relating to access to the building, including any alternative means of access that may have been considered <p>Also see Heritage statement of significance and impact in <i>Table 2 Local validation list</i> for Listed building applications and developments in a Conservation area.</p>	
<p>Fire Statement</p> <p>Measures to ensure fire safety matters are incorporated at the planning stage for schemes involving a relevant high-rise residential building.</p>	<p>Relevant buildings:</p> <ul style="list-style-type: none"> contain two or more dwellings or educational accommodation and meet the height condition of 18 metres or more in height, or 7 or more storeys <p>‘Dwellings’ includes flats, and ‘educational accommodation’ means residential accommodation for the use of students boarding at a boarding school or in later stages of education (for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.</p>	<p>Fire safety and high-rise residential buildings (from 1 August 2021) - GOV.UK (www.gov.uk)</p>
Plans & Drawings		
<p>Site location plan</p> <p>The National requirements are for ‘a plan which identifies the land to which the application relates’</p>	<p>This should be an up to date Ordnance Survey based plan:</p> <ul style="list-style-type: none"> drawn to a metric scale of 1:1250. If the site is very large or remote, a smaller scale may be used (1:2500) 	<p>Making an application - GOV.UK (www.gov.uk)</p>

	<ul style="list-style-type: none"> • scaled to fit either A4 or A3 paper • show the direction of North • include nearby properties, their postal numbers or addresses and at least two named roads • the application site should be accurately edged in red <p>The red line should include all the land necessary to carry out the proposed development.</p> <ul style="list-style-type: none"> • for access to the site from the public highway • for installation of non-mains drainage (including pipework and soakaways) • visibility splays • landscaping • car parking/vehicle turning areas • open areas around buildings <p>If any of this land within the red line is outside the ownership of the applicant, Certificate B should be signed and the relevant notice served on the landowner(s).</p> <p>Any adjacent land or property within the applicant's ownership or control should be edged in blue.</p>	
Existing and proposed site layout plan (block plan)	<p>A site layout plan shows a detailed layout of the whole site and the relationship of the proposed works within the boundary of the site, adjacent roads and neighbouring buildings.</p> <p>Most applications will need both an existing and a proposed site layout plan.</p> <p>It should show the proposal in relation to site boundaries, other buildings and trees on or</p>	<p>As more members of the public (especially neighbours), parish councillors and other interested parties view the plans online, we have had many comments that it is difficult to scale plans on line without some technical knowledge. We acknowledge that it is much easier for neighbours etc. to assess the impact of the proposal on their</p>

	<p>adjacent to the site and meet the following requirements:</p> <ul style="list-style-type: none"> • drawn to a suitable metric scale (For example 1:200 or 1:500) • show the direction of North • the footprint of the proposed extension or new building etc. should be clearly identified (hatched or coloured). It should be shown in relation to site boundaries and existing buildings on the site with written metric dimensions of the extension/building and distances to all adjacent boundaries <p>The following should also be identified on this plan unless these would not influence or be affected by the proposal:</p> <ul style="list-style-type: none"> • all the buildings, roads and public footpaths on land adjoining the site, including access arrangements • all public footpaths/bridleways crossing or adjoining the site • positions of all trees on the site or on adjoining land • the extent and type of any hard surfacing (parking areas, turning areas, pathways and location of refuse and recycling facilities) and boundary treatment (walls, fences or hedges) • any buildings to be demolished <p>For Minerals and Waste proposals the site plan would normally be at a scale of 1:2500 although larger scale plans may be appropriate in some cases.</p>	<p>property if written metric measurements are included.</p>
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	<p>In addition to the above, site plans for Minerals and Waste proposals would also be expected to include the following as appropriate:</p> <ul style="list-style-type: none"> • any land within or adjoining the site which has been used for mineral working or associated development, including the position of working/tipping faces, areas restored and any planning permission references where known; • existing contours at appropriate levels (intervals of no less than 10 metres) within and normally for a distance of at least 250m outside the site to illustrate the relationship of the site to the surrounding topography. For oil and gas, greater distances of at least 500m outside the site are necessary; • location and size of any proposed plant, machinery and buildings; • location and height of any outside bays; • location and height of any stockpiles, soil storage mounds and screening bunds; • maximum extent of any soil stripping and storage or other changes to ground level 	
<p>Existing and proposed elevations</p> <p>Elevation drawings show what a building will look like from the outside.</p> <p>Most applications will need both existing and proposed elevations metric scale of 1:100 or 1:50</p>	<ul style="list-style-type: none"> • drawings must be clearly annotated (existing and proposed) and (front, rear etc. or north, south etc.) • show all elevations of the building to be erected, altered or extended • show the whole of the existing building in relation to the proposed extension or alterations • where a property is attached to or is adjoining another building, show the 	

	<p>elevations of that building so the proposed works may be clearly assessed</p> <ul style="list-style-type: none"> • show the property boundary • show external building materials (for example walls, roof, window frames or doors) 	
<p>Existing and proposed floor plans</p> <p>Floor plans show the internal layout of a building.</p> <p>Most applications will need existing and proposed floor plans metric scale of 1:100 or 1:50</p>	<ul style="list-style-type: none"> • show all floors of the building to be erected, altered or extended in relation to the rest of the building • label each room and include the positions of, for example, windows, walls, doors or stairs • label each floor • show any property boundary and parts of adjacent properties • state whether there will be any encroachment (foundations etc.) onto adjoining property • identify any areas to be demolished 	
<p>Existing and proposed site sections, cross sections and finished floor/site levels</p> <p>Site section plans or topographical survey plans should be provided for all applications where the application site is sloping or uneven. They will also be needed when the application site adjoins land on a different level or where any change in ground levels is proposed metric scale 1:500 or 1:200</p>	<p>Floor and site levels</p> <ul style="list-style-type: none"> • show existing and proposed site levels and the relationship of the proposed development to adjacent sites and buildings (with written metric measurements as appropriate) • include spot ground levels at prominent features and/or contours • specify a fixed and identifiable datum point • demonstrate how the proposed development will sit within the site • show north point <p>Cross sections</p>	

	<ul style="list-style-type: none"> • show finished floor and ridge levels of buildings • show existing and proposed ground levels where significant engineering or cut and fill operations are proposed • show the points where the cross-sections have been taken on a site layout plan 	
Street scene or contextual drawings Drawings showing elevations in the context of the street scene may be required to show the integration of the proposed design into the existing neighbourhood. These are usually only required for new buildings that are visible from the road metric scale 1:100 or 1:200	<ul style="list-style-type: none"> • show the height and outline of neighbouring buildings and position and size of windows and doors • show any differences in finished floor levels • show written metric dimensions for gaps between buildings • annotated to show the direction the street scene faces 	
Existing and proposed roof plans Roof plans show the design of the roof from above and are needed when roof alterations are proposed. Existing and proposed roof plans are normally required metric scale 1:50 or 1:100	<ul style="list-style-type: none"> • show positions of, for example: valley gutters, roof lights, solar panels, sun tunnels or chimneys 	
Environmental Impact Assessment The aim of Environmental Impact Assessment (EIA) is to protect the environment by ensuring that when we decide whether to grant planning permission for a project, which is likely to have significant effects on the environment, we do so in the full knowledge of the likely significant effects, and take this into account when making a decision. The regulations set out a procedure for identifying those projects which should be	Screening Opinion If you are unsure whether a proposal requires an Environmental Impact Assessment (EIA) you may submit a request for a Screening Opinion. Section 6(2) of the EIA Regulations sets out the information to be submitted: (a) a plan sufficient to identify the land; (b) a description of the development, including in particular—	Environmental Impact Assessment - GOV.UK (www.gov.uk)

<p>subject to an Environmental Impact Assessment, and for assessing, consulting and coming to a decision on those projects which are likely to have significant environmental effects. An Environmental Impact Assessment will also ensure that the public are given early and effective opportunities to participate in the decision making procedures.</p>	<p>(i) a description of the physical characteristics of the development and, where relevant, of demolition works;</p> <p>(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;</p> <p>(c) a description of the aspects of the environment likely to be significantly affected by the development;</p> <p>(d) to the extent the information is available, a description of any likely significant effects of the proposed development on the environment resulting from—</p> <p>(i) the expected residues and emissions and the production of waste, where relevant; and</p> <p>(ii) the use of natural resources, in particular soil, land, water and biodiversity; and</p> <p>(e) such other information or representations as the person making the request may wish to provide or make, including any features of the proposed development or any measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.</p> <p>(ii) a description of the location of the development, with particular regard to the environmental sensitivity of geographical areas likely to be affected;</p> <p>When we receive the request for a screening opinion we will consult with relevant organisations and reply to the request within 21 days. If we</p>	
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	<p>consider that the proposal could have significant effects on the environment we will require an Environmental Impact Assessment to be submitted with the planning application. We will let you know the outcome of the screening opinion in writing.</p> <p>Scoping Opinion</p> <p>If you are sure that a proposal is an Environmental Impact Assessment Development (by virtue of either Schedule 1 or Schedule 2 of the Regulations) or from the results of a screening opinion, then you may submit a scoping opinion.</p> <p>You will need to include the following information with your request:</p> <ul style="list-style-type: none"> • site location plan (1:1250 or 1:2500) • description of the proposal and its possible effects on the environment <p>The request should provide sufficient information so that we can agree the scope of the Environmental Impact Assessment.</p> <p>We will consult all relevant specialists and the developer as part of the process. We must issue the scoping opinion within 5 weeks. This period may be extended if the developer agrees in writing.</p> <p>We will then confirm what we consider to be the main effects of the development and the topics that the environmental statement should cover. This does not prevent us from requesting additional information as part of the EIA process.</p>	
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Information required	Guidance	Where to look for further guidance and local guidance	Local plan area policy reference and thresholds
<p>Affordable Housing Statement</p> <p>This is a statement setting out whether, where and how affordable housing provision will be met as part of the proposal.</p> <p>A financial viability report will be required where the affordable housing provision is below the policy requirement. Exceptionally a lower requirement for affordable housing may be acceptable where there is clear evidence that it would make the development unviable.</p>	<p>An affordable housing statement should specify what is being proposed with regard to affordable housing and should provide a justification for the amount and type proposed.</p> <p>A typical affordable housing statement should include details of the following:</p> <ul style="list-style-type: none"> the total number of all residential units the number of affordable units; numbers of bedrooms and property types across all tenures to demonstrate representative mix of unit types and sizes plans showing the location of units the different levels or types of affordability or tenure proposed for different units. This should be clearly and fully explained in line with policy expectation explanation as to how the affordable housing units will be managed details of any registered providers acting as development partners <p>The affordable housing statement should be accompanied by a report from an independent chartered surveyor and should provide market valuations for each affordable unit.</p> <p>If the level of affordable housing proposed on site or contribution towards off-site</p>	<p>South Lakeland District Council:</p> <p>Affordable Housing Planning Policy Guidance Notes (PDF 262KB / 9 pages)</p> <p>S.106 Pro Forma (southlakeland.gov.uk)</p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted. Price will be on application on a case by case basis.</p> <p>Eden District Council:</p> <p>Delivering affordable housing in Eden</p> <p>Barrow Borough Council:</p> <p>Please note there is a separate fee payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted. Price will be on application on a case by case basis.</p> <p>There is a guidance note on how to prepare an affordable housing statement on our website on the following link:</p>	<p>South Lakeland District Council:</p> <p>Policy CS6.3 South Lakeland Core Strategy- Provision of Affordable Housing</p> <p>Policy DM14 South Lakeland Development Management Policies Development Plan Document, Rural Exceptions Sites</p> <p>Policy AS03 South Lakeland Development Management Policies Development Plan Document, Arnsdale and Silverdale AONB DPD, Housing Provision</p> <p>Thresholds:</p> <p>Kendal, Grange-over-Sands and Ulverston</p> <ul style="list-style-type: none"> Ten or more dwellings, the affordable housing requirement is 35% onsite provision. <p>Milnthorpe and Kirkby Lonsdale</p> <ul style="list-style-type: none"> Nine dwellings, the affordable housing

	<p>provision is less than required by policy, this should be fully justified and will normally require a viability assessment.</p>	<p>Barrow BC - Planning Forms and Guidance</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Affordable Housing SPD July 2022</p>	<p>requirement is 35% either onsite provision or commuted sum (accepted only in exceptional circumstances).</p> <p>Arnside and Silverdale Area of Outstanding Natural Beauty</p> <ul style="list-style-type: none"> Two or more dwellings, the affordable housing requirement is 50% onsite provision. <p>South Lakeland District Designated Rural Area (excluding the Arnside and Silverdale AONB and the settlements of Milnthorpe and Kirkby Lonsdale)</p> <ul style="list-style-type: none"> Three or more dwellings, the affordable housing requirement is 35% onsite provision. <p>Vacant Building Credit</p> <ul style="list-style-type: none"> Where vacant buildings are being reused or redeveloped, the affordable housing requirement will be reduced by a proportionate
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			<p>amount equivalent to the existing gross floor space of the existing building. We will consider whether or not the building(s) have been made vacant for the sole purpose of redevelopment. We will consider if the vacant building credit is appropriate on a case by case basis.</p> <p>Eden District Council: Eden Local Plan 2014-2032</p> <p>HS1 - Affordable Housing</p> <p>Housing Supplementary Planning Document SPD</p> <p>An Affordable Housing Statement will be required for the following:</p> <p>Penrith</p> <ul style="list-style-type: none"> • 11+ dwellings <p>Market Towns and Key Hubs</p> <ul style="list-style-type: none"> • 11+ dwellings <p>Smaller Villages and Hamlets</p> <ul style="list-style-type: none"> • 11+ dwellings
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			<p>Rural Areas (outside of Key Hubs and SV&H)</p> <ul style="list-style-type: none"> All (except for the re-use of traditional buildings) <p>All applications proposing the development of Affordable Housing</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H14 - Affordable Housing</p> <ul style="list-style-type: none"> It is expected that 10% of dwellings on sites of 10 units or over should be affordable.
<p>Accessible and Adaptable Homes Statement</p> <p>Used to ensure that new housing is accessible and can be easily adapted to meet the changing needs of their occupants over their lifetime.</p>	<p>All new build homes will be required to meet the operational Building Regulations requirement M4 (Category 2 - Accessible and Adaptable Homes) and 5% of new build homes on sites over 40 units will be required to be wheelchair adaptable (Category 3a - Wheelchair User Dwellings).</p> <p>Please complete the Accessible and Adaptable Homes Statement Form. This will demonstrate that the proposed development will meet the policy requirement.</p>	<p>South Lakeland District Council:</p> <p>Accessible and Adaptable Homes Statement Form (PDF 87KB / 6 pages)</p> <p>The Accessible and Adaptable Homes Statement Form is designed to act as a helpful prompt for developers.</p> <p>New homes will be subject to inspection by Building Control to ensure compliance under the current Building Regulations. This will involve a detailed assessment of all the requirements of the</p>	<p>South Lakeland District Council:</p> <p>Policy DM11 Development Management Policies Development Plan Document (DMPDP); Accessible and Adaptable Homes</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>HS5 – Accessible and Adaptable Homes.</p>

	<p>Please make sure you check the submitted plans correspond to the requirements on the checklist. The checklist is a summary guide to the key requirements of M4(2) and M4(3). These requirements should be considered at the planning stage as they could affect the design and layout of the homes and the site.</p> <p>Please ensure that submitted plans include:</p> <ul style="list-style-type: none"> metric scaled site layout and section plans with annotated spot external ground levels and finished floor levels 1:100 or 1:200 metric scaled elevation plans 1:50 or 1:100 metric scaled floor plans 1:50. These should demonstrate the internal designs are capable of meeting the required standards. The furniture arrangements should be clearly shown on the floor plans for the bedrooms <p>Where applications require a Design and Access Statement, the access section should provide an explanation of how the development has been designed to ensure that homes are accessible and adaptable in accordance with Policy DM11 of Development Management Policies Development Plan Document (DMDPD).</p>	<p>Approved Document M of Building Regulations; Access to and use of Buildings</p> <p>The Building Regulations are entirely separate from planning regulations.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Accessible and Adaptable Homes Statement Form (PDF 87KB / 6 pages)</p> <p>The Accessible and Adaptable Homes Statement Form is designed to act as a helpful prompt for developers.</p> <p>New homes will be subject to inspection by Building Control to ensure compliance under the current Building Regulations. This will involve a detailed assessment of all the requirements of the</p> <p>Approved Document M of Building Regulations; Access to and use of Buildings</p>	<p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H12: Homes for Life.</p> <p>Policy HC1: Health and Wellbeing.</p> <p>Policy HC4: Access to buildings and open spaces.</p>
Aerodrome Safeguarding Statement	In relation to Walney Airport and Flookburgh	South Lakeland District Council:	South Lakeland District Council: n/a

		Planning consultations Civil Aviation Authority (caa.co.uk) Eden District Council: n/a Barrow Borough Council: Planning consultations Civil Aviation Authority (caa.co.uk)	Eden District Council: n/a Barrow Borough Council:
Agricultural Buildings Appraisal Used to ensure new agricultural buildings are essential to the operational needs of an existing farm or agricultural business.	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. The appraisal show provide justification why an agricultural building is required. Evidence is required to show there is a functional need (this should be proportionate to the nature of the proposal). The evidence would usually contain details of the agricultural holding (size and type), details of uses and sizes of existing buildings, stock type and numbers and the type of agricultural activities undertaken on the site.		South Lakeland District Council: Policy DM25 South Lakeland Development Management Policies Development Plan Document; Agricultural Buildings Eden District Council: Eden Local Plan 2014-2032 RUR2 - New Agricultural Buildings. RUR4 - Employment Development and Farm Diversification in Rural Areas. Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy DS2: Sustainable Development Criteria.

			Policy DS5: Design.
<p>Agricultural / forestry / rural business appraisals</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>All appraisals and reports will be published on our website in accordance with the requirements of paragraph 58 of the National Planning Policy Framework.</p> <p>Existing business:</p> <p>Provide details of the operation of the unit (size of holding, stock numbers, staffing (full/part time, casual, family), nature of the work for staff and current staff accommodation available.</p> <p>Justification:</p> <p>Demonstrate why there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.</p> <p>Future changes:</p>	<p>South Lakeland District Council:</p> <p>A fee is available upon application on a case by case basis. This additional fee is to cover our costs to appoint an independent professional to assess the functional and essential need for the dwelling(s) in relation to agriculture, forestry or rural business.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>A fee is available upon application on a case by case basis. This additional fee is to cover our costs to appoint an independent professional to assess the functional and essential need for the dwelling(s) in relation to agriculture, forestry or rural business.</p>	<p>South Lakeland District Council:</p> <p>Policy DM15 South Lakeland Development Management Policies Development Plan Document, Essential dwellings for workers in the countryside</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>HS3 - Essential Dwellings for Workers in the Countryside.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H5: Residential Development in the Open Countryside.</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.		
Air Quality Assessment To ensure the protection of the environment and public health.	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: <ul style="list-style-type: none"> • if the development provides 50 or more new parking spaces or more than 25 in an AQMA (Air Quality Management Area) • residential development of more than 80 units or more than 1.0ha site area • industrial or commercial development with a floor space over 2,500m² • industrial or commercial development with the potential for emissions to air, Use Class B1(1500m²), Use Class B2 (2,500m²) and Use Class B8 (3,000m²) • coach or lorry park or distribution warehouse • sensitive development (residential, school, healthcare etc.) within an AQMA • development that is a prescribed process under the Environmental Permitting Regulations 		South Lakeland District Council: Policy DM7 South Lakeland Development Management Policy document; Addressing pollution and contamination impact For information on whether an air quality statement should be submitted with your planning application please seek pre application planning advice. Eden District Council: Eden Local Plan 2014-2032 ENV7 - Air Pollution. Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy DS2: Sustainable Development Criteria.

