

## Publicity for planning applications

This is practice guidance on:

- how we provide publicity and consultation for planning applications

We will update this guide:

- upon statutory changes
- when we agree new arrangements with an organisation
- annual review

Please provide any feedback to [planning@lakedistrict.gov.uk](mailto:planning@lakedistrict.gov.uk)

Updated 31 October 2025

## **Publicity for planning applications**

### **Pre-decision publicity, consultation and notification arrangements**

- A. Public
- B. District Councils, Town and Parish Councils and Parish meetings
- C. Statutory
- D. Others
- E. Site notices

### **What is contained in this guide?**

We have been using the consultations checklist for some time. If you are an organisation already on our checklist and wish to be consulted in different circumstances or an organisation that is not on the list and wish to be consulted, please let us know and we will consider your request. If our consultation to you relies upon an area you have notified to us or arrangements you have agreed with us please check these and let us know of any updates. All of our consultations are by email.

We set out how we manage:

- publicity
- new or revised information received after submission
- comments we receive
- public speaking at Development Control Committee

National Planning Practice Guidance and our Statement of Community Involvement provide the context for this guide:

<https://www.gov.uk/guidance/consultation-and-pre-decision-matters#Public-consultation>

[http://www.lakedistrict.gov.uk/\\_\\_data/assets/pdf\\_file/0007/765817/Statement-of-Community-Involvement-FINAL-ADOPTED.pdf](http://www.lakedistrict.gov.uk/__data/assets/pdf_file/0007/765817/Statement-of-Community-Involvement-FINAL-ADOPTED.pdf)

## A. Public

Public	check
<ul style="list-style-type: none"> <li>• All applications</li> </ul>	Website
<ul style="list-style-type: none"> <li>• Full</li> <li>• Outline</li> <li>• Reserved matters</li> <li>• Minor material amendment (S73)</li> <li>• Variation of condition (S73)</li> <li>• Householder</li> <li>• Modification or discharge of S106</li> <li>• Advertisement</li> </ul>	Website + Site notice
<p>Proposal:</p> <ul style="list-style-type: none"> <li>• Major development</li> <li>• Environmental Statement</li> <li>• Does not accord with the development plan</li> <li>• Affects a public right of way</li> <li>• Listed building consent works to exterior</li> <li>• Affect setting of listed building</li> <li>• Affect character and appearance of conservation area</li> <li>• Vary or discharge conditions attached to a listed building consent or conservation area consent, or involving exterior works to a listed building</li> </ul>	Website + Site notice + Newspaper

## B. District Councils, Town and Parish Councils and Parish meetings

<b>Town and Parish Councils and Parish meetings</b>	<b>check</b>
All applications	
<b>Neighbouring Town and Parish Councils and Parish meetings</b>	
Proposal likely to have a significant affect on neighbouring area	

<b>District Councils</b>	<b>check</b>
Development likely to affect land in their area <ul style="list-style-type: none"> <li>• See local arrangements below</li> </ul>	
<b>Agreed consultation arrangements with District Councils</b>	
Copeland Borough Council <ul style="list-style-type: none"> <li>• Major development within Copeland in National Park</li> </ul>	
Eden District Council <ul style="list-style-type: none"> <li>• All applications</li> </ul>	
Allerdale Borough Council <ul style="list-style-type: none"> <li>• Housing Development Team – add, remove or change housing stock</li> </ul>	
South Lakeland District Council <ul style="list-style-type: none"> <li>• None</li> </ul>	