	<ul style="list-style-type: none"> • sensitive development close to an existing prescribed process • development that will significantly alter flows or speeds on busy roads (of more than 10,000 vehicles per day) or any road in an AQMA • development that will lead to a change in traffic volume of 2% of the annual average daily traffic (AADT) or 1% AADT within an AQMA • development that will lead to a change in average vehicle speed of 5km per hour or a significant increase in congestion • development that would significantly alter the road or rail network (e.g. construction of new road) • development that will lead to a change in vehicle split to a greater percentage of heavy duty vehicles (including buses) • development that is part of a major phased redevelopment • development that may create a street canyon (where the building height on both sides of the road is greater than its width) <p>Examples of proposed development likely to need an air quality statement:</p> <ul style="list-style-type: none"> • increase in congestion or HGV movements • significant amounts of car parking • significant dust emissions 		
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	<ul style="list-style-type: none"> introduction of sensitive development (dwellings, schools, hospitals) other into an area of poor air quality 		
Amendment Statement	The statement you submit should include an executive summary and be clear, easy to read and jargon free. Your amendment statement must show and explain the changes to plans you have submitted previously. You can include your amendment statement as part of your updated design and access statement		South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a
Annexe accommodation justification statement	<p>An annexe accommodation justification statement provides details of why you are proposing to build an annexe. You need to submit an annexe accommodation justification statement if you are proposing to build an annexe that is separate from the main dwelling. If your proposal is for an annexe within or attached to the main dwelling, you can make a householder application.</p> <p>Your annexe accommodation justification statement must give:</p> <ul style="list-style-type: none"> the reasons why your proposal includes an annex details of the proposed occupiers, please note that we will seek not to publish personal and confidential material such as medical conditions details of the proposed internal accommodation and how it will operate in relation to the host dwelling 		South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a

<p>Archaeological Evaluation and Impact Assessment</p> <p>Used to assess the archaeological value of any individual site to determine the impact that the proposed development will have upon the archaeology and to demonstrate appropriate measures to be taken to protect it.</p>	<p>Assessments will be required for all proposals involving the disturbance of ground within an area of known archaeological interest.</p> <p>If advice is needed about archaeological sites you should contact The Historic Environment Service.</p> <p>National planning policy emphasises the need to carry out an appropriate desk based assessment.</p> <p>A desk-based archaeological assessment and/or field evaluation may be necessary if an application site includes (or has the potential to include) or affect heritage 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>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy DM3 South Lakeland Development Management Policies Development Plan Document, Historic Environment</p> <p>Policy CS8.6 South Lakeland Core Strategy, Historic Environment</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV10 - The Historic Environment.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy HE1: Heritage assets and their setting.</p> <p>Policy HE2: Information required for proposals involving heritage assets.</p> <p>Policy HE6: Scheduled ancient monuments and non-designated heritage assets.</p>
<p>Biodiversity Assessment</p> <p>We have to consider the conservation and</p>	<p>A biodiversity assessment (sometimes known as an ecological assessment or nature conservation assessment) will be</p>	<p>The Cumbria Biodiversity Data Centre is a source of evidence that should be used in a biodiversity assessment as there is a</p>	<p>South Lakeland District Council:</p>

<p>environmental net gains for biodiversity when deciding a planning application. This includes the protection of protected species, designated sites, habitats and geological features.</p>	<p>required for all major applications or greenfield development (usually agricultural or amenity land) that could directly or indirectly impact on rare, protected, or notable species or habitats protected by:</p> <ul style="list-style-type: none"> • The Wildlife and Countryside Act 1981 • The Conservation (Natural Habitats etc.) Regulations 2010 • The Conservation of Habitats and Species (Amendment Regulations 2012) • The Protection of Badgers Act 1992 <p>A biodiversity survey may include either a protected species survey and/or an ecological or geological survey.</p> <p>A protected species survey and assessment should be submitted where the development involves:</p> <ul style="list-style-type: none"> • demolition of a building • conversion of a building (for example, barn conversion) • works to bridges, viaducts, tunnels, mines, kilns, cellars and underground ducts and structures • works near watercourses, wetlands and ponds and/or wooded areas • buildings known to support roosting bats • development affecting the roof space of a building 	<p>desk study enquiry, including species, habitat and sites data service available for developers.</p> <p>Surveys and reporting will need to be undertaken by appropriately qualified, experienced and licensed ecologists.</p> <p>Reports and surveys should be carried-out in accordance with nationally recognised guidance during appropriate times/months of the year, in suitable weather conditions and using recognised surveying techniques.</p> <p>We will not validate an application unless we are confident that full information on the likely ecological impacts of the proposals can be provided within the application timeframe. This allows for flexibility in cases where further ecological surveys are required to determine the presence or absence of a species but due to the seasonality of ecological surveys, the consideration of the application would be unduly delayed.</p> <p>South Lakeland District Council:</p> <p>Proposed development in the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) may need to be accompanied by an ecological survey, including an assessment of the role the application site plays in the local ecological network. The survey and assessment should be proportionate to the scale of the development.</p> <p>Eden District Council: n/a</p>	<p>Policy CS8.4 South Lakeland Core Strategy - Biodiversity and Geodiversity</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy AS04 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) - Natural Environment</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV2 - Protection and Enhancements of Landscapes and Trees.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N3: Protecting Biodiversity and Geodiversity.</p> <p>Policy N4: Protecting other Wildlife Features.</p>
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	<p>An ecological survey should be submitted where the development involves:</p> <ul style="list-style-type: none"> • works to trees or hedgerows • overgrown sites • development within or adjacent to a Site of Special Scientific Interest, Special Protection Area, Ramsar Sites, Special Areas of Conservation, Sites of Biological or Geographical Importance (National Nature Reserve, County Wildlife Site, Regionally Important Geological/Geomorphological Sites (RIGS), Wildlife Trust Reserves) • sites involving Ancient Woodland <p>Some smaller applications (including some householder proposals) that fall into the above designated sites, green gaps, or include proposals that will impact upon overgrown land, may also require an ecological assessment.</p> <p>Proposals that involve the removal of trees, scrub, hedgerows or alter water courses will need to supply information on species present, potential impacts on those species and the mitigation for such impacts.</p> <p>Please refer to Natural England standing advice for how to prepare a planning proposal to avoid harm or disturbance to protected species.</p> <p>Prepare a planning proposal to avoid harm or disturbance to protected species - GOV.UK (www.gov.uk)</p>	<p>Barrow Borough Council:</p> <p>Biodiversity & Development SPD is a material consideration and further information is available here:</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Protected species and development: advice for local planning authorities - GOV.UK (www.gov.uk)</p>	
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<p>Bio-mass Boiler Statement</p> <p>Used to assess the impacts of the proposed development on the air quality, either in isolation or cumulatively with other developments.</p>	<p>All developments including the installation of new biomass boilers must complete a biomass questionnaire (PDF/200KB/7 pages).</p> <p>In common with other types of combustion appliances, biomass boilers are potentially a source of air pollution. These pollution emissions can have an impact on local air quality and affect human health.</p> <p>It is essential that any new biomass boilers installed in our district meet certain emission control requirements in order to protect local air quality.</p>	<p>Biomass policy statement: a strategic view on the role of sustainable biomass for net zero - GOV.UK (www.gov.uk)</p> <p>Planning permission - Biomass fuelled appliances - Planning Portal</p>	<p>South Lakeland District Council:</p> <p>Policy DM7 Addressing pollution, contamination impact and water quality, South Lakeland Local Plan Development Management Policies.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV6 – Renewable Energy.</p> <p>Barrow Borough Council:</p> <p>n/a</p>
<p>Climate Change Statement</p> <p>New development must clearly play its part in helping to reduce carbon emissions and help our communities adapt to the impacts and risks of a changing climate.</p>	<p>A Climate Change Statement will be required for proposals for new homes, business and commercial development and infrastructure projects, it should include and answer:</p> <ul style="list-style-type: none"> • Is the development located and designed in a way that it will enable people to choose sustainable transport modes (walking, cycling, public transport)? • Does the development prioritise the re-use of land and buildings, and use sustainable building materials (taking account of their full lifecycle) and construction methods? • Does the development identify opportunities to increase the proportion of energy derived from 	<p>Climate change explained - GOV.UK (www.gov.uk)</p> <p>BREEAM website</p> <p>2010 to 2015 government policy: energy efficiency in buildings - GOV.UK (www.gov.uk)</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy CS8.7 South Lakeland Core Strategy- Sustainable construction, energy efficiency and renewable energy</p> <p>Policy DM2 South Lakeland Local Plan Development Management Policies Development Plan Document; Achieving Sustainable High Quality Design.</p> <p>Appendix 1 of the Development Management Policies DPD (2MB / 119 pages)</p>

	<p>renewable sources, including opportunities for on-site renewable and low carbon technologies?</p> <ul style="list-style-type: none"> • 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.) • Has the development proposal identified how the development might be at risk from local climate change impacts (e.g. flooding, overheating) and explained how it has been designed in a way to adapt to climate change, increase resilience and protect people from its impacts? • Does the development promote sustainable waste management, through applying the waste hierarchy, providing sufficient space for recycling facilities and considering a zero waste to landfill approach? • Does the development's design and layout promote energy conservation? (e.g. through the orientation of properties and construction materials and methods?) 		<p>Climate Change Interim Planning Statement April 2022 (southlakeland.gov.uk)</p> <p>The Local Plan (southlakeland.gov.uk)</p> <p>Local Plan Review (southlakeland.gov.uk)</p> <p>Climate change (southlakeland.gov.uk)</p> <p>Eden District Council: Eden Local Plan 2014-2032 DEV1 - General Approach to New Development. ENV6 - Renewable Energy.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy C5: Promoting Renewable Energy. Policy DS2: Sustainable Development Criteria.</p>
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	<ul style="list-style-type: none"> Does the development include the specific measures listed in Appendix 1 of the Development Management Policies DPD (2MB / 119 pages) to help respond to the climate emergency? <p>The last point applies to South Lakeland District Council legacy area only</p> <p>New commercial buildings of more than 1000 sq. m. will normally be required to meet the BREEAM (Building Research Establishment Environment Assessment Method) 'very good' standard and by 2013 new buildings will need to achieve the BREEAM 'excellent' standard.</p> <p>It should demonstrate how local planning policy targets can be met and offers guidance on which actions should be taken if the scheme is not meeting its mandatory requirements.</p>		
<p>Community Infrastructure Levy (CIL)</p> <p>It is a charge that local authorities can impose on new developments in their area. The money raised can be used for infrastructure that the Council and communities want.</p> <p>This applies to South Lakeland District Council legacy area only</p>	<p>The types of applications which may be liable for CIL and require a Form 1 (additional information) to be submitted are:</p> <ul style="list-style-type: none"> New dwellings for domestic residence, holiday lets. Conversion/change of use to a new dwelling e.g. barn, shop, office to residential. This applies to both SL and CU applications. Annexes (separate dwelling unit within a curtilage) e.g. granny flats, Extensions near to/over 100sqm 	<p>Community Infrastructure Levy - GOV.UK (www.gov.uk)</p> <p>Download the forms - Community Infrastructure Levy - Planning Portal</p> <p>South Lakeland District Council:</p> <p>Community Infrastructure Levy (CIL) for planning applications (southlakeland.gov.uk)</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>	<p>Community Infrastructure Levy (CIL)</p> <p>It is a charge that local authorities can impose on new developments in their area. The money raised can be used for infrastructure that the Council and communities want.</p> <p>This applies to South Lakeland District Council legacy area only</p>

	<ul style="list-style-type: none"> Large supermarkets/retail warehouse 		
<p>Construction and demolition method statement (CMP)</p> <p>A construction and demolition method statement explains how works on a development (including demolition) will be undertaken during the construction or demolition phase to prevent harm resulting from the scheme.</p>	<p>Major planning applications (10 or more dwellings, more than one hectare site area or more than 1,000 square metres floor area) on sites that fall into the above categories should be accompanied by a Construction and Environmental Management Plan (CEMP). It should set out responsibilities regarding legislation and the implementation of environmental measures designed to mitigate the environmental impacts from the construction phase of the development</p> <p>The details needed will vary from scheme to scheme and from site to site. We recommend starting the statement right at the planning stage of your project and writing it for the development you propose. Don't copy it from somewhere else.</p> <p>A scheme in a residential area may need to consider measures to prevent disturbance from noise, dust and vehicles. A scheme near to a watercourse would need to consider potential sources of pollution and mitigation measures which may need to be put in place.</p> <p>The method statement should cover all phases of the development and take account of all contractors or sub-contractors.</p> <p>Content of a construction and demolition method statement:</p> <ul style="list-style-type: none"> timing and schedule of works 	<p>The Control of Noise (Code of Practice for Construction and Open Sites) (England) Order 2015 (legislation.gov.uk)</p> <p>Environment Agency - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy DM7 South Lakeland Local Plan Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV8 - Land Contamination.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C3b: Groundwater Protection.</p>

	<ul style="list-style-type: none"> • details of phasing of the construction work including a programme of work for the demolition and construction phase • hours of working • sediment control measures • pollution control measures • parking areas for the vehicles of site operatives and visitors • areas of loading and unloading of plant and materials • areas for storage of plant and materials • details of the erection and maintenance of security hoarding • provision of wheel washing facilities • measures to control the emission of dust and dirt during construction or demolition • a scheme for recycling or disposal of waste resulting from construction and demolition works • details of access and haul routes for construction vehicles, delivery vehicles or waste disposal vehicles • chemicals and hazardous substances (use and storage) • management and control of invasive species • waste management • Mitigation measures to reduce adverse impacts on residential properties from construction compounds including visual impact, noise, dust and light pollution • a written procedure for dealing with complaints regarding the 		Policy DS2: Sustainable Development Criteria.
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	<p>construction or demolition; A site log book to record details and action taken in response to exceptional noisy incidents or dust-causing episodes. It should also be used to record the results of routine site inspections</p> <ul style="list-style-type: none"> • a 24 hour emergency contact number • methods of communicating the Construction Method Statement to staff, visitors and adjacent residents and businesses • oil use, storage and refuelling of plant and equipment • accurate plans, photographs and Ordnance Survey maps • where development is likely to cause dust, noise and vibration (for example piling, rock breaking or extensive earthworks). The activities should follow best practice as defined in S.72 of the Control of Pollution Act 1974. Further guidance may be found within BS5288 Code of Practice for Noise and Vibration Control on construction and open sites 		
Construction and Environmental Management Plan (CEMP)	<p>When a proposed development is within or would affect a site of ecological importance:</p> <ul style="list-style-type: none"> • Special Area of Conservation (SAC) • Site of Special Scientific Interest (SSSI) 	<p>Natural England - GOV.UK (www.gov.uk)</p> <p>Environment Agency - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue</p>

	<ul style="list-style-type: none"> • County Wildlife Site (CWS) • Ramsar Site • Regionally Important Geological and Geomorphological Site (RIGG) • Limestone Pavement Area (LPA) • site is within or close to a site that drains to a watercourse <p>CEMPs will be required in relation to all developments constituting Major Development. Most frequently this means residential development of 10 or more dwellings or on a site of 0.5 hectares or more, commercial development involving 1,000 sq m or more floorspace, or the development of any site of 1 hectare or larger, though other categories of development are classed as Major Development as well. The level of detail required in a CEMP will be proportionate to the scale of the development and to the level of risk presented by the development, and the CEMP should state how the necessary level of detail has been determined.</p> <p>It should set out responsibilities regarding legislation and the implementation of environmental measures designed to mitigate the environmental impacts from the construction phase of the development</p> <p>It is a good idea to speak to relevant organisations (Natural England, Environment Agency etc.) as soon as possible to make sure the proposed development or demolition can be carried out with their approval. Take their advice</p>		<p>Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM7 South Lakeland Local Plan Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV8 - Land Contamination.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C3b: Groundwater Protection.</p> <p>Policy C4: Contaminated & Unstable Land</p>
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	and incorporate it into the method statement.		Policy DS2: Sustainable Development Criteria.
<p>Contaminated land assessment</p> <p>Used to safeguard human health and the environment, including controlled waters. The contaminated land report should evaluate any risks arising from potential contamination and set out remediation measures to be considered on the basis of both the existing and proposed land use.</p>	<p>Where the land is known or suspected to be contaminated or where the development site is close to such land and ground works are proposed.</p> <p>Where the end user of the development is considered to be sensitive to contamination (for example: housing, schools, nurseries, hospitals, open space, children's play areas, allotments and highly sensitive groundwater used for potable supply).</p> <p>For validation purposes a Stage One desk study, site walkover and preliminary risk assessment is the minimum requirement.</p> <p>Contents of a contaminated land assessment:</p> <p>This information is required to determine the existence of contaminated land, the nature of the contamination and the risks it may pose to the proposed development and whether remedial measures are feasible to reduce the contamination to an acceptable level.</p> <p>Uses and land highly likely to be contaminated:</p> <ul style="list-style-type: none"> • smelters, foundries, steel works, metal processing and finishing works • coal and mineral mining and processing, both deep mines and opencast 	<p>South Lakeland District Council:</p> <p>For more information please see Contaminated Land Strategy (PDF/636KB/42 pages).</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>For more information please contact our Public Protection team on:01229 876543</p>	<p>South Lakeland District Council:</p> <p>Policy DM7 South Lakeland Local Plan Development Management Policies Development Plan Document; Addressing pollution, contamination impact and water quality.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV8 - Land Contamination.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C4: Contaminated & Unstable Land</p>

	<ul style="list-style-type: none"> • heavy engineering works (car manufacture, shipbuilding) • military related activities • electrical and electronic equipment manufacture and repair • gasworks, coal processing plants and power stations • oil refineries, petroleum storage and distribution sites • manufacture and use of asbestos, cement, lime and gypsum • manufacture of organic and inorganic chemicals, including pesticides, acids, alkalis, pharmaceuticals, solvents, paints, detergents and cosmetics • rubber industry, including tyre manufacture • munitions and explosives production and testing and storage sites • glass making and ceramics manufacture • textile industry, including tanning and dyestuffs • paper and pulp manufacture, printing works and photographic processing • timber treatment • food processing industry and catering establishments • railway depots, dockyards (including filled dock basins), garages, road haulage depots and airports • landfill, storage and incineration of waste 		
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	<ul style="list-style-type: none"> • sewage works, farms, stables and kennels • abattoirs, animal waste processing and burial of diseased livestock • scrap yards • dry cleaning premises • all types of laboratories <p>Uses and land might possibly be contaminated:</p> <ul style="list-style-type: none"> • industry involving radioactive substances • burial sites and graveyards • agriculture – excessive use of pesticides, herbicides, fungicides, sewage sludge and farm waste • naturally occurring radioactivity (including radon) • naturally occurring concentrations of metals and other substances • methane and carbon dioxide production and emissions in coalmining areas, wetlands, peat moors or former wetlands <p>The investigation and risk assessment of contaminated land is split into three stages:</p> <ul style="list-style-type: none"> • Desk study, site walkover and preliminary risk assessment. • Intrusive site investigation and detailed risk assessment. • Remediation strategy, risk management, validation report and monitoring. 		
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<p>Crime Prevention Statement</p> <p>This Statement is 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. You should submit a crime prevention strategy, or as a minimum details on how attempts have been made to 'design out crime', as part of the design and access statement. A crime prevention strategy is recommended for major applications.</p>	<p>For further guidance, see the Secured by Design guidance for details on how to incorporate security into developments Design Guides (securedbydesign.com)</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk) Paragraphs 92 and 103</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy HC5: Crime Prevention</p>
<p>Delivery and Servicing Plan</p> <p>Where the completed proposal requires either commercial or residential servicing.</p>	<p>All outline or hybrid applications where the completed proposal requires either commercial or residential servicing.</p>	<p>South Lakeland District Council:</p> <p>Eden District Council:</p> <p>Barrow Borough Council:</p> <p>For planning applications which are likely to generate significant amounts of movement and/ or have transport implications.</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p>
<p>Design Codes</p>	<p>Required for new developments specific to the site and planning applications must demonstrate a clear process that analyses and responds to the characteristics of the site and its context, including surrounding uses, taking into account the Council's Green Infrastructure Strategy.</p> <ul style="list-style-type: none"> Integrate with and where possible conserve and enhance the character of the adjoining natural environment, taking into account 	<p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>See also Green Infrastructure SPD</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS5: Design.</p>

	<p>relevant Supplementary Planning Documents</p> <ul style="list-style-type: none"> • Conserve and enhance the historic environment, including heritage assets and their setting • Make the most effective and efficient use of the site and any existing buildings upon it • Create clearly distinguishable, well defined and designed public and private spaces that are attractive, accessible, coherent and safe and provide a stimulating environment; • Allow permeability and ease of movement within the site and with surrounding areas, placing the needs of pedestrians, cyclists and public transport above those of the motorist, depending on the nature and function of the uses proposed • Create a place that is easy to find your way around with routes defined by a well-structured building layout • Prioritise building and landscape form over parking and roads, so that vehicular requirements do not dominate the sites appearance and character • Exhibit design quality using design cues and materials appropriate to the area, locally sourced wherever possible • Respect the distinctive character of the local landscape, protecting and incorporating key environmental assets of the area, including 		
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	<p>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</p> <ul style="list-style-type: none"> • Create layouts that are inclusive and promote health, well-being, community cohesion and public safety • Incorporate public art where this is appropriate to the project and where it can contribute to design objectives • Ensure that development is both accessible and usable by different age groups and people with disabilities • Integrate Sustainable Drainage Systems of an appropriate form and scale • Mitigate against the impacts of climate change by the incorporation of energy and water efficiency measures (in accordance with the Building Regulations), the orientation of new buildings, and use of recyclable materials in construction • Ensuring that new development avoids creating nesting sites for gulls e.g. through the provision of appropriate roof pitches. 		
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<p>Energy Statement</p>	<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"> • 10 or more units of residential accommodation • new commercial development of 1,000 square metres or more • change of use of 1,000 square metres or more • site area exceeding 0.5 hectares where it is not known how many dwellings are to be created • development site area is 1 hectare or more 	<p>Energy Statement Guidance Doc: Barrow BC - Planning Forms and Guidance</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk) Paragraph 152</p> <p>Energy Saving Trust website https://energysavingtrust.org.uk/</p> <p>Carbon Trust website https://www.carbontrust.com/</p> <p>Building Research Establishment website https://www.bregroup.com/</p> <p>Cumbria Action for Sustainability website https://cafs.org.uk</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C5: Promoting Renewable Energy.</p> <p>Policy C6: Renewable and Low Carbon Energy.</p> <p>Policy DS2: Sustainable Development.</p> <p>Policy DS5: Design.</p> <p>Policy EC3: Managing Development of Employment Land.</p> <p>Policy H7: Housing Development.</p> <p>Policy HC1: Health and Wellbeing.</p>
<p>External Lighting Assessment</p> <p>Used to assess the impact of any proposed external lighting on neighbouring properties or upon dark countryside skies.</p>	<p>All proposals, including equestrian related development, involving floodlighting in the vicinity of residential property, a listed building or a conservation area, ecologically sensitive areas or watercourses, where external lighting would be provided or made necessary by the development.</p> <p>Details of highway street lighting is not required. This is covered by S.38 of The Highways Act 1980.</p>		<p>South Lakeland District Council:</p> <p>Policy DM19 South Lakeland Local Plan Development Management Policies Development Plan Document; Equestrian Related Development.</p> <p>Policy DM2 South Lakeland Local Plan Development Management Policies</p>

	<p>Details should include the following information:</p> <ul style="list-style-type: none"> • hours of operation • an isolux contour map showing light spillage to 1 lux • light levels • column heights with layout plan with beam orientation • a schedule of equipment • a description of the measures such as hoods and cowls that have been provided to avoid glare • impact on nearby dwellings or roads and use of planting to mitigate effect • impact on protected species, in particular bats, and proposed mitigation in order to maintain or enhance the biodiversity in the area 		<p>Development Plan Document; Achieving Sustainable High Quality Design.</p> <p>Eden District Council: Eden Local Plan 2014-2032 ENV9 - Other Forms of Pollution.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy DS2: Sustainable Development</p>
<p>Flood Risk Assessment</p> <p>Used to assess the potential impact of a development on the local water environment and to identify flood risk on site and nearby and any potential increased flood risk to land and properties in close proximity.</p>	<ul style="list-style-type: none"> • all development* in Flood Zone 3 • all development* in Flood Zone 2 • all development over 1 hectare in Flood Zone 1 • all development in Flood Zone 1 in an Area with Critical Drainage Problems (ACDP) as notified by the Environment Agency • all development involving works or operations in the bed of or within 8 metres of the top of the bank of a Main River (As identified by the Environment Agency) • all development on land identified in a Strategic Flood Risk Assessment as being at increased 	<p>For advice on Flood Zones and Flood Risk Assessments please refer to the Environment Agency.</p> <p>South Lakeland District Council:</p> <p>Flood Risk Assessment form for domestic extension, non-domestic extension less than 250m2 or change of use of land or buildings</p> <p>46 FRA App Layout 1 (southlakeland.gov.uk)</p> <p>Eden District Council: n/a Barrow Borough Council:</p>	<p>South Lakeland District Council:</p> <p>Policy CS8.8 South Lakeland Core Strategy.</p> <p>Policy DM6 South Lakeland Local Plan Development Management Policies Development Plan Document; Flood risk management and sustainable drainage systems.</p> <p>Eden District Council: Eden Local Plan 2014-2032</p>

	<p>flood risk in the future (For example, as a result of climate change)</p> <ul style="list-style-type: none"> all development on land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use <p>*Although there is a requirement for flood risk assessment and sequential test for all development within Flood Zones 2 & 3, there will be some proposals that will have no flood risk implications (e.g. Replacement windows or shopfront, installation of plant or machinery on an existing building or change of use to a less flood-sensitive use). If you feel this is the case, please submit a brief explanation why you do not feel the information is necessary.</p> <p>Requirements will be based on the most current national policy and have regard to any local guidelines.</p> <p>A flood risk assessment should address the following issues:</p> <ul style="list-style-type: none"> where appropriate, demonstrate that a sequential approach has been applied to the proposed development, with the aim of carrying it out in an area with the lowest probability of flooding where appropriate, demonstrate that an exception test has been undertaken and include the results 	<p>Flood Risk Assessment form householder and minor development</p> <p>Barrow BC - Planning Forms and Guidance</p>	<p>DEV2 - Water Management and Flood Risk.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C2: Coastal development.</p> <p>Policy DS2: Sustainable Development.</p>
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	<ul style="list-style-type: none"> • identify and assess the risks from all forms of flooding to the proposed development • identify and assess the risks of all forms of flooding of other land arising from the proposed development • demonstrate how these risks will be managed and identify opportunities to reduce the probability and consequences of flooding • demonstrate how the likely consequences of climate change have been taken into account 		
<p>Foul and Surface Water Drainage Assessment</p> <p>Used to ensure a satisfactory standard of foul drainage.</p>	<p>Mains foul drainage assessment:</p> <p>For Major developments incorporating foul drainage into the public sewer, we advise early discussions with United Utilities to determine whether or not a load or flow assessment should be submitted with the planning application, in order to demonstrate the impact of the development on the public sewer infrastructure.</p> <p>Non-mains foul drainage assessment:</p> <p>Development involving either the installation of new non-mains drainage or the use of existing non-mains drainage (package treatment plants, septic tanks, cesspools). This includes domestic extensions if the foul sewage will be treated by existing or proposed non-mains system.</p>	<p>General binding rules: small sewage discharge to the ground - GOV.UK (www.gov.uk)</p> <p>South Lakeland District Council:</p> <p>Foul Drainage Assessment Form (FDA) if the proposal includes the installation of a new or connection to an existing non-mains drainage system</p> <p>48 FDA Layout 1 (southlakeland.gov.uk)</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> • Cases where it is not possible to connect to existing foul drainage facilities and within sensitive areas such as source protection zones. 	<p>South Lakeland District Council:</p> <p>Policy DM6 South Lakeland Local Plan Development Management Policies Development Plan Document; Flood Risk Management and Sustainable Drainage Systems.</p> <p>Policy DM7 South Lakeland Local Plan Development Management Policies Development Plan Document; Addressing Pollution, Contamination Impact and Water Quality.</p> <p>Policy AS12 Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan</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>Foul Drainage Assessment form:</p> <p>Barrow BC - Planning Forms and Guidance</p>	<p>Document (DPD); Water Quality, Sewerage and Sustainable Drainage.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>DEV4 - Infrastructure and Implementation.</p> <p>ENV9 - Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy C3a: Water Management.</p> <p>Policy DS2: Sustainable Development.</p>
Green Travel Plan	<p>A green travel plan should identify and promote ways to encourage a range of sustainable, or less environmentally damaging transport modes, usually with the emphasis being on reducing single user private car travel.</p>	<p>Government publishes world's first 'greenprint' to decarbonise all modes of domestic transport by 2050 - GOV.UK (www.gov.uk)</p> <p>Decarbonising Transport: Setting the Challenge (publishing.service.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p>

		Modes and Benefits of Green Transportation - Conserve Energy Future (conserve-energy-future.com)	Policy I5: Travel Plans
<p>Heads of Terms (Section 106)</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"> • affordable housing • other developments where there are any off-site mitigation measures identified, for example, within a transport assessment • the management and maintenance of surface water drainage systems • the provision, management and maintenance of open spaces <p>The Section 106 heads of terms template must include the following details:</p> <ul style="list-style-type: none"> • details of the proposal • details of what the Agreement is for • title deeds and Land Registry information • names and addresses of the interested parties • name and address and contact details of the instructed solicitor <p>If the developer considers that it is not financially viable to enter into a S.106 Agreement or that they wish to make reduced payments, a financial viability assessment must be submitted.</p> <p>The Financial Viability Assessment must include the following information:</p> <ul style="list-style-type: none"> • schedule of both gross and net internal floor areas 	<p>South Lakeland District Council:</p> <p>Please use the S.106 heads of terms template below when the development includes the provision of affordable housing, public open space, sustainable urban drainage (SUDS) or any financial contributions on or off site.</p> <p>S.106 Template (DOC 76KB / 3 pages)</p> <p>How we monitor and enforce Section 106 Heads of Terms agreements.</p> <p>Fee for viability appraisals:</p> <p>Full cost to be recovered from the applicant for applications requiring a viability assessment.</p> <p>There is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted and any other required assessments.</p> <p>Eden District Council:</p> <p>Information and templates can be found at:</p> <p>Section 106 planning obligation (eden.gov.uk)</p> <p>Barrow Borough Council:</p>	<p>South Lakeland District Council:</p> <p>S.106 Heads of Terms on Affordable Housing would be required but generally would not include a financial contribution due to CIL</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032.</p> <p>HS1 - Affordable Housing.</p> <p>Housing Supplementary Planning Document SPD</p> <p>Barrow Borough Council:</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Policy I1:Developer Contributions</p>

	<ul style="list-style-type: none"> land purchase price, including proof, and the estimated market value of the site date of land purchase schedule of development costs (normal) schedule of development costs (abnormal) proof of development costs (abnormal) reasons why full costs (including abnormal) were not reflected in the purchase price expected sale price of dwellings/buildings, including the expected dates of sale intended profit levels, including profit type in relation to affordable housing provision, the Financial Viability Assessment should include all of the above information and details of the % of affordable housing that could be provided against a diminishing scale of profit levels, up to the level of 100% affordable housing provision <p>Viability Appraisals should take into account a land value that reflects the market value of the site at the time of the application, that is, the cost of the land reflecting current planning policy and all development costs, and not the actual price paid.</p> <p>Only costs that were unforeseeable at the time of purchase will be considered</p>	<p>Our Affordable Housing and Developer Contributions SPD was adopted by the Council on 19th July 2022. The SPD sets out the Council's approach to the delivery of affordable housing and to seeking financial contributions from developers for a variety of infrastructure and services. Further information is available here: Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p> <p>Fee for viability appraisals</p> <p>Full cost to be recovered from the applicant for applications requiring a viability assessment.</p> <p>There is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted and any other required assessments.</p>	
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	<p>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>Health Impact Assessment</p>	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> Residential development over 100 units and all other large scale major development. <p>HIA is a practical approach used to judge the effects a proposed development may have on the health and wellbeing of different groups of people. The findings of HIAs are used to make recommendations to decision makers as to how any positive health impacts of a particular scheme may be increased and any negative impacts reduced.</p> <p>Why is a HIA required form some applications?</p> <p>The Health and Social Care Act (2012) gave local authorities new duties and responsibilities for health improvement and health protection. The Act requires every local authority to use all the levers at its</p>	<p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p> <p>The National Planning Policy Framework (NPPF) sets out the purpose of the planning system as being "to contribute to the achievement of sustainable development." Ensuring a strong, healthy and just society is recognised by the NPPF and Securing the Future (UK Sustainable Development Strategy) as one of the guiding principles' of sustainable development. HIA promotes sustainable developments that support the creation of strong, vibrant and healthy communities, by:</p> <p>Demonstrating that health impacts have been properly considered when preparing, evaluating, and determining development proposals. Ensuring developments contribute to the creation of a strong, healthy, and just society. Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014-2032 COM4 - Education and Health</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy HC1: Health and Wellbeing</p>

	disposal to improve health and wellbeing. The promotion and protection of health and wellbeing being embedded throughout all directorates and functions of the Council, including spatial planning and development management.	the views of the community. Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme. Identifying and taking action to minimise any negative impacts on health and wellbeing of a particular development scheme. Health Impact Assessment in spatial planning - GOV.UK (www.gov.uk)	
<p>Heritage Statement of Significance and Impact</p> <p>To protect and enhance the valuable historic environment in the district.</p> <p>We have a statutory duty to preserve or enhance the special features and setting of a listed building and the character of a conservation area.</p> <p>This statement should identify the particular significance of the historic asset and especially those parts that would be directly affected. It should explain how that significance would be affected and how any adverse impacts have been minimised or avoided. It should justify the proposal, explaining why such changes are essential or desirable and also identify</p>	<p>Heritage assets are buildings, monuments, sites, places, areas or landscapes that are identified as being significant and valued components of the historic environment.</p> <p>Heritage assets include:</p> <ul style="list-style-type: none"> • listed buildings • scheduled monuments • conservation areas • registered parks and gardens of special historic interest <p>A Heritage Statement of Significance and Impact will be required for the following:</p> <ul style="list-style-type: none"> • applications for listed building consent • applications within the curtilage of a listed building, and those that affect its setting • applications in a conservation area and those that affect its setting • applications affecting a scheduled ancient monument and those that affect its setting • applications affecting a registered park or garden of special historic 	<p>South Lakeland District Council:</p> <p>For help in writing your own Heritage Statement, please refer to:</p> <p>Heritage Statement Template (PDF 431KB / 5 pages).</p> <p>Eden District Council:</p> <p>Barrow Borough Council:</p> <p>Further information on how to prepare a statement of heritage significance is available here:</p> <p>Barrow BC - Planning Forms and Guidance</p>	<p>South Lakeland District Council:</p> <p>Policy CS8.6 South Lakeland Core Strategy; Historic Environment</p> <p>Policy DM3 South Lakeland Local Plan Development Management Policies Development Plan Document; Historic Environment</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV10 - The Historic Environment.</p>

what public benefits might arise from the proposal.	<p>interest and those that affect its setting</p> <ul style="list-style-type: none"> • applications affecting an archaeological site and those that affect its setting • applications affecting a non-designated heritage asset, and those that affect its setting. Non-designated heritage assets may include buildings, monuments, sites, places, areas or landscapes, identified as having a degree of heritage merit worthy of consideration in planning decisions but not formally designated heritage assets <p>The amount of detail required in a Heritage Statement of Significance and Impact should be proportionate to the work proposed and the individual heritage asset.</p> <p>A Heritage Statement of Significance and Impact should always have three parts:</p> <ul style="list-style-type: none"> • assessment of heritage significance • assessment of impact • justification and mitigation strategy 		<p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy HE2: Information Required for Proposals Involving Heritage Assets</p>
Highway details including Management Plan	<p>Where roads are not to be Adopted by the Highway Authority</p> <p>Cumbria Development Design Guide Cumbria County Council</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014-2032</p> <p>DEV3 - Transport, Accessibility and Rights of Way.</p>

			DEV4 - Infrastructure and Implementation. Barrow Borough Council: n/a
Hydrological Risk Assessments	Hydrogeological Risk Assessments are required for land development activities that pose a risk to the ground water environment such as land fill sites	Landfill operators: environmental permits - What to include in your hydrogeological risk assessment - Guidance - GOV.UK (www.gov.uk) Aquifer designation data - British Geological Survey (bgs.ac.uk) or Contact the Environment Agency if you need help with your risk assessment via email: enquiries@environment-agency.gov.uk	South Lakeland District Council: n/a Eden District Council: Eden Local Plan 2014-2032 DEV2 - Water Management and Flood Risk Barrow Borough Council: n/a
Landscape and Planting Schemes Careful and early consideration of design issues, and the provision of adequate landscape information can help to avoid costly delays at a later stage. In assessing the landscape implications of planning applications, the site context, proposed layout, future uses and maintenance all need to be taken into account. There is a diverse landscape character and	Hard landscaping: This includes all hard surfaces to be retained or formed within the site including paved areas, car park surfaces, steps, walls, fences, roads, paths, seating, lighting and other features. As a general rule, simple design using a limited range of good quality and robust materials looks better and works better. Re-use or retention of existing original materials is encouraged, such as railings and stone which contribute to local landscape character. Hard landscape design should always take the needs of the disabled into account, as well as security and safety for all users. Soft landscaping:	National Planning Policy Framework (publishing.service.gov.uk)	South Lakeland District Council: Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping Eden District Council: Eden Local Plan 2014-2032 ENV2 - Protection and Enhancement of Landscapes and Trees. Barrow Borough Council:

<p>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>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>Outline applications:</p> <p>The factors listed below should be considered by the developer at any early stage and will be helpful in assessing whether or not the proposal is acceptable in principle.</p> <ul style="list-style-type: none"> • existing boundaries • position of existing trees and whether they are to be retained or removed • intended uses and treatment of the external spaces 		<p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS6: Landscaping and Policy.</p> <p>DS5: Design.</p>
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	<ul style="list-style-type: none"> • location of screening factors e.g. buildings, trees etc. within or outside the site • location of other structures • any intended changes in landform/levels • position and general type of planting <p>Some types of development would benefit from a Design Statement, while a detailed landscape and visual assessment may be needed for particularly prominent development proposals. Major development may be subject to formal Environmental Impact Assessment (EIA) procedures. We can advise on when these are needed, and at what stage.</p> <p>Full or applications for Reserved Matters:</p> <p>Information provided should include where appropriate:</p> <ul style="list-style-type: none"> • topographical site survey plan drawn to a recognised metric scale, showing spot levels, contours, existing structures, walls, fences etc • details of proposed boundary treatments, including materials, height, location • information on any surplus materials to be taken off site, or fill material to be imported • existing trees and other soft landscape features to be retained, and methods of protection during construction • details of all existing and proposed hard landscape materials, and their location • species, numbers (or planting density), distribution and sizes of proposed new planting and mixes for grass and wild flora seeding 		
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	<ul style="list-style-type: none"> the location of any existing or proposed underground or overhead services which could affect existing or proposed planting any areas which are required for adoption by the Council <p>All plans included in the landscape and planting scheme should be drawn to an identified and recognised metric scale.</p>		
<p>Landscape Assessment / Landscape and Visual Impact Assessment</p> <p>Used to assess any potential impacts on visual amenity and landscape character.</p>	<p>When required:</p> <ul style="list-style-type: none"> new caravan sites or extensions to existing sites solar energy systems wind turbines major developments on the edge of settlements or within the open countryside which would have potentially significant impact on visual amenity and landscape character development within the North Pennines Area of Outstanding Natural Beauty (AONB) and Arnsdale 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 development considered to have a potential landscape or visual impact on the setting of the Yorkshire Dales National 		<p>South Lakeland District Council:</p> <p>Policy CS8.2 South Lakeland Core Strategy - Protection and Enhancement of Landscape and Settlement Character</p> <p>Policy DM1 South Lakeland Development Management Policies Development Plan Document - General Requirements</p> <p>Policy DM2 South Lakeland Development Management Policies Development Plan Document - Achieving High Quality Design</p> <p>Policy DM4 South Lakeland Development Management Policies Development Plan Document - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Policy DM18 South Lakeland Development</p>

	<p>Park, Lake District National Park, North Pennines Area of Outstanding Natural Beauty (AONB) and Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) a proportionate landscape assessment is needed. For larger and more sensitive schemes a proportionate LVIA is required</p> <ul style="list-style-type: none"> development which may have a significant landscape or visual impact <p>Content of a Landscape and Visual Impact Assessment:</p> <p>A landscape and visual assessment should usually include:</p> <p>Topography</p> <p>An explanation of how the topography of the site has affected the design of the proposed scheme.</p> <p>Current land uses</p> <p>An explanation of any change of use of land and how it will affect the appearance of the landscape or adjoining land uses.</p> <p>Existing trees, hedges, woodland blocks and belts, water bodies and ditches</p> <p>An explanation of the effect of the proposed development on hedges, woodland, trees, reservoirs, watercourses, 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>Management Policies Development Plan Document - Tourist Accommodation - Caravans, Chalets, Log Cabins, Camping and new Purpose-Built Self-Catering Accommodation (Outside the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB))</p> <p>Policy AS02 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD) - Landscape</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>DEV1 - General Approach to New Development.</p> <p>DEV5 - Design of New Development.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p>ENV3 - The North Pennines Area of Outstanding Natural Beauty.</p>
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	<p>Identify key views from the surrounding area to the development site. Explain how the proposed development will be likely to be visible from and/or alter these views. This should include any changes to boundary treatments, access or vegetation.</p> <p>Consideration should be given as to whether the proposed development is likely to be visible from surrounding areas where there are currently no views.</p> <p>Landscape character</p> <p>Where the proposal is located within open countryside or a small settlement, describe the landscape character of the application site and adjacent surroundings.</p> <p>You should provide an analysis of the key landscape features and special qualities of the area. Include details of any historic pattern of field boundaries, woodlands and/or settlements in the surrounding area.</p> <p>Settlement character</p> <p>Where the proposal is located within or adjacent to an existing settlement, describe the character of the settlement.</p> <p>This should include:</p> <ul style="list-style-type: none"> • the type of settlement (town, village or hamlet) • the predominant type of building (terraced, detached, single or two storey, architectural style, age and typical building materials) • Provide an explanation of the effect of the proposal on key views to the wider landscape from the settlement together 		<p>ENV5 – Environmentally Sustainable Design.</p> <p>ENV6 – Renewable Energy.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy N1: Protecting and Enhancing Landscape Character.</p>
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	<p>with the effect of the proposal on local landmarks or any approach roads, gateways and footways to the settlement</p> <p>Habitat character</p> <p>Where the proposal is located on land or is adjacent to land that could provide priority habitats for wildlife (this may include unimproved upland, moorland, coastal wetland or limestone pavement), describe the effect the proposal may have upon the habitat character, together with any mitigation.</p> <p>Heritage assets</p> <p>Where the development is located within or adjacent to a heritage asset (listed buildings, scheduled monuments, conservation areas and registered parks and gardens), describe the effect the proposal may have upon any heritage assets.</p> <p>Non-designated heritage assets</p> <p>These may include above and below ground archaeology.</p> <p>Buildings, land or features with a historic, architectural community or archaeological interest can be considered as heritage assets, even if they are not nationally designated.</p> <p>Archaeological interest may apply to heritage assets, whether designated or not, when the development and history of a building may only be revealed through archaeological investigation, when modern features and additions are removed.</p> <p>Recreation</p> <p>Where the development is located on or adjacent to a public right of way, bridleway, national and local cycle route, open access land and key tourist</p>		
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	destinations (beauty spots, view points) and describe measures which may enhance the enjoyment of the special qualities of the surrounding area.		
<p>Marketing and Viability Assessment</p> <p>Used to assess whether sufficient marketing of an existing site or building or business has been undertaken prior to submission of a planning application.</p>	<p>When required:</p> <ul style="list-style-type: none"> loss of a site or building or business either currently in leisure or designated or allocated employment use or if the site or building or business is currently vacant and was last in leisure or designated or allocated employment use removal of an occupancy condition on a dwelling in the countryside all applications outside town centres involving the loss of a community facility loss of land and/or buildings which are either identified, currently used or were last used for industrial, business or employment uses <p>Content of marketing and viability assessment:</p> <p>An assessment or statement providing the results of the marketing exercise that was undertaken should be provided. This should be carried out by a suitably qualified professional, for example, a Chartered Surveyor and must include:</p> <ul style="list-style-type: none"> an independent valuation the length of time over which the marketing has taken place (minimum of 9 months) details of the nature of the marketing, including publications used and distribution area of the publications details of all expressions of interest and all offers received, including rental interest, with explanations as to why such offers 	<p>South Lakeland District Council:</p> <p>Fees for marketing and viability appraisals:</p> <p>Please note there is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is available upon application on a case by case basis.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Fees for marketing and viability appraisals:</p> <p>Please note there is a separate fee, payable in addition to the standard planning fee, for applications requiring a viability assessment.</p> <p>The fee is available upon application on a case-by-case basis.</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Eden Local Plan 2014-2032</p> <p>Policy EC2 - Protection of Employment Sites.</p> <p>HS1 - Affordable Housing (Local Connection Criteria).</p> <p>HS2 - Housing in the Smaller Villages and Hamlets (Local Connection Criteria).</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy EC4: Loss of Employment Land and Allocated Employment sites.</p> <p>Policy EC5: Conversions to employment use in urban areas.</p> <p>Policy EC6: Conversions to employment use in rural locations.</p> <p>Policy I2: Protecting Community Facilities</p>

	<p>were not accepted. In circumstances where the premises are currently occupied, the assessment should indicate clearly why the occupier wishes to vacate the premises</p> <p>An up to date viability assessment report should be prepared in accordance with guidance issued by the Royal Institute of Chartered Surveyors and include:</p> <ul style="list-style-type: none"> • executive summary • contents outline • introduction and background • description of site location • planning policy context and description of scheme • market information summary • build cost and programme methodology and approach • outputs and results • sensitivity analysis • summary accounts for previous three years • concluding statement <p>The viability assessment must also include an appraisal of the following factors:</p> <ul style="list-style-type: none"> • gross development value • costs • land value • competitive returns to landowners and developers <p>Please note that all viability assessments and reports will be published on the council's website in accordance with the requirements of paragraph 58 of the National Planning Policy Framework.</p>	<p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p>	
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<p>Master planned improvements to existing caravan sites in the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB)</p> <p>Used to ensure cohesive and appropriate development within the developed footprint of existing Camping, Caravan and Visitor Accommodation within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB).</p> <p>This applies to South Lakeland District Council legacy area only</p>	<p>When required:</p> <p>Development within existing caravan sites inside the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB)</p> <p>Proposed development should be submitted as master-planned improvements for the whole site and should be accompanied by metric scaled plans that illustrate this master plan approach.</p> <p>The proposed development within the footprint of existing caravan sites must demonstrate how it fits into a wider master-planned approach for the whole site.</p>		<p>South Lakeland District Council:</p> <p>Policy AS11 Arnside and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD); Camping, Caravan and Visitor Accommodation</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Materials Schedule</p> <p>Used to provide information regarding the external materials to be used in the development.</p>	<p>When required:</p> <p>Some applications may require more detailed information about the materials to be used. These include:</p> <ul style="list-style-type: none"> • listed building applications • major applications (10+ dwellings, site area of more than 1 hectare or commercial floor space of 1000+ square metres) • development in a conservation area <p>Contents of materials schedule:</p> <p>The details given should include information about the existing and proposed material palette, including colours, finish and type of materials.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>

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

	<ul style="list-style-type: none"> developments where noisy construction methods may be necessary, such as piling <p>Contents of noise and sound installation impact assessment:</p> <p>A noise impact and sound insulation assessment should include the following information:</p> <ul style="list-style-type: none"> existing background noise levels measured over a 24 hour period (including the cumulative noise levels of all existing units) to show representative background noise proposed noise levels (including the cumulative noise levels of all proposed units) any proposed measures to reduce noise from the proposed development the system manufacturer's specification of any proposed equipment to be installed, altered or replaced details of the method used to compile the report and examples of the calculations and assumptions made <p>The noise impact and sound installation assessment must be carried out by suitably qualified professionals with relevant experience and expertise in the recognised methodologies.</p>		<p>Policy DS2: Sustainable Development.</p> <p>Policy H7: Housing Development.</p> <p>Policy EC3: Managing Development of Employment Land.</p>
<p>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS) and Shadow Habitat Regulations Assessment Appropriate Assessment (SHRA/AA)</p> <p>If a development will increase nutrient levels, for</p>	<p>When required:</p> <p>All applications that would result in:</p> <ul style="list-style-type: none"> additional overnight stays (including new dwellings, new camping, glamping or caravan pitches served by on-site toilet or washing facilities, or new hotel bedroom accommodation) 	<p>Chief-Planner-Letter-about-nutrient-pollution-March-2022.pdf</p> <p>Nutrient Neutrality: A summary guide and frequently asked questions - NE776 (naturalengland.org.uk)</p>	<p>South Lakeland District Council:</p> <p>Eden District Council:</p> <p>Barrow Borough Council:</p>

<p>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>	<ul style="list-style-type: none"> • new tourism development which is likely to increase the number of day visitors to a premises • agricultural development which will result in an increase in stock numbers <p>Within the Catchment Areas of the River Eden Special Area of Conservation & River Kent Special Area of Conservation.</p> <p>And for major developments likely to attract significant numbers of visitors who would not otherwise be within the catchment areas.</p> <p>Nutrient neutrality information must include:</p> <ul style="list-style-type: none"> • completed Natural England nutrient neutrality budget calculator for the relevant catchment (see links below); and • nutrient neutrality mitigation strategy; and • shadow habitats regulations assessment - which will show the impacts of a proposed development in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017, prepared by a third party, which the Authority may choose to adopt as part of our assessment of an application if we agree with its conclusions. National Planning Practice Guidance on Habitats Regulations Assessment provides additional information. <p>OR</p> <ul style="list-style-type: none"> • evidence that all thresholds for small discharges to ground as set out on page 21 of the Natural England Nutrient Neutrality Advice letter 		
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	<p>Chief-Planner-Letter-about-nutrient-pollution-March-2022.pdf</p> <p>Exceptions to nutrient neutrality validation requirement:</p> <p>This validation requirement does not apply to:</p> <ul style="list-style-type: none"> development falling within Use Class B2 or B8 (general industrial or uses) development falling within Use Class E (Commercial, Business and Service) development falling within Use Class F1(a), (d), (e), or (f) development falling within Use Class F2(a), (b) or (c) development changing between from one type of tourism accommodation to another without increasing occupancy (e.g. guesthouse to holiday let) householder development (including ancillary accommodation such as annexes or incidental accommodation such as garden buildings) 		
Open Space Assessment	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> all major applications that generate a need for open space applications that propose the loss or relocation of existing open space <p>It is needed to protect the loss of essential open space and identify opportunities for the creation of new open space. You should submit this information if your proposal generates the need for open space, or if your proposal involves the total or partial loss of open space provision.</p>	<p>The NPPF discusses how to create opportunities to bring together members of a community who work, live, and play within an area. Paragraph 98 of the NPPF states:</p> <p>'Access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities and can deliver wider benefits for nature and</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities.</p> <p>COM3 – Provision of New Open Space.</p> <p>Barrow Borough Council:</p>

		<p>support efforts to address climate change. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport, and recreation facilities (including quantitative or qualitative deficits or surpluses) and opportunities for new provision. Information gained from the assessments should be used to determine what open space, sport and recreational provision is needed, which plans should then seek to accommodate'.</p> <p>If a significant area of informal open space or a specific sport or recreation facility or provision is to be lost because of a proposed development, an applicant is required to provide evidence that the land or buildings are of limited value, surplus to requirements or are being replaced. Reference can be made to the Council's city-wide open space assessment, where available.</p> <p>Applicants are advised to agree the scope of any such assessment with the Planning Service in advance. Any evidence of local community support for the proposals could be of benefit but is not essential evidence.</p>	<p>Barrow Borough Local Plan 2016-2031</p> <p>Policy GI4: Green Spaces.</p> <p>Policy HC7: Loss of Playing Fields, pitches and facilities.</p> <p>Policy HC8: New Outdoor Sports Facilities.</p> <p>Policy HC9: Multi Use Games Areas.</p> <p>Policy HC10: Play Areas.</p> <p>Draft Green Infrastructure Strategy SPD 2018.</p> <p>Affordable Housing and Developer Contributions SPD 2022.</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p>
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		<p>Background information:</p> <p>Government guidance states that existing open space, sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the open space or the buildings and land to be surplus to requirements. Sport England is a statutory consultee on any application affecting a playing field and asserts that it will object to the development of any Playing Field unless certain exceptional circumstances apply.</p>	
<p>Photographs/photomontage</p> <p>Photographs can often provide useful extra information but they cannot be used as a substitute for metric scaled drawings and plans.</p>	<p>For applications for wind turbines and certain major applications it will be necessary to provide photo visualisations/photo montages. Please check with the planning team if these will be necessary.</p> <p>Photomontages are also helpful for some town centre regeneration schemes to show the proposed new development in context.</p> <p>They should be prepared to the full technical specification outlined in the Scottish National Heritage, Visual representations of windfarms.</p> <p>Although this document has been prepared specifically for wind turbine/farm submissions, the technical information given is relevant for all major development.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>

<p>Planning Statement</p> <p>How to give relevant supporting information and justification for a proposed development and show how it meets local and national planning policy requirements.</p>	<p>When required:</p> <ul style="list-style-type: none"> • Major applications (10 or more dwellings, 1000 square metres non-domestic floor space or site area one hectare or more • Applications not in accordance with the current development plans <p>It is also strongly recommended that a planning statement is submitted where any complex planning issues are raised. This will provide an opportunity for the applicant to provide relevant supporting information and justification for the proposed development, and explain how the proposal meets local and national planning policy requirements.</p> <p>The statement should be proportionate to the complexity of the development.</p> <p>Contents of a planning statement:</p> <p>Planning statements are a key part of any successful planning application. They should include:</p> <ul style="list-style-type: none"> • local context • the need for the proposed development • how the proposed development accords with relevant national, regional and local planning policies • whether emerging policies should be taken into consideration and • set out other material considerations that should be taken into consideration <p>Planning policy weight</p> <p>Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
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	<p>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"> • the planning history of a site • national guidance and written ministerial statements <p>The planning balance</p> <p>At the end of the planning statement the planning balance should be clearly set out. We would expect the statement to demonstrate the social, economic and environmental benefits of the proposal and how these outweigh any of the negatives.</p>		
<p>Private Water Supply Assessment</p> <p>Where a proposed development is to be served by a private water supply, the applicant should demonstrate that the water supply is sufficient</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>South Lakeland District Council:</p> <p>If the water supply is not a mains supply, please complete our private water supply assessment form (PDF 65KB / 2 pages)</p>	<p>South Lakeland District Council:</p> <p>Policy DM7 South Lakeland Development Management Policies Development Plan Document; Addressing</p>

<p>(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>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 20 x 200 litres which is 4000 litres or 4 cubic metres per day.</p> <p>The most important thing is whether there will be enough water. This is particularly important where there are existing users on a supply who may be rightly concerned that adding premises or increasing demand may reduce the amount of water available to them.</p> <p>The local authority has a statutory duty to risk assess and monitor all commercial and small shared supplies to ensure that the water supply meets all of the prescribed concentrations or values set out in the Private Water Supplies (England) Regulations 2016 (as amended).</p>	<p>Eden District Council:</p> <p>Information and registration of a private water supply can be found at:</p> <p>Register a private water supply (eden.gov.uk)</p> <p>Barrow Borough Council:</p>	<p>Pollution, Contamination Impact and Water Quality</p> <p>Policy AS12 Arnsdale and Silverdale Area of Outstanding Natural Beauty (AONB) Development Plan Document (DPD); Water Quality, Sewerage and Sustainable Drainage</p> <p>Eden District Council: Eden Local Plan 2014-2032</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>Barrow Borough Council: n/a</p>
<p>Public Art Strategy</p>	<p>Public art should be considered at an early design stage and not retrofitted at a later date. Developers should provide a public art brief for all developments over 20 units or in the case of</p>	<p>The NPPF makes it clear that the Planning system is fundamental in contributing to sustainable development through 3</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p>

	commercial projects where the total floorspace will exceed 1000m. Items will be provided at the expense of the developer, and the brief should explain the phasing of delivering the artwork, future ownership, and methods for future upkeep including section 106 obligations where necessary.	objectives. This is taken forward by the National Design Guide, the link to which is below: National design guide.pdf (publishing.service.gov.uk)	Barrow Borough Council: Borough Local Plan 2016-2031 Policy DS5: Design. Policy DS6: Landscaping.
Residential Management Plan	Where any non-conventional residential accommodation is proposed-HMO's, student or contractor accommodation. To be cross referenced with matters such as parking standards and cycle storage provision.		South Lakeland District Council: n/a Eden District Council: n/a Barrow Borough Council: n/a
Retention of Community Facilities 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.	When a proposed development involves the loss of any community facility, the application must be accompanied by supporting written evidence. This should include: <ul style="list-style-type: none">• for a business, the current and projected trading performance• for a community facility, the current and projected patterns of use• the nature and condition of the building or site together with the cost of repairs, renovations or improvements needed to allow the continuation of the facility• location of comparable facilities• potential relocation of the facility to an alternative premises or site in the locality or the retention of the premises for an alternative community use or for a partial community use alongside another use	South Lakeland District Council: A fee is required (over and above the planning application fee). The amount of the fee will be available upon application on a case by case basis. The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted. Eden District Council: n/a Barrow Borough Council: A fee is required (over and above the planning application fee).	South Lakeland District Council: Policy DM17 South Lakeland Local Plan Development Management Policies Development Plan Document; Retention of Community Facilities 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. A community facility may include a local shop, public

	<ul style="list-style-type: none"> evidence that the premises has been actively marketed by an appropriate agent, at a realistic commercial rent or sale price for a period of at least nine months. Evidence includes sales literature, details of approaches and offers (sensitive details will not be published) evidence of how the facility meets a local need in the locality. Applicants will be expected to engage with local communities at an early stage about the relative importance of the facility to its users, in order to demonstrate the degree to which the facility fulfils a need in the locality 	<p>The amount of the fee will be available upon application on a case by case basis.</p> <p>The fee is to cover our costs in appointing an independent professional to evaluate the assessment submitted.</p>	<p>house, community hall or centre, sports club, library, school/college, doctor's surgery, cultural buildings, places of worship and outdoor/indoor sports facilities.</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>COM1 - Principles for Services and Facilities.</p> <p>COM2 - Protection of Open Space, Sport, Leisure and Recreation Facilities.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy I2: Community Facilities.</p>
<p>Sequential Test for Main Town Centre Uses</p> <p>The purpose of a sequential test is to show that sites within sequentially preferable locations have been considered before less preferable Edge of Centre and Out of Centre sites</p>	<p>Retail:</p> <p>In order to ensure existing centres remain a focus for retail, a Sequential Test is required alongside planning applications for changes of use to retail outside of a town centre. The sequential test will only be passed if the evidence submitted shows that:</p> <ul style="list-style-type: none"> there are no sites available (now or within a reasonable timescale) within sequentially preferable locations; or any available units within such locations would be unsuitable and/or unviable 	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Barrow BC - Planning Forms and Guidance</p> <p>NPPF 'Ensuring the Vitality of Town Centres' chapter</p> <p>National Planning Policy Framework - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy CS7.5 South Lakeland Core Strategy; Town Centre and Retail Strategy</p> <p>Policy DM23 South Lakeland Development Management Policies Development Plan</p>

	<p>Office:</p> <p>A Sequential Test is required alongside planning applications for new office developments outside of a town centre. The purpose of a sequential test is to show that sites within sequentially preferable locations have been considered before less preferable Edge of Centre and Out of Centre sites. The sequential test will only be passed if the evidence submitted shows that:</p> <ul style="list-style-type: none"> • no sites are available (now or within a reasonable timescale) within sequentially preferable locations; or • any available sites/units within such locations would be unsuitable and/or unviable 	<p>NPPG 'Town Centres & Retail chapter Town centres and retail - GOV.UK (www.gov.uk)</p>	<p>Document; Retail Uses Outside of Town Centres</p> <p>Eden District Council: Eden Local Plan 2014-2032. EC7 – Town Centres and Retailing.</p> <p>Barrow Borough Council: Borough Local Plan 2016-2031 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. Policy R11: Sequential Test for New Office Development.</p>
<p>Soil Resource Survey and Plan</p> <p>Safeguarding and improving soils for applications</p>		<p>The code of practice for the sustainable use of soils on construction sites provides relevant advice on the use of soil in construction projects.</p> <p>Code of practice for the sustainable use of soils on</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Borough Local Plan 2016-2031</p>

		construction sites - GOV.UK (www.gov.uk)	Policy N2: Safeguarding and Improving Soils.
<p>Statement of Community Involvement</p> <p>A Statement of Community Involvement is a written statement which sets out the level and nature of consultation that has been undertaken with the community in the formulation of a development proposal prior to the submission of a planning application.</p>	<p>Paragraph 132 of the NPPF advises early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot</p> <p>When required:</p> <p>Applicants will be expected to demonstrate appropriate community engagement has been undertaken in the formulation of the development proposals prior to the submitting their scheme for the following types of application</p> <p>When the development is judged by the case officer to be locally significant.</p> <p>When the development is classified as a departure from the current development plan.</p> <p>When the proposal falls into the definition of a major application.</p> <p>Major development</p> <ul style="list-style-type: none"> Major developments are defined as residential applications for 10 or more dwellings, or sites greater than 0.5ha. For all other uses, the definition is a proposed floor space of 1,000 square metres or more, or sites over 1.0 hectare. 	<p>National Planning Policy Framework (publishing.service.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Statement of Community Involvement SPD</p> <p>Barrow BC - Planning Policy Documents</p>

	<p>Locally significant</p> <ul style="list-style-type: none"> A proposal which would alter the overall character of the locality either by nature of its scale, visibility or use, or because the development could set a damaging precedent. <p>Appropriate forms of engagement may include a mail shot to the local community, a display in a local venue, a public "questions and answers" session dedicated web sites etc.</p>		
<p>Structural Survey/Method Statement</p> <p>Show that a building is structurally sound and is capable of conversion without extensive rebuilding.</p>	<p>When required:</p> <p>A structural survey will be needed where a proposed development involves the conversion of an existing building from one use to another, it is important to establish that the building is capable of conversion.</p> <p>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,</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032.</p> <p>RUR3 - Re-use of Redundant Buildings in Rural Areas.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy H5: Residential Development in the Open Countryside.</p>

	<p>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>		
Sunlight and Daylight Assessment	<p>Required for the following types of application/development:</p> <ul style="list-style-type: none"> • Applications where there is potential to result in a significant loss of daylight or sunlight to adjoining properties including associated gardens and amenity space. • Applications for residential development where there is doubt that there will be sufficient daylight/sunlight to serve proposed residents. <p>Requests for this information will be proportionate to the nature and scale of the development proposals and will only be requested where the Local Planning Authority consider it relevant, necessary, and material to the application in question</p>	<p>In accordance with BRE Site layout planning for daylight and sunlight: a guide to good practice' (BR209 2022)</p> <p>The assessment should provide sufficient information to assess the impact on adjacent properties or buildings with regard to sunlight availability to windows and sunlight availability to open spaces and gardens. Shadow paths should be demonstrated on a block plan (to an appropriate scale) showing the adjacent properties in relation to the proposed development.</p> <p>See also paragraph 130f of the National Planning Policy Framework (NPPF) which sought to ensure that developments create places with a high</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: Borough Local Plan 2016-2031</p> <p>Policy H7: Housing Development.</p> <p>Policy H16: Loss of Sunlight.</p>

		standard of amenity for existing and future users	
<p>Surface Water Drainage / Drainage Strategy / Scheme / Sustainable Drainage System (SuDS)</p> <p>Used to ensure a satisfactory standard of surface water drainage for development and to minimise the risk of flooding.</p>	<p>A surface water strategy must demonstrate a full investigation of the surface water hierarchy as described in the</p> <p>National Planning Practice Guidance on Flood Risk and Coastal Change</p> <p>It must highlight options that are preferred to the public combined sewer for the discharge of surface water.</p> <p>Applicants should provide clear evidence when demonstrating why more preferable options within the hierarchy have been discounted. United Utilities are happy to open dialogue regarding this, and would we also welcome such discussions.</p> <p>When required:</p> <p>Drainage Strategy</p> <p>An appropriate drainage strategy should be provided with applications:</p> <ul style="list-style-type: none"> major developments (10 dwellings or more, 1.0 hectare or more, 1000 square metres or more) a site specific drainage strategy is required <p>In other cases, applicants should specify where this is not considered necessary, taking into account of national and local guidelines (Development Design Guide).</p> <p>Applications for development on sites which form part of a wider development must demonstrate how the proposed drainage system for the individual site relates to a wider master drainage strategy for the whole development.</p>	<p>Flood risk and coastal change - GOV.UK (www.gov.uk)</p>	<p>South Lakeland District Council:</p> <p>Policy CS8.8 South Lakeland Core Strategy; Development and Flood Risk</p> <p>Policy DM6 South Lakeland Development Management Policies Development Plan Document; Flood Risk Management and Sustainable Drainage Systems</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>DEV2 - Water Management and Flood Risk.</p> <p>ENV1 - Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.</p> <p>ENV9 – Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy DS2: Sustainable Development Criteria.</p>

	<p>Surface Water Drainage</p> <ul style="list-style-type: none"> • all residential, commercial and industrial development should include an appropriate Sustainable Drainage System (SuDS) • all major applications and all applications in areas at risk from flooding (Flood Zones 2 or 3) or sites within Flood Zone 1 in an Area with Critical Drainage Problems (ACDA) as notified by the Environment Agency • sites adjacent to areas at risk of flooding and applications where development adjoins a highway <p>In an ACDA we expect new development to actually reduce flood risks downstream, rather than having just neutral impact.</p> <p>Applications for development on sites which are part of a wider development proposal will be expected to demonstrate how the proposed drainage system for the individual site relates to a wider master drainage strategy for the whole site.</p> <p>Cumbria County Council's development design guide includes information about surface water drainage.</p> <p>Sustainable Drainage Systems (SuDS)</p> <p>Drainage systems can contribute to sustainable development and improve the places and spaces where we live by balancing the different opportunities and challenges that influence urban design and the development of land.</p> <p>Approaches to manage surface water that take account of water quantity (flooding), water quality (pollution) biodiversity (wildlife and plants) and</p>		<p>Policy C3a: Water Management.</p>
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	<p>amenity are collectively referred to as Sustainable Drainage Systems (SuDS).</p> <p>SuDS mimic nature and usually manage rainfall close to where it falls. SuDS can be designed to transport (convey) surface water, slow runoff down (attenuate) before it enters watercourses, they provide areas to store water in natural contours and can be used to allow water to soak (infiltrate) into the ground or evaporated from surface water and lost or transpired from vegetation (known as evapotranspiration).</p> <p>SuDS are drainage systems that are environmentally beneficial, causing minimal or no long-term damage. They are often regarded as a sequence of management practices, control structures and strategies designed to efficiently and sustainably drain surface water, while minimising pollution and managing the impact on water quality of local water bodies.</p> <p>Surface Water Drainage Scheme</p> <p>A surface water drainage scheme should include the following information:</p> <ul style="list-style-type: none"> • a metric scaled plan of the existing site • a metric scaled topographical level survey of the area to metres above ordnance datum • metric scaled plans and drawings of the proposed site layout identifying the footprint of the area being drained (including all buildings, access roads and car parks and any green spaces draining into the drainage system) • proposed controlled discharge rate for a 1 in 1 year event and a 1 in 100 year event (with an allowance for climate change), this 		
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	<p>should be based on the estimated greenfield runoff rate</p> <ul style="list-style-type: none"> • the proposed storage volume (attenuation) • information on proposed SuDS measures with a design statement describing how the proposed measures manage surface water as close to its source as possible • geological information including borehole logs, depth to water table and/or infiltration test results and interpretive report describing the suitability of the site for infiltration (especially on steeply sloping sites) • detailed flood and drainage design drawings • hydraulic calculations for the proposed drainage design • evidence of third party agreement for discharge to their system (in principle/consent to discharge) • details of overland flow routes if drainage capacity is exceeded • a management plan for future maintenance and adoption of drainage system for the lifetime of the development • construction phasing plan, the strategy should demonstrate access to/from interconnecting phases • capacity and discharge rate of the current drainage system • details of adoption • finished floor levels of proposed buildings 		
Tall Building Assessment	<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</p>	<p>See Historic England's guidance document:</p> <p>Tall Buildings Historic England</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p>

	the skyline, although this can be included in Design & Access Statement. Historic England have produced guidance on tall buildings.		Barrow Borough Council: Borough Local Plan 2016-2031 (no specific policy)
Telecommunications Report	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.	The NPPF paragraph 117 requires any telecommunications development, including Prior Approval submissions, to be supported by evidence to justify the development. Required for all applications proposing telecommunications equipment. National Planning Policy Framework (publishing.service.gov.uk)	South Lakeland District Council: n/a Eden District Council: Eden Local Plan 2014-2032 EC6 - Telecommunications Infrastructure. Barrow Borough Council: Borough Local Plan 2016-2031 Policy I8: Telecommunications.
Town Centre Retail and Leisure Impact Assessment A town centre retail and leisure impact assessment is used to maintain and enhance the vitality, viability and sustainability of our town centres.	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. 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. The assessment should show that the proposed retail development will retain expenditure in the		South Lakeland District Council: Policy CS7.5 South Lakeland Core Strategy; Town Centre and Retail Strategy Policy DM23 South Lakeland Development Management Policies Development Plan Document; Retail Uses Outside of Town Centres

	<p>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>		<ul style="list-style-type: none"> • 2000 square metres gross floor space outside the town centre of Kendal • 1000 square metres gross floor space outside the town centre of Ulverston • 500 square metres outside the town centres of Grange-over-Sands, Kirkby Lonsdale and Milnthorpe <p>Eden District Council: Eden Local Plan 2014-2032 EC7 - Town Centres and Retailing.</p> <p>Barrow Borough Council: Barrow Borough Local Plan 2016-2031 Policy R8: Impact Assessments-Retail in Barrow. Policy R9: Impact Assessments-Retail in Dalton.</p>
<p>Transport Assessment, Statement or Travel Plan</p> <p>Used to enable the assessment of development upon the highway network</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>	<p>Travel Plans, Transport Assessments and Statements - GOV.UK (www.gov.uk)</p> <p>2012-09 Travel Plan Guidance for Developers (cumbria.gov.uk)</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: Eden Local Plan 2014-2032</p>

and minimise the use of private motor vehicles.	<ul style="list-style-type: none"> • information about the proposed development, site layout, (particularly proposed transport access and layout across all modes of transport) • information about neighbouring uses, amenity and character, existing functional classification of the nearby road network • data about existing public transport provision, including provision/ frequency of services and proposed public transport changes • a qualitative and quantitative description of the travel characteristics of the proposed development, including movements across all modes of transport that would result from the development and in the vicinity of the site • an assessment of trips from all directly relevant committed development in the area (that is development that there is a reasonable degree of certainty will proceed within the next three years) • data about current traffic flows on links and at junctions (including by different modes of transport and the volume and type of vehicles) within the study area and identification of critical links and junctions on the highways network • an analysis of the injury accident records on the public highway in the vicinity of the site access for the most recent three-year period, or five-year period if the proposed site has been identified as within a high accident area • an assessment of the likely associated environmental impacts of transport related to the development, particularly in relation 		<p>DEV3 - Transport, Accessibility and Rights of Way.</p> <p>DEV4 - Infrastructure and Implementation.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy I5 Travels Plans</p> <p>Affordable Housing SPD</p>
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	<p>to proximity to environmentally sensitive areas (such as air quality management areas or noise sensitive areas)</p> <ul style="list-style-type: none"> • measures to improve the accessibility of the location (such as provision/ enhancement of nearby footpath and cycle path linkages) where these are necessary to make the development acceptable in planning terms • a description of parking facilities in the area and the parking strategy of the development • ways of encouraging environmental sustainability by reducing the need to travel and measures to mitigate the residual impacts of development (such as improvements to the public transport network, introducing walking and cycling facilities, physical improvements to existing roads) <p>In general, assessments should be based on normal traffic flow and usage conditions (e.g. non-school holiday periods, typical weather conditions) but it may be necessary to consider the implications for any regular peak traffic and usage periods (such as rush hours). Projections should use local traffic forecasts such as TEMPRO drawing where necessary on National Road Traffic Forecasts for traffic data).</p> <p>The timeframe that the assessment covers should be agreed with the local planning authority in consultation with the relevant transport network operators and service providers. However, in circumstances where there will be an impact on a national transport network, this period will be set out in the relevant Government policy.</p>		
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	<p>Travel plan</p> <p>A travel plan should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. It should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met.</p> <p>A travel plan should set explicit outcomes rather than just identify processes to be followed (such as encouraging active travel or supporting the use of low emission vehicles). It should address all journeys resulting from a proposed development by anyone who may need to visit or stay and they should seek to fit in with wider strategies for transport in the area.</p> <p>It should evaluate and consider:</p> <ul style="list-style-type: none"> • benchmark travel data including trip generation databases • information concerning the nature of the proposed development and the forecast level of trips by all modes of transport likely to be associated with the development • relevant information about existing travel habits in the surrounding area • proposals to reduce the need for travel to and from the site via all modes of transport and provision of improved public transport services • parking strategy options (if appropriate – and having regard to national policy on parking standards and the need to avoid unfairly penalising motorists) and proposals to enhance the use of existing, new and improved public transport services and 		
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	<p>facilities for cycling and walking both by users of the development and by the wider community (including possible financial incentives)</p> <ul style="list-style-type: none"> • these active measures may assist in creating new capacity within the local network that can be utilised to accommodate the residual trip demand of the site(s) under consideration • it is often best to retain the ability to establish certain elements of the travel plan or review outcomes after the development has started operating so that it can be based upon the occupational and operational characteristics of the development • any sanctions (for example financial sanctions on breaching outcomes/ processes) need to be reasonable and proportionate, with careful attention paid to the viability of the development. It may often be more appropriate to use non-financial sanctions where outcomes/ processes are not adhered to (such as more active or different marketing of sustainable transport modes or additional traffic management measures). Relevant implications for planning permission must be set out clearly, including (for example) whether the travel plan is secured by a condition or planning obligation <p>A travel plan can only impose such requirements where these are consistent with policy on planning obligations (Section 106 agreements).</p>		
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<p>Transport Form</p>	<p>Supplementary planning form to be completed for minor schemes, requests for this information will be proportionate to the nature and scale of the development proposals and will only be requested where the Local Planning Authority consider it relevant, necessary and material to the application in question</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>The Council requires completion, it should give an estimation of the number of visitors to and from the proposed site and which form of transport they use: http://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/</p>	<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Tree Surveys and Hedgerow Surveys</p> <p>Used to assess the merits of existing trees as part of any development scheme, including tree canopies of adjacent sites which overhang the application site boundary.</p>	<p>When required:</p> <p>Where there are trees or hedgerows on the site or within 15 metres of the boundary of the site. The reason for this is that The British Standard 5837, the Root Protection Area (RPA) is calculated by multiplying the diameter of the tree at breast height in metres by 12, but is capped as an area with a radius of 15 metres. Development that is within 15 metres of a tree has the potential to damage its roots.</p> <p>Tree survey</p> <p>A tree survey may be needed for the following applications:</p> <ul style="list-style-type: none"> • Householder Planning Applications • Full Planning Applications • Outline Planning Applications • Approval of Reserved Matters Applications 	<p>South Lakeland District Council:</p> <p>BS5837 2012 Trees.pdf</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council:</p> <p>Tree Root Protection Areas</p> <p>Barrow BC - Planning Forms and Guidance</p> <p>Biodiversity and Development SPD 2018</p> <p>Barrow BC - Supplementary Planning Documents SPD's & Other Guidance</p>	<p>South Lakeland District Council:</p> <p>Policy DM4 South Lakeland Development Plan - Green and Blue Infrastructure, Open Space, Trees and Landscaping</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032.</p> <p>ENV2 - Protection and Enhancement of Landscapes and Trees.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p>

	<ul style="list-style-type: none"> • Removal or Variation of Conditions (Minor material amendments, also known as S.73 Applications) <p>A tree survey must be submitted where there are trees within a proposed planning application site, or on land adjacent to an application site that could influence or be affected by the development.</p> <p>Information will be required on which trees are to be removed and retained and the means of protecting those to be retained during construction works.</p> <p>This information should be prepared by a qualified arboriculturist in accordance with British Standard 5837: 2012 (or any subsequent updates) Trees in relation to design, demolition and construction recommendations.</p> <p>The survey must include:</p> <ul style="list-style-type: none"> • a topographical survey plan showing the exact locations of the tree(s) • a schedule to the survey including the following: <ul style="list-style-type: none"> ◦ a reference number for each tree or group to be recorded on the tree survey plan ◦ species listed by common name ◦ the approximate height ◦ the stem diameter measured in accordance with Annex C of BS 5837:2012 (or any subsequent updates) ◦ the branch spread at four cardinal points ◦ existing height above ground level of the first significant branch and canopy ◦ life stage (e.g. young, semi-mature, early mature, mature, over-mature) ◦ general observations, particularly of structural and/or physiological condition 		Policy N4: Protecting Other Wildlife Features.
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	<ul style="list-style-type: none"> ◦ the removal/retention category U or A to C grading (see 4.5 and table 1 and 2 of BS 5837:2012, or any subsequent updates) ◦ an estimate of remaining contribution in years (less than 10, 10 or more, 20 or more, 40 or more) ◦ the preliminary management recommendations <p>In some cases, a full tree survey may not be necessary. It may be sufficient to submit a Tree Constraints Plan.</p> <p>Tree Constraints Plan</p> <p>The Tree Constraints Plan should be a combination of the information gathered during a topographical survey (location of all trees, shrubs and hedges and other relevant features such as streams, buildings and spot level heights) and an accurate tree survey.</p> <p>It is important to remember that the parts of a tree that lie below the soil surface, its roots, are just as important as those above ground (trunk, branches, leaves). Every effort should be made to ensure that the roots of retained trees are not damaged during the construction process. Root problems can lead to a decline in a tree's health resulting in the need for a tree to be removed or even structural collapse. Tree roots can be easily damaged by:</p> <ul style="list-style-type: none"> • abrasion • crushing by vehicles/plant equipment and/or storage of building materials or soil • compaction of the surrounding soil leading to root death by asphyxiation (lack of oxygen) or drought (inability to obtain water) 		
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	<ul style="list-style-type: none"> • severing and removal of roots by excavation • poisoning from, for example, spillage or storage of fuel, oil or chemicals • changes in soil levels around trees resulting in root death as a result of exposure or asphyxiation • installation of impermeable surfaces leading to a decline in tree health due to lack of water <p>It is vital therefore that the Tree Constraints Plan should also clearly show the Root Protection Area of each tree.</p> <p>The Root Protection Area can be equated to a circle, using the tree as the centre-point, with a radius that is 12 x the tree's diameter at breast height for a single stemmed tree, or alternatively 10 x its 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>		
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	<p>A Tree Protection Plan is an essential aspect of tree protection with regard to development.</p> <p>The Tree Protection Plan is a scale plan showing:</p> <ul style="list-style-type: none"> • any proposed or existing buildings or structures • all retained trees both on and neighbouring the site and their corresponding Root Protection Areas and crown spreads (North, East, South and West) • the location of protective fences or barriers (details of how these are to be constructed must also be supplied) • proposed location of all plant and materials storage • drainage runs, roads and driveways • existing and new accesses • any other surface or underground features that may affect the trees on or neighbouring the site <p>Arboricultural Method Statement</p> <p>British Standard 5837: 2012 (or subsequent updates) Trees in relation to design, demolition and construction, recommendations</p> <p>If construction or the laying of hard surfaces is allowed within the Root Protection Area (RPA) of a tree, or if any part of the development process is likely to detrimentally affect any retained trees, then it is likely that an arboricultural method statement will be required.</p> <p>The statement should explain the methodology for the implementation and mitigation of any aspect of development, where there is potential for the loss of or damage to a tree(s).</p>		
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<p>Utilities Survey</p> <p>Required for remote developments</p>	<p>For rural developments (except for householder). Should include information to demonstrate that the developer has explored existing capacity with the appropriate utilities provider.</p>		<p>South Lakeland District Council: n/a</p> <p>Eden District Council: n/a</p> <p>Barrow Borough Council: n/a</p>
<p>Ventilation, Exhaust and Extraction Report</p> <p>A ventilation, exhaust or extraction report is needed so we can make sure that no nuisance, disturbance or loss of amenity is caused by odour, fumes, food droplets or noise to nearby properties.</p>	<p>When required:</p> <p>Any developments which include the installation of ventilation systems or air-conditioning units. This includes premises in Use Class E and Sui generis includes the sale of food and drink for consumption on the premises or of hot food for consumption off the premises).</p> <p>It covers most restaurants, cafes, pubs and premises providing hot food take-away. It may also include other businesses where the installation of externally mounted air-conditioning units is proposed.</p> <p>Ventilation report</p> <p>Adequate ventilation/extraction must be provided in food and drink premises to remove steam, cooking odours and grease-laden air. In most cases, natural ventilation is insufficient and an extract duct with a fan and filters is required to ventilate cooking fumes and remove odours without causing a nuisance to neighbouring properties.</p> <p>Getting the right ventilation and extraction system for your needs can be complex, and you should contact a specialist contractor who can carry out a ventilation survey or advise on a specific aspect of your requirements.</p>	<p>EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems 2018.pdf</p>	<p>South Lakeland District Council:</p> <p>Policy DM7 Addressing pollution and contamination impact, South Lakeland Local Plan Development Management Policies</p> <p>Eden District Council:</p> <p>Eden Local Plan 2014-2032</p> <p>ENV9- Other Forms of Pollution.</p> <p>Barrow Borough Council:</p> <p>Barrow Borough Local Plan 2016-2031</p> <p>Policy R15: The Location of Hot Food Takeaways.</p> <p>DS2: Sustainable Development Criteria.</p>

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

	<ul style="list-style-type: none"> • Where work is proposed in close proximity to a boundary, the details of eaves and foundations should be shown relative to the boundary to a scale of not less than 1:20 • All location plans must be correctly licenced and show a valid licence number. This is to ensure that the Council do not breach copyright or national agreements by displaying copyrighted material • A clear, accurate, and full description of the proposed works is required • Coordinates shall be provided if the site address has no postcode available. Applications for mast and Turbines developments to include exact coordinates of its proposed location are required together with any micro siting criteria. • Always, provide a clear description of the plan or document as your file name which accurately describes its content. Please do not provide a file name as a drawing number or reference only. Preferably, just the title of the plan or document although this could include a title of the plan/document and the drawing number. 		
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Information required	Guidance	Where to look for further guidance & local guidance	Local plan area policy reference & thresholds
Air Quality Assessments	<p>When required:</p> <p>For any application that will result in:</p> <ul style="list-style-type: none"> emissions to air such as dust from extraction/blasting or other operational processes, odour, stack emissions, biological treatment sites and traffic. where development is proposed inside or adjacent to an air quality management area (AQMA). <p>Information required:</p> <p>Reports should include both existing baseline data and modelling assessment – if necessary, monitoring location points to be agreed with the county council prior to submission.</p>	<p>Environment Act 1995 - Part IV (Local Air Quality Management).</p> <p>The Air Quality (Amendment) Standards Regulations 2016.</p> <p>National Planning Policy Guidance (NPPG) – paragraph 007-Ref.ID:32 -007-20140306.</p> <p>National Planning Policy Framework (NPPF) – section 14 (meeting the challenge of climate change, flooding and coastal change).</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP13 - Climate Change</p> <p>Policy DC2 - General Criteria</p> <p>Policy DC5 - Dust.</p>
Biodiversity and Geodiversity: Habitat Assessment and Species Surveys	<p>When required:</p> <p>Where a development proposal is likely to adversely impact on designated sites (a designated site is as defined on the Natural England website www.magic.gov.uk), protected or priority species or habitats, or other important biodiversity or geological features that may be affected.</p> <p>This includes internationally designated sites such as Special Protection Areas (SPA), Special Area of Conservation (SAC), RAMSAR sites, nationally designated sites such as Sites of Special Scientific Interest (SSSI) and National Nature Reserve (NNR);</p>	<p>National Planning Policy Framework (NPPF) – section 15 (conserving and enhancing the natural environment).</p> <p>National Planning Policy Guidance (NPPG) – paragraph 007 Ref ID: 8-007-20140306 16.</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC16 - Biodiversity & Geodiversity</p>

	<p>and locally designated sites such as County Wildlife Site (CWS) and Local Nature Reserve (LNR).</p> <p>The initial habitat survey should establish (including from relevant data search) whether any protected or priority (BAP) species are known to be present on the site, in which case the relevant species surveys will need to be carried out as a matter of course.</p> <p>In addition, all development proposals including works as set out in the table below will trigger the need for a protected species survey.</p> <p>Proposed development which includes the modification, conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> • permanent agricultural buildings • buildings with wooden cladding or hanging tiles within 200m of woodland or water • pre-1960 buildings within 200m of woodland or water • pre-1919 buildings within 400m of woodland or water • tunnels, mines, kilns, ice houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures • bridges, aqueducts and viaducts • lighting of Churches and listed buildings or flood lighting within 50 metres of woodland, water or hedgerows / lines of trees with an obvious connection to woodland or water • works affecting woodland, or hedgerows/lines of trees with an obvious connection to woodland or water • works that involve the felling or lopping of veteran trees, trees with obvious cracks, 	<p>The Conservation of Habitats and Species Regulations 2017.</p> <p>BS 42020: 2013 Biodiversity – Code of practice for planning and development.</p>	
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	<p>holes and cavities or trees with a diameter greater than 1m at chest height</p> <ul style="list-style-type: none"> • works affecting gravel pits, quarries, natural cliff faces, or rock outcrops with crevices or caves • major proposals within 500 metres of the perimeter of a pond, or 200 metres of rivers, streams, canals, lakes or other aquatic habitats • major proposals within 500 metres of the perimeter of a pond, or 200 metres of rivers, streams, canals, lakes or other aquatic habitats <p>Information required</p> <p>A comprehensive habitats and/or species survey, assessment and mitigation report will be required to accompany the application in the circumstances above. The survey, which should meet the CIEEM Guidelines for Ecological Appraisal (January 2018) and report should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines / methods where available. Further information on appropriate survey methods can be found in the Technical Guidance Series published by the Chartered Institute of Ecology and Environmental Management (CIEEM).</p> <p>Survey reports are expected to identify and describe impacts likely to harm protected species and/or their habitats, designated sites, priority habitats and other listed biodiversity features identified by the survey (direct and indirect effects during construction and afterwards). Where harm is likely, evidence must be submitted assessing the impact of the proposals and</p>		
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	<p>that addresses long-term maintenance and management.</p> <p>The county council will be working to the British Standard for Biodiversity – Code of practice for planning and development (BS 42020:2013). All Minerals and Waste Planning applications are expected to ensure that any pertinent biodiversity issues are addressed fully in accordance with BS 42020:2013. The British Standard is the benchmark and key reference document which is used by the council planning officers, planning consultants and ecological consultants working within Cumbria in relation to planning matters. Core concepts within BS 42020 which the council will be looking for in all planning matters relate to:</p> <ul style="list-style-type: none"> • demonstration that the mitigation hierarchy has been applied, • use of competent professionals working in accordance with current best-practice • provision of up-to-date survey information and reporting which stands up to scrutiny • the clear description, understanding and reporting of ecological impacts <p>It is our aim that the widespread adoption of, and working in accordance with BS 42020, will help to provide certainty and clarify to applicants and the council alike from pre-application discussions through to determination, as well as during construction and post-construction ecological monitoring and management.</p> <p>If a European site may be affected (Special Area of Conservation, Special Protection Area or Ramsar site), the submitted documents must contain sufficient information to inform a Habitats Regulations Assessment to be completed in accordance with Part 6 Regulation 63 (1) of The</p>		
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	Conservation of Habitats and Species Regulations 2017. In addition, in accordance with Part 6 Regulation 63 (2), the applicant is required to provide sufficient information to enable the Local Planning Authority to complete their assessment. It is therefore advised that applicants submit their own Habitats Regulations Assessment (shadow HRA).		
Bird Strike Assessment	<p>When required:</p> <ul style="list-style-type: none"> • Applications for any open quarrying, landfill and sewage disposal, treatment plant and outfall sites • new areas or lateral extensions to existing sites whose working or proposed restoration has the potential to attract a notable increase in birds. • facilities intended for the handling, compaction, treatment or disposal of household or commercial wastes, via the creation of nature reserves, lakes, ponds, wetlands and marshes, which attract gulls and waterfowl • landscaping/restoration schemes that involve extensive planting of tree/bush species that can attract substantial bird activity • similarly wet working and/or winter flooding of any voids also need to be considered as a potential hazard as they may encourage species hazardous to aircraft. • Proposals falling within the 13km safeguarding zone around: Carlisle Airport (which encompasses practically all of Carlisle City Council's administrative boundary and northern tip of Eden) or Walney Island Airfield (Barrow Borough Council's administrative boundary; the southern tip of Copeland 	<p>Town and Country Planning Act 1990</p> <p>Town and Country Planning (safeguarded aerodromes, technical site and military explosives storage areas) Direction 2002 – updated December 2016</p>	

	<p>Borough and south-western edge of South Lakeland - beyond Ulverston).</p> <p>Bird Strike Hazard Management Plan</p> <p>Is a mandatory requirement where some increase in the water area is unavoidable in these zones</p> <p>Information needed:</p> <p>Scope of the assessment to be agreed with the council – particular attention should be directed to landscaping schemes and identify strike risks.</p> <p>A hazard management plan may be required and should set out which species need to be controlled and methods for deterring them.</p>		
Blasting Scheme	<p>When required:</p> <ul style="list-style-type: none"> where blasting with explosives is proposed in relation to minerals development. <p>Information needed:</p> <p>An assessment of the environmental effects relating to ground vibration, air over pressure, noise, dust and fly rock shall be submitted, with details of proposed mitigation and control measures. Improvement/maintenance of regression line modelling for existing sites and the procedure to establish, develop and improve the regression line model for new sites.</p>	<p>National Planning Policy Framework (NPPF) – section 17 (Facilitating the sustainable use of minerals)</p> <p>Quarries Regulations 1999</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC4 - Quarry Blasting</p>
Climate Change Statement	<p>New development must help to reduce carbon emissions and help our communities adapt to the risks associated with and the impacts of a changing climate.</p> <p>Information needed:</p>	<p>Further guidance on the fundamentals of climate change and climate change can be found via the following link: Climate change explained - GOV.UK (www.gov.uk)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030:</p>

	<p>A Climate Change Statement will be required for all minerals and waste management development proposals. The extent of information required to be submitted within this statement will be proportionate to the scale of the proposed development. It should provide information to demonstrate that:</p> <ul style="list-style-type: none"> • Energy management and resource efficiency have been determining factors in the design of the development. Submitted information must show how the development would contribute to a carbon reduction strategy or plan for the site or how the 'whole life' greenhouse gas emissions of the product or process would be reduced by the proposed development. • Water use and the requirement for wastewater treatment have been minimised; for example, through the inclusion of sustainable drainage systems and sustainable water management systems. • The waste management hierarchy – prevention/reduction, re-use, recycling, disposal – has been applied at its highest level. • Where on-site buildings are proposed, their design and layout promote energy conservation through their orientation, construction materials (for example; locally sourced or recycled) and methods. • The location of the site would minimise, as far as practicable, the 'minerals or waste road miles' involved in supplying the minerals or managing the wastes, including the use of non-road transport. • Where the proposed development would affect or is adjacent to peat bog, the carbon emissions would not be significantly 	<p>and further guidance on climate change and the planning process can be found via the following link to the National Planning Policy Framework:</p> <p>https://www.gov.uk/guidance/climate-change</p>	<p>Policy SP13 Climate change mitigation and adaption</p> <p>Policy SP15 Environmental assets</p> <p>Policy DC2 General criteria</p> <p>Policy DC7 Energy from waste</p> <p>Policy DC8 Renewable energy use and carbon reduction on existing minerals and waste sites</p> <p>Policy DC13 Criteria for energy minerals</p> <p>Policy DC22 Restoration and aftercare</p>
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	<p>increased and the condition of the remaining peat bog would not be adversely affected.</p> <ul style="list-style-type: none"> • Restoration and after use proposals would help to mitigate for or adapt to climate change; for example how biodiversity net gains would be achieved and how green/blue infrastructure would be incorporated to mitigate and respond to climate change. • Opportunities to increase the proportion of energy derived from renewable sources, including opportunities for on-site renewable and low carbon technologies have been considered and incorporated as far as possible. 		
Coal Mining Risk Assessment	<p>When required:</p> <p>An assessment will be required where any proposed development falls within or partly within, the Coal Authorities ‘development high risk areas’ (formerly known as Coal Mining Development Referral Areas).</p> <p>Information needed:</p> <p>A desk-based report produced by a qualified and competent person (Coal Mining Risk Assessment). The Coal Authority can be contacted for further guidance on production of this type of assessment.</p> <p>The report should including information on the following:</p> <ul style="list-style-type: none"> • site specific coal mining information to include past, present and future underground mining. • details of shallow coal workings – both recorded and probable • mine entries – shafts and adits • mine gas risks • any recorded safety hazards • past and present surface mining sites 		

	<ul style="list-style-type: none"> • identification of risks of the coal mining features to the new development <p>The report should provide an informed assessment of how any identified risks have influenced the design of the development and whether the permission of the Coal Authority will be required for any on site investigations and when such permission will be obtained.</p> <p>Further information and guidance can be obtained from the National Planning Policy Framework (NPPF) and the Development Management Procedure Order 2015.</p>		
Cumulative Impact Assessment	<p>When required:</p> <p>In some cases a proposed development may itself have environmental impacts that would be acceptable on their own, but which may exacerbate adverse impacts caused by other developments. Such cumulative impacts can derive from either a number of developments with similar impacts being operational at the same time, or from a number of concurrent developments in an area with different impacts or from a succession of similar developments over time. Minerals and Waste proposals will need to demonstrate that where cumulative impact presents a potential issue, this has been adequately assessed and addressed in their planning application.</p> <p>In some cases the Cumulative Impact Assessment may form part of another supporting document such as Environmental Impact Assessment and/or Landscape Visual Impact Assessment.</p> <p>Information needed:</p>		<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC6 - Cumulative Impacts</p>

	<p>An assessment of the cumulative impact of the combined activities in respect of the:</p> <ul style="list-style-type: none"> • amenity and health of local communities, • economy, • environment (habitats, species, landscape character, cultural heritage, air quality, water resources & flooding, agricultural resources), • traffic (type, size and numbers of vehicles generated, from site preparation to final restoration and potential impacts on the highway network and safety) 		
Daylight/Sunlight Assessment	<p>When required:</p> <p>In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space, then applications may also need to be accompanied by a daylight/sunlight assessment.</p> <p>This is more likely in the case of proposals for built development that is close to residential property but may also be required where infrastructure associated with Minerals and Waste development proposals has potential to impact on neighbouring property.</p> <p>Information needed</p> <p>The assessment should identify the impact of the proposals on neighbouring properties/uses in terms of shadow cast/overshadowing impacts.</p> <p>Sufficient information would be required to enable the existing and expected levels of sunlight to be determined.</p>	National Planning Policy Framework (NPPF) – section 12 (Achieving well-designed places)	

<p>Drainage - Foul and Surface Water</p>	<p>When required:</p> <p>All development proposals will be expected to provide details of foul and surface water drainage arrangements - whether connecting to existing systems or developing new ones – and to confirm that the proposed drainage scheme has sufficient capacity to cope with the demands of the new development and takes into account forecasted increased flows due to climate change.</p> <p>Drainage assessments may be incorporated in the Flood Risk Assessment where one is required.</p> <p>A Surface Water Drainage Assessment and Scheme/Strategy should include:</p> <ul style="list-style-type: none"> • a description of the type, quantities and means of storage/disposal of any surface water run-off • it should demonstrate that surface water run-off generated up to and including the 1 in 100 year plus climate change critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event at any point during or after development • it must demonstrate that the development will not impact neighbouring land during its life or within its proposed restoration scheme <p>Schemes should aim to incorporate 'sustainable drainage systems' (SuDS) unless it can be demonstrated through percolation tests that ground conditions are suitable for soakaways to be fully effective.</p> <p>For proposals involving the disposal of trade waste or the disposal of foul sewage effluent, a more</p>	<p>National Planning Policy Framework (NPPF) – section 14 (meeting the challenge of climate change, flooding and coastal change)</p> <p>20</p> <p>National Planning Practice Guidance (NPPG) – paragraphs 079 (Ref.ID:079-20150415) and 080 (Ref.ID:080-20150323)</p> <p>Sustainable Drainage Systems: Non-technical standards (DeFRA March 2015)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC19 - Flood Risk</p> <p>Policy DC20 - The Water Environment</p>
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	<p>detailed foul drainage assessment will be required, including details of:</p> <ul style="list-style-type: none"> the method of storage, treatment and disposal scale plans of the drainage arrangements will also need to be provided 		
Dust Impact Assessment	<p>When required:</p> <p>Referred to in the National Planning Policy Guidance as a Dust Assessment Study. Mainly applicable to applications for new Minerals and Waste development but may also be required for applications for lateral and temporal extensions of existing facilities, where dust impact is a recognised issue, or for changes to operations.</p> <p>Where dust emissions are likely to arise, operators are expected to prepare a dust assessment study, which should be undertaken by a competent person.</p> <p>Information needed:</p> <ul style="list-style-type: none"> establish baseline conditions of the existing dust climate around the site of proposed operations identify site activities that could lead to dust emission without mitigation identify site parameters which may increase potential impacts from dust proposed mitigation measures make proposals to monitor and report dust emissions to ensure compliance with appropriate environmental standards and to enable an effective response to complaints 	<p>National Planning Policy Framework (NPPF) – section 17 (Facilitating the sustainable use of minerals)</p> <p>National Planning Practice Guidance (NPPG) – paragraphs 023-032 (27-201403060)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC5 - Dust</p>
Economic Statement	<p>When required:</p> <ul style="list-style-type: none"> for all major proposals which will have a significant impact in terms of employment and 	<p>National Planning Policy Framework (NPPF) – section 6</p>	<p>Cumbria Minerals and Waste Local</p>

	<p>job creation, details should be provided of the anticipated benefits</p> <ul style="list-style-type: none"> • for some more complex proposals there may need to be consideration of whether the effect of job creation/skills upgrading as a result of the new development, would have any adverse impact in terms of attracting staff away from other local services and industries • for Minerals Proposals please refer to the separate topic Minerals Need and Viability Assessment which addresses issues of land banks and financial viability <p>Information needed:</p> <ul style="list-style-type: none"> • demonstrating how proposals will contribute to the delivery of economic development and regeneration strategies at regional, sub-regional and local levels • identifying any regeneration benefits from the proposed development, including; details of any new jobs that might be created or supported; any community benefits; and reference to any regeneration strategies that might lie behind or be supported by the proposal • details should be provided on the number and type of jobs that will be retained or created as a result of the development and any skills/training provision that will be delivered. • if appropriate, consideration of the wider socio-economic impact of attracting employees away from existing services and industries and how this gap in local workforce/skill set can be addressed. 	(building a strong, competitive economy)	<p>Plan (CMWLP) 2015-2030</p> <p>Policy SP14 - Economic Benefit</p>
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<p>Environmental Impact Assessment (EIA) / Environmental Assessment (EA)</p>	<p>When required:</p> <p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances/criteria under which an EIA is required. An EIA is required to accompany all applications for Schedule 1 developments and may be required for some Schedule 2 developments.</p> <p>Developers should request a Screening Opinion at an early stage to avoid delays on major development proposals.</p> <p>Information needed:</p> <p>The Regulations require the developer to describe the likely significant effects of a development on the environment and to set out the proposed mitigation measures. Schedule 4 of the regulations set out the information that should be included in an Environmental Statement.</p> <p>A Scoping Opinion should be sought from the council regarding the level and nature of information required to be included in any environmental statement for EIA development.</p>	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Policy Guidance (NPPG) -</p> <p>para 003 (Ref.ID: 4003-20170728);</p> <p>para.11 (Ref.ID:27-011-20140306);</p> <p>para.122 (Ref.ID:27-122-20140306)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC16 - Cumulative Impact</p>
<p>Flood Risk Assessment</p>	<p>When required:</p> <ul style="list-style-type: none"> • for any development of 1ha or greater in any flood zone category. • any new development which lies within Flood Zones 2 or 3 or, for major applications, in designated critical drainage areas or where the Environment Agency, Internal Drainage Body or other relevant bodies have indicated there may be a drainage problem. • may also be required for significant extensions or increases in areas of hard 	<p>National Planning Policy Framework (NPPF) – section 14 (meeting the challenge of climate change, flooding and coastal change)</p> <p>National Planning Practice Guidance (NPPG) – paragraphs 29 – 42</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP13 - Climate Change</p> <p>Policy DC19 - Flood Risk</p> <p>The Council's Strategic Flood Risk Assessment</p>

	<p>surfacing within the floodplain or adjacent to a main river.</p> <ul style="list-style-type: none"> any applications for engineering operations or land raising which may significantly increasing surface water run-off to watercourses and soakaways may also require a flood risk assessment. <p>Information needed:</p> <p>The flood risk assessment does not need to be carried out in a specific format, however, it must contain information about the site, and how the risk of flooding as a result of the development will be managed and controlled, including any mitigation measures and evacuation procedures.</p> <p>The assessment should contain information about the proposed drainage system and management of surface water runoff.</p>	<p>Further information and guidance can be obtained from the Environment Agency.</p>	
<p>Geotechnical Assessment/Appraisal – Includes Land/Slope Instability</p>	<p>When required:</p> <p>A geotechnical assessment will be required where the proposal is on land or adjoining land which is known to be unstable or potentially unstable.</p> <p>This will include any proposals which involve major soil and spoil movements (including the creation of bunds) and where significant changes to ground levels are required to accommodate the development proposal.</p> <p>Information needed:</p> <p>Information is required in terms of the physical capability of the land and its current structure and composition.</p>	<p>National Planning Policy Guidance (NPPG) – paras.001 – 012 (20140306) including Flowchart on land stability in development management; para.003 Ref ID: 27-033-20140306</p> <p>Geological information on specific sites can be obtained from the British Geological Survey</p> <p>Further information on the responsibility of operators in terms of land stability can be found in the Quarries</p>	

	<p>The assessment should include a Land Stability and/or Slope Stability Risk Assessment as appropriate.</p> <p>Any areas of instability or potential hazards should be identified through appropriate survey work and intrusive investigations of the site and the possible effects of the development on neighbouring land investigated and assessed.</p> <p>Appropriate and realistic remediation measures should be identified within the assessment.</p> <p>Where reports show there is potential for instability details of arrangements for monitoring ground water shall be submitted together with details of any necessary remediation details to prevent landslips.</p>	<p>Regulations 1999 and Mines and Quarries Act 1954.</p>	
Health Impact Assessment	<p>When required:</p> <p>Where development proposals have potential to impact on the health and well-being of communities and health infrastructure. This could be through the effects of air and water pollution; the socio-economic impact (e.g. jobs created or lost); or through placing additional burden on healthcare services by increasing population.</p> <p>The HIA can be a freestanding report or can be incorporated into another required appraisal such as an EIA. If within an existing report, it is good practice to set out as a separate chapter. It may be that in the case of non-EIA development, a separate HIA is more commonly required if the assessments on pollution, socio-economic impact etc. are not being produced in other supporting documents.</p> <p>Information needed:</p> <p>The HIA should appraise the potential positive and negative impacts of a proposal on new communities</p>	<p>National Planning Policy Framework (NPPF)</p> <p>National Planning Practice Guidance (NPPG) – paras 001 – 005 (Ref.ID:53-001-20140306)</p> <p>2017 Environmental Impact Assessment Regulations</p>	

	<p>and adjacent existing communities, identify any differential distribution of impacts on health among groups within the population, and suggest actions to minimise any potential negative health impacts and maximise potential positive health impacts.</p> <p>Considerations should include how the proposal supports physical activity and promotes healthy lifestyles (e.g.- access to open space and recreational facilities; promoting walking/cycling as a transport choice); potential pollution and other environmental hazards which might lead to an adverse impact on human health; what are the positive and negative socio-economic impacts (e.g. new job creation, displacement of existing workforce, need for increased skills and training); whether any increase in resident population or migrant workforce would place a strain on local healthcare services; an assessment of whether different sectors of society are more or less likely to benefit from or be disadvantaged by the impacts identified.</p>		
Heritage Statement	<p>When required</p> <ul style="list-style-type: none"> any proposal which will impact upon a designated heritage asset, or its setting. A designated heritage asset is a listed building, scheduled monument, conservation area, registered park and garden, and registered battlefield any proposal which will impact on archaeological assets, whether designated or not, or has the potential to impact upon currently unknown archaeological assets <p>Information needed:</p> <p>The statement should be proportionate to the scale of development, proximity to heritage assets and</p>	<p>National Planning Policy Framework (NPPF)- section 16</p> <p>National Planning Practice Guidance (NPPG) – paragraph 008-013 (Ref.ID:18a-008-20140306)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP15 - Environmental Assets</p> <p>Policy DC17 - Historic Environment</p>

	<p>likely impact. It will need to identify and describe any heritage assets within or in close proximity to the application site; consider any potential impact the development may have either directly on the heritage asset, or on its wider setting, and demonstrate how the potential impacts have been avoided or minimised in the final scheme design.</p> <p>Assessment may include consideration of the visual impact of development on the appearance and setting of heritage assets (whether buildings or landscape). The assessment may be desk-based initially but could lead to further investigative work being required (e.g. geophysical survey; trial trenching) in order for impact to be fully assessed prior to determination of the application.</p> <p>A heritage statement would normally consist of three parts; an assessment of the significance of the heritage asset, an assessment of the impact on the heritage asset and a justification and mitigation statement for the impact of the proposal on the heritage asset.</p> <p>Where some level of harm to heritage assets cannot be avoided, the developer should provide justification for the impact and make recommendations for mitigation or, if sufficient justification is provided, compensation for its loss.</p>		Cumbria Historic Environment Record
Landscape and Visual Impact Assessment	<p>When required:</p> <p>Any development proposal which has potential to adversely impact on the character and appearance of the surrounding landscape, having regard to public viewpoints and the sensitivity of the landscape.</p> <p>In most cases a full Landscape and Visual Impact Assessment will be required to be prepared in</p>	<p>National Planning Policy Framework (NPPF)</p> <p>Landscape Institute Guidelines on Landscape Visual Impact Assessment 3rd Edition (2013)</p> <p>EIA regulations 2017</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC18 - Landscape and Visual Impact</p>

	<p>accordance with the latest Landscape Institute guidelines.</p> <p>In some cases a Landscape Visual Appraisal may be sufficient. This is still prepared by a landscape architect to industry standards but focusses more on the capacity of the landscape to accommodate the proposed development. It does not need to include the full technical assessment of significance and magnitude of visual impact.</p> <p>For minor developments, this could be achieved by providing photographs from identified public viewpoints to provide an informal assessment.</p> <p>Information needed:</p> <p>The LVIA report will need first to identify the Zone of Theoretical Visibility with reference to public viewpoints close to the site and in the wider landscape. It will need to take into account long distance views.</p> <p>The report should then identify the landscape characteristics of the site and surrounding area; consider its capacity for accommodating change and identify the viewpoints from which the development proposals can be seen.</p> <p>An assessment is then made of the magnitude and significance of the change on the landscape the development will bring about on each viewpoint and then on the landscape overall.</p> <p>Where appropriate the LVIA may recommend mitigation in the form of revised site layouts, landscape screening and bunding to make the proposals acceptable in terms of landscape impact.</p> <p>The LVIA will include photographs of the application site from public viewpoints but photomontages may also be incorporated to demonstrate the initial impact</p>		<p>Policy DC22 - Restoration and Aftercare</p> <p>Cumbria Landscape Character Guidance and Toolkit</p>
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	<p>of the development and then at subsequent stages as any proposed landscape planting matures.</p> <p>The extent of LVIA or LVA required should be confirmed with the council prior to submission either as part of the Pre-application Advice Service or Scoping Opinion for EIA development.</p>		
Landscaping Proposals	<p>When required:</p> <p>Details of any proposed landscape planting should be included on the submitted Site Plans.</p> <p>Where landscape planting/screening is integral to the development proposals (for example, as identified within a LVIA report) then a detailed landscape strategy will also be required. In some cases this could be secured by planning condition but for more complex applications, full details may be required in order to assess suitability of the scheme prior to determination. Often a Landscape Strategy is included as part of the submitted LVIA.</p> <p>Information needed:</p> <p>Details of all existing landscape features to be retained, and proposed new planting/landscaping features, including size and type of species.</p> <p>A detailed landscape strategy should also include information on how the landscape planting will be protected and maintained once planted.</p>	National Planning Policy Framework (NPPF)	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC18 - Landscape and Visual Impact</p> <p>Policy - DC 22 (Restoration and Aftercare)</p> <p>Cumbria Landscape Character Guidance and Toolkit</p>
Land Contamination Survey/Risk Assessment	<p>When required:</p> <p>A survey would be required where:</p> <ul style="list-style-type: none"> where is a likelihood of land contamination from past uses of the land or as a result of the new development disturbing existing contamination 	National Planning Policy Framework (NPPF)	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p>

	<ul style="list-style-type: none"> past or present uses which could lead to land contamination may include industry activity, chemical and fuel storage, treat and disposal of waste and sites located close to existing landfill sites (usually within 250 metres) <p>Information needed:</p> <p>Initially, a Phase 1 desktop survey of the site would be required – this would provide an investigation into the history of the site in terms of its past and present uses and should identify potential sources, pathways and receptors for pollutants.</p> <p>The survey would mainly draw information from historical information regarding the site. Depending on the findings of the Phase I study, an intrusive Phase 2 site investigation maybe required which requires physical examination of the site and land and include examination of the ground structure beneath the surface.</p> <p>Depending on the findings of the Phase 2 report, a detailed programme of remediation works may be recommended that has to be carried out prior to development commencing or certain stages of development completing.</p> <p>The survey and risk assessment should be prepared by a competent and qualified person.</p> <p>A Phase 1 report will be required to validate the planning application. Subsequent reports may be secured by planning condition although depending on timescales can be submitted for consideration during determination of the application.</p>		<p>Policy SP16 - Restoration and Aftercare</p> <p>Policy DC21 - Protection of Soil Resources</p>
Lighting assessment	<p>When required:</p> <p>When proposals involve external lighting which has potential to impact on either neighbouring property,</p>	<p>National Planning Practice Guidance (NPPG)– para.001 – 007 (Ref.ID:31-001-20140306)</p>	

	<p>or on the visual amenity of the area (including on dark skies). Installation of external lighting on buildings may only require submission of details with the application for consideration.</p> <p>Where more significant new lighting is proposed, such a floodlighting, or lighting on car parks, open land or yards a Lighting Assessment prepared by a suitably qualified lighting engineer will be required.</p> <p>Lighting Assessment may also form part of an Ecological Assessment where there is potential for adverse impact on Protected Species, in particular bats.</p> <p>Information needed:</p> <p>Details on the type and location of external lighting proposed, including lux levels. Hours of operation.</p> <p>An assessment of the light spill and its impact on both nearby properties (especially residential) and on the wider setting, giving particular consideration to lighting in the countryside and other dark sky areas.</p> <p>The assessment should include consideration of less intrusive lighting schemes if appropriate, and details of any measures taken to reduce the potential for light pollution or disturbance.</p>	<p>Lighting in the Countryside: Towards Good Practice (1997)</p> <p>Institute of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light.'</p>	
Minerals Need Assessment	<p>When required:</p> <p>All proposals for minerals extraction should include a need assessment, having regard to the current aggregate land bank figures and demand.</p> <p>Information needed:</p> <p>The developer will need to demonstrate there is a market need for their product and how their proposal fits with the current aggregate land bank figures and market demand.</p>	<p>National Planning Policy Framework (NPPF) – section 17 (facilitating the sustainable use of minerals)</p> <p>National Planning Practice Guidance (NPPG)- paragraphs 080 – 085 (ID Ref: 27-080-20140306)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP7 - Minerals Supply</p> <p>Policy DC12 - Criteria for Non-</p>

	<p>Whilst there is no maximum land bank level for aggregates, the county council as minerals planning authority needs to manage a steady supply and ensure that reserves are not released too early should they be required to meet regional and national needs at a later stage.</p> <p>Where a land bank is below the minimum level this indicates a more acute need for the mineral to be extracted.</p> <p>To demonstrate the need for minerals extraction to be permitted in an area where an adequate land bank already exists, the following issues should be addressed in any statement:</p> <ul style="list-style-type: none"> • Are there significant future increases in demand that can be forecast with reasonable certainty? • Is the location of the consented reserve inappropriately located relative to the main market area? • Does the nature, type or quality of the aggregate make it particularly suitable for use within a particular district or to serve a separate market? • Are there any known constraints on the availability of consented reserves that might limit output over the Plan period? • Any other exceptional or site-specific circumstances which require the proposal to come forward 		<p>Energy Minerals Development</p> <p>The Councils Local Aggregates Assessment (LAA) – produced annually and published on the Council website</p>
Noise Assessment	<p>When required:</p> <p>Any development which is likely to generate significant noise above background levels or regular movements of larger vehicles. It would commonly be required with minerals applications due to the nature</p>	<p>• National Planning Policy Framework – section 17 (facilitating the sustainable use of minerals)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC3 - Noise</p>

	<p>of that operation, but could equally apply to noise associated with construction of new buildings, or the introduction of a new/more intensive activity near to sensitive receptors.</p> <p>Information needed:</p> <ul style="list-style-type: none"> establish baseline conditions of the existing noise climate around the site of the proposed operations at the times the site is proposed to operate identify site activities that could lead to unacceptable noise emission without mitigation proposed mitigation measures make proposals to monitor and report noise emissions to ensure compliance with the appropriate environmental standards and to enable an effective response to complaints 	<p>National Planning Policy Guidance (NPPG) – paras.001 – 009 (Ref/ID: 001-20140306)</p> <p>paras. 019 – 022 relating to minerals development specifically (Ref.ID: 27-020-201540306)</p>	
<p>Nutrient Neutrality Assessment and Mitigation Statement (NNAMS)</p> <p>and</p> <p>Shadow Habitat Regulations Assessment/ Appropriate Assessment (SHRA/AA)</p>	<p>This type of assessment is required when a development would increase nutrient levels in a specific locality which will be particularly sensitive to any increase. These are Habitat Sites which are identified by Natural England as having an unfavourable conservation status due to nutrient pollution. Proposals must demonstrate a way of removing the same amount of nutrients from somewhere else in the affected catchment. This is referred to as ‘nutrient neutrality’.</p> <p>Information needed:</p> <p>Assessment would be required for all minerals and waste developments proposals that would:</p> <ul style="list-style-type: none"> Result in the operation of a site on a 24/7 or overnight basis, or 	<p>Chief-Planner-Letter-about-nutrient-pollution-March-2022.pdf (lakedistrict.gov.uk)</p> <p>Nutrient Neutrality: A summary guide and frequently asked questions - NE776 (naturalengland.org.uk)</p>	<p>Currently no policies in CMWLP specifically covering the matter of nutrient neutrality. This will be addressed in subsequent reviews.</p> <p>Policies relating to European protected species and habitats:</p> <p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030:</p>

	<ul style="list-style-type: none"> • Result in new developments which would introduce workers to an area or changes to an existing site which would increase the number personnel working at a site – either day or night, and • Be located within the Catchment Areas of the River Eden Special Area of Conservation (SAC) and the River Kent SAC. <p>The information to be submitted on nutrient neutrality must include:</p> <ul style="list-style-type: none"> • Completed Natural England nutrient neutrality budget calculator for the relevant catchment • Nutrient neutrality mitigation strategy; and • Shadow Habitat Regulations Assessment which will indicate the impacts of the proposed development in accordance with the requirements of the Conservation of Habitats and Species Regulations 2017 https://www.legislation.gov.uk/ukxi/2017/1012/contents/made <p>prepared by a third party, which the Authority may choose to adopt as part of its assessment as Competent Authority. Further information about this process is provided by the National Planning Practice Guidance on Habitat Regulations Assessment https://www.gov.uk/guidance/appropriate-assessment#what-is-a-habitats-regulations-assessment</p> <p>The Section above entitled Biodiversity and Geodiversity: Habitat Assessment and Species Surveys provides general advice on Habitat Regulations Assessments.</p>		<p>Policy SP15 Environmental assets</p> <p>Policy SP16 Restoration and aftercare</p>
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<p>Planning Obligations – Draft Heads of Terms</p>	<p>When required:</p> <p>Where development proposals would otherwise be unacceptable but are capable of being made so. Planning obligations should only be used where it is not possible to address impacts or make the development acceptable through imposition of a planning condition(s).</p> <p>S106 Planning Obligations are likely to include measures to secure long term management of environmental assets (e.g. woodland and/or ecological management plans), or to provide necessary infrastructure to mitigate the impact of development and make it acceptable, such as highway and transport improvements; flood and surface water management schemes and provision of green infrastructure.</p> <p>In exceptional circumstances (as set out in Policy SP17) financial guarantees may be entered into with regard to quarry restoration schemes.</p> <p>Information needed:</p> <p>A short statement providing details of the proposed Heads of Terms or matters to be controlled/included in the legal agreement.</p>	<p>National Planning Policy Framework (NPPF)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP17 - Section 106 Obligations</p>
<p>Planning Statement</p>	<p>When required:</p> <ul style="list-style-type: none"> • for all development, a detailed description of the proposed development and an assessment of how the scheme fits with relevant national and local planning policy will be required. • for some applications it may be sufficient to include a section on policy analysis within the Design and Access Statement. 	<p>National Planning Policy Framework (NPPF)</p>	

	<ul style="list-style-type: none"> for major applications and complex proposals a more detailed Planning Statement would be expected, possibly cross referencing other supporting documentation submitted with the application to demonstrate compliance with policy. <p>Information needed:</p> <p>Essentially the purpose of the Planning Statement is to identify national and local planning policy relevant to the development proposals and demonstrate how the policies are being complied with, or whether there are circumstances to justify approval of the application contrary to adopted policy.</p> <p>It is recognised that the scale and level of detail provided within the Planning Statement would be proportionate to the nature of the development proposals and that some planning policy assessment will also be provided within other supporting documents required.</p>		
Public Rights of Way Statement	<p>When required:</p> <p>Any development proposal that may affect a public right of way either by obstructing it or potentially causing inconvenience or other risk to its users.</p> <p>Information needed:</p> <p>A statement should detail how the development or proposal affects the public right of way and how the scheme will incorporate the right of way, any requirements for a diversion to its route, whether any improvements can be made to the right of way.</p> <p>If closure of the right of way would be needed, details of the timescales and period of closure would be useful.</p>	National Planning Policy Framework (NPPF) – paragraph 75	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC 2 - General Criteria</p> <p>Further information on the definitive routes of public rights of way and procedures for closures and diversion can be provided by the</p>

			Council as local highway authority
Statement of Community Involvement	<p>When required:</p> <p>For all major development proposals and those accompanied by Environmental Statements, it is expected that the developer will have carried out some consultation and engagement with the local community. The scale and extent of consultation carried out will depend on the nature of the proposal.</p> <p>For smaller or less contentious schemes, a mail drop providing details of the scheme and inviting comments before submission may be sufficient.</p> <p>For more complex or contentious proposals, a greater level of engagement is required which could include public exhibitions, provision of full submission details on a dedicated website and follow-up meetings with feedback.</p> <p>Information needed:</p> <p>The scale and level of detail in the Statement of Community Involvement will be proportionate to the nature of the proposal and extent of consultation carried out.</p> <p>The statement should include details of the consultation carried out (i.e. who was consulted; what information was provided and how; were any public consultation events held); a summary of the responses received, and a commentary on how the response have been taken into account, noting either how additional information or amendments to the scheme have been made, or if a particular issue or comment has not been taken into account further, the justification for doing so.</p>	<p>Town and Country Planning (Development Management Order) 2013</p> <p>EIA Regulations 2017</p>	<p>Details on how the Council will engage with communities when determining planning applications can be found in the Cumbria Minerals and Waste Development Plan Statement of Community Involvement (July 2017)</p>

	<p>A conclusion to confirm the effect of the public consultation on shaping the final proposal for submission would also be helpful.</p> <p>For the purposes of validation, it is not for the county council to comment on whether the extent of community consultation is sufficient, or whether responses have been adequately addressed. However, we do require a clear statement confirming the extent of consultation undertaken and how this has impacted on the final proposal.</p>		
<p>Transport Statements/Assessments/Travel Plans</p>	<p>When required:</p> <p>For minor developments, a Transport Statement should be sufficient which will outline the aspects of the scheme which may impact upon transport but will generally contain less technical data.</p> <p>A Transport Assessment will be required where the proposed scheme is a major development or will result in significant implications for the highway network and significant additional numbers of vehicle movements.</p> <p>The need for either a Transport Statement or Assessment would be considered on each individual case, taking into account any policies within the development plan relating to transport statement or assessments; existing intensity of transport use and availability of public transport; proximity to sensitive areas and the cumulative impacts of multiple developments.</p> <p>Information needed:</p> <p>A proportional statement to the scale of the development proposed – a transport statement should include details analysis of the impacts of the proposal, including data on modal split of journeys to and from the site and also the proposed measures to</p>	<p>National Planning Policy Framework (NPPF)</p> <p>National Planning Policy Guidance (NPPG) –paras. 001-006 (Ref.ID:42-001-20140306)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC1 - Traffic and Transport</p> <p>The Council (as local highway authority) can also provide advice on the transport implications of development proposal and the scope of assessment required.</p>

	<p>be used to improve access to the site by public transport together with walking and cycling.</p> <p>It is important that the scope of and information to be included in Transport Statements and Assessments are agreed with the county council at an early stage in the planning application process.</p> <p>For development proposals likely to generate significant travel movements a Travel Plan will be required to demonstrate how travel generated by the development (including during construction/development phase if appropriate) and in particular how use of sustainable transport options will be encouraged.</p> <p>Sometimes a Draft Travel Plan will be included with the planning application submission, but will often be required by planning condition to be submitted for approval prior to the development first coming into use.</p>		
Tree Survey	<p>When required:</p> <ul style="list-style-type: none"> A tree survey will be required for any development proposal which is likely to affect trees within and adjacent to the development site, either directly by loss or damage, or indirectly by developing in close proximity to trees and therefore potentially reducing their lifespan. <p>Information needed:</p> <p>Any tree survey submitted in support of planning applications must be carried out by qualified persons and include a full arboriculture impact assessment and be completed to the latest British Standard 5837.</p> <p>The survey should also include justifications for any trees to be felled and include accurate constraints</p>	<p>National Planning Policy Framework (NPPF)</p> <p>Town and Country Planning (Tree Preservation) (England) Regulations 2012</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC16 - Biodiversity and Geodiversity</p>

	plans with the extent and crown spreads of all trees accurately plotted.		
Utilities Assessment	<p>When required:</p> <p>For major schemes (as defined by the General Development Management Procedure Order 2015), a statement should be provided confirming the availability of utility services and their capacity to serve the needs of the proposed development.</p> <p>Information needed:</p> <p>It should be demonstrated that, following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community. That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures. That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains.</p> <p>Where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider.</p>	Contact Utilities companies for details of existing infrastructure and apparatus	
Ventilation and extraction details	<p>When required:</p> <ul style="list-style-type: none"> for proposals including ventilation and extraction equipment for minor proposals, showing the position of equipment on submitted plans and providing some further detail on the nature of the equipment proposed may be sufficient for validation purposes 		<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy DC2 - general criteria</p>

	<ul style="list-style-type: none"> where more significant apparatus is proposed further details will be required, particularly in respect of Waste Proposals (e.g. waste transfer stations and recycling facilities) <p>Information needed:</p> <p>Applicants should include details of the position and design of any equipment, including odour abatement techniques and acoustic noise characteristics where substantial equipment is proposed to be installed.</p> <p>An assessment of the effect of the equipment in managing noise and odour disturbance, together with any potential disturbance the equipment itself may cause should be provided. Consideration of any measures to reduce impact should also be included.</p>		The Environmental Health departments of the Council can provide further guidance on how to manage noise and odour disturbance in development proposals
Site Waste Management Plan	<p>When required:</p> <p>A site waste management plan is a document that describes, in detail, the amount and type of waste from construction projects and how it will be reused, recycled or disposed of.</p> <p>It will be required for proposals involving site excavation or demolition of buildings and structures.</p> <p>Information needed:</p> <p>The scale and level of detail provided will be proportionate to the nature of the development.</p> <p>Details should be provided of any waste arising from the proposals, including estimated quantity, proportion to be retained on site, and method of disposal for waste not retained on site.</p>	<p>National Planning Policy Framework (NPPF)</p> <p>Waste Management Plan for England (December 2013)</p>	<p>Cumbria Minerals and Waste Local Plan (CMWLP) 2015-2030</p> <p>Policy SP2 - Provision for Waste</p> <p>Policy SP3 - Waste Capacity</p>

	<p>Opportunities for re-use and/or recovery of materials should be identified and developers should demonstrate that measures have been taken to minimise off-site disposal of waste materials.</p> <p>Reference should be made to the Waste Hierarchy set out in the Waste Management Plan for England (2013) on which current national and local waste planning policies are based.</p>		
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From: Development Plans <Development.Plans@southlakeland.gov.uk>
Sent: 22 February 2023 11:24
To: Town Clerk @ Kendal Town Council <clerk@kendaltowncouncil.gov.uk>
Subject: SOUTH LAKELAND STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT STUDY (SHENA)

Dear Clerk,

SOUTH LAKELAND STRATEGIC HOUSING AND ECONOMIC NEEDS ASSESSMENT STUDY (SHENA)

The draft South Lakeland SHENA study, commissioned in 2022, is now available to view via the following link - <https://cumbria.citizenspace.com/south-lakeland-district-council/37e6ad82>

The study provides an updated evidence-base assessment of the need for both housing and employment land to 2040 to inform Local Plan preparation. From 1st April 2023, the District Council will form part of a larger unitary Westmorland and Furness Council, which will decide on the priorities for Local Plan preparation for the new authority area.

The study also provides updated information on housing need, including for affordable housing, housing for the elderly, and the appropriate mix of house sizes and types. This information will inform the implementation of existing planning policies in the South Lakeland Local Plan, and the annual assessment of 5 year housing land supply, until a new Local Plan is in place.

A three-page Executive Summary highlights the main findings of the study, while the final section of the report provides a fuller summary and conclusions.

If you wish to comment on the draft report please email development.plans@southlakeland.gov.uk by Tuesday 21st March 2023

Yours sincerely,

Alastair McNeill

Strategy Senior Specialist

South Lakeland District Council *Working together to make South Lakeland the best place to live, work and explore*

IMPORTANT CORONAVIRUS (COVID-19) INFORMATION: Please note that South Lakeland District Council is prioritising its work and resources to meet the demands of the Coronavirus (Covid-19) response. We are also working hard to maintain our key services and to continue progress on critical projects. However, the current situation will mean that some non-essential work and responses to non-essential enquiries may take longer than usual. We appreciate your understanding during this difficult time.

South Lakeland District Council

Making South Lakeland the best place to live, work and explore

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Kendal Town Council

Applications for Planning Committee: 20 March 2023

Appendix 1

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
1	SL/2023/0163	Kendal Nutricare Ltd, Lake District Business Park, Mint Bridge Road, Kendal New building on existing car park to house a spray dryer, existing covered walkway to be enclosed to create new access corridor, car park spaces to be reconfigured to suit building position (MAJOR APPLICATION)	Mintsfeet	27 March	
2	SL/2023/0168	200 Burneside Road, Kendal Conversion of existing attic bedrooms with erection of a rear dormer	Strickland	21 March	
3	SL/2023/0171	27 Stonecross Road, Kendal Formation of a rear dormer, pitched roof to existing flat roof garage & general external alterations	Stonecross	21 March	
4	SL/2023/0051 & SL/2023/0052	5 Stramongate, Kendal Change of use & conversion hotel letting rooms & accommodation areas into four new one and two bed residential apartments (Use Class C3)	Fell	21 March	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
5	SL/2023/0165	Carus Green Farm, Burneside Road, Kendal Demolition of existing garage & erection of garage, workshop and gym	Strickland	21 March	
6	SL/2023/0161	41 Broad Ing Crescent, Kendal Single storey front extension & 2 storey rear extension	Nether	22 March	
7	SL/2022/0718	Land off Underbarrow Road, Kendal Residential Development for 12 Dwellings with associated access, landscaping and drainage works (Major application)	Highgate	24 March	
8	SL/2023/0187	Unit 2, Beezon Road Trading Estate, Kendal Change of use of building from use class B2 (general industrial) to use class B8 (storage and distribution)	Mintsfeet	27 March	
9	SL/2022/0921	Land at Brigsteer Road (Phase 3), Kendal Erection of 24 dwellings with associated vehicular access, roads and footways, hard and soft landscaping, drainage and other associated works MAJOR	Highgate	28 March	
10	SL/2023/0174	Land Adjacent to 17 Gillinggate, Kendal Detached dwelling	Highgate	3 April	

No.	App No./Type	Address/Proposed Development	Parish Ward	Comments to SLDC	Observations/Recommendations
11	SL/2023/0176	74 Greenside, Kendal Erection of front and rear dormers, replacement windows and new rear garage/garden room	Fell	3 April	
12	SL/2023/0191	Land at Rear of Kent Lea, Kentrigg, Kendal Variation of condition 1 (Approved plans) attached to approval of reserved matters SL/2017/1048 (Erection of two dwellings)	Strickland	3 April	
13	SL/2023/0193	1 Red Tarn Road, Kendal Single storey side flat roof extension	Heron Hill	3 April	