## C. Statutory

<p><b>Statutory</b></p> <ul style="list-style-type: none"> <li>• Full</li> <li>• Outline</li> <li>• Reserved matters</li> <li>• Minor material amendment (S73)</li> <li>• Householder</li> <li>• Listed building consent where mentioned</li> </ul>	
<b>check</b>	
<b>Cumbria County Council - Local Highway Authority</b>	
<p>Proposal includes:</p> <ul style="list-style-type: none"> <li>• Forming or altering any access to a highway</li> <li>• A new street</li> </ul> <p>Proposal likely to:</p> <ul style="list-style-type: none"> <li>• Result in material increase in volume or character traffic entering or leaving a classified road or proposed highway</li> <li>• Prejudice improvement or construction</li> </ul>	
<b>Cumbria County Council – Lead Local Flood Authority</b>	
<ul style="list-style-type: none"> <li>• Major with surface water drainage</li> </ul> <p>Note: local arrangement is that LHA and LLFA is same</p>	
<b>Highways England – trunk roads</b>	
<p>Proposal includes:</p> <ul style="list-style-type: none"> <li>• Forming an access</li> </ul> <p>Proposal likely to:</p> <ul style="list-style-type: none"> <li>• Prejudice improvement or construction</li> </ul> <p>Result in adverse impact on safety or queuing on trunk road (other than minor development – defined)</p>	
<b>The Environment Agency</b>	
<p>Proposal includes:</p> <ul style="list-style-type: none"> <li>• Mining operations</li> <li>• Refining or storing mineral oils and derivatives</li> <li>• A cemetery</li> <li>• Major development that does not use sewerage undertaker</li> <li>• Works in bed of or within 20m of top of bank of notified main river</li> <li>• Land in flood zone 2 or 3 (other than minor development – defined)</li> <li>• Land in flood zone 1 notified for critical drainage problems</li> </ul>	
<b>Always complete/send Environment Agency checklist form</b>	
<b>Natural England</b>	
<ul style="list-style-type: none"> <li>• Proposal in or likely to affect SSSI</li> <li>• as informed by impact zone map</li> </ul>	

Proposal is not agriculture, not in accordance with development plan and would result in loss of 20ha grade 1, 2 or 3a agricultural land	
<b>Historic England</b>	
<p>Proposal includes:</p> <ul style="list-style-type: none"> <li>• Grade I or II* listed building - material alteration or demolition</li> </ul> <p>Proposal likely to affect:</p> <ul style="list-style-type: none"> <li>• site of scheduled ancient monument</li> <li>• Grade I or II* registered battlefield, garden or park</li> </ul> <p>Development would affect:</p> <ul style="list-style-type: none"> <li>• Setting of a Grade I or II* listed building</li> <li>• Character or appearance of a conservation area by new building or extension more than 1000m2</li> </ul> <p>Listed building consent for:</p> <ul style="list-style-type: none"> <li>• Works to any Grade I or II* listed building</li> <li>• Works to Grade II listed building comprising demolition, demolition of 50% principal wall, demolition of substantial part of interior, including staircase, wall, floor or roof structure</li> </ul>	
<b>Joint Committee of National Amenity Societies</b> (used to be: <b>Society for the Protection of Ancient Buildings</b> <b>The Victorian Society</b> <b>The Georgian Society</b> <b>The Twentieth Century Society</b> <b>The Ancient Monuments Society</b> <b>The Council for British Archaeology)</b>	
Listed buildings - all works to any grade of listed building	
<b>Health and Safety Executive</b>	
<p>Notified area for toxic, highly reactive, explosive or inflammable substances and proposed:</p> <ul style="list-style-type: none"> <li>• Residential accommodation</li> <li>• 250m2 + retail</li> <li>• 500m2 + office</li> <li>• 750m2 + industrial process</li> </ul> <p>Or likely to result in a material increase in people working in or visiting the notified area</p>	
<b>Office for Nuclear Regulation</b>	
<p>Notified area for toxic, highly reactive, explosive or inflammable substances on a nuclear site and proposed:</p> <ul style="list-style-type: none"> <li>• Residential accommodation</li> <li>• 250m2 + retail</li> <li>• 500m2 + office</li> <li>• 750m2 + industrial process</li> </ul>	

Or likely to result in a material increase in people working in or visiting the notified area	
<b>Control Of Major Accident Hazards (COMAH)</b>	
<ul style="list-style-type: none"> <li>• Environment Agency</li> <li>• Health &amp; Safety Executive</li> <li>• Office for Nuclear Regulation</li> </ul> And Natural England if a sensitive area	
Proposals involving: <ul style="list-style-type: none"> <li>• the siting of new establishments</li> <li>• modifications to existing establishments</li> <li>• increase risk or consequences of major accident in the vicinity of establishments for example increased public use, residential (and in this case also consult the operator)</li> </ul> Known establishments are: Sellafield, Eskmeals	
<b>Rail Network Operator and Secretary of State for Transport</b>	
Proposal likely to result in material increase in volume or character traffic using level crossing	
<b>Infrastructure Manager of Railway Land</b>	
Proposal is within 10 metres of railway land	
<b>The Coal Authority</b>	
Notified area of coal working and proposed: <ul style="list-style-type: none"> <li>• building or pipeline</li> </ul> Note: check if we have also been notified for provisions for oil and gas and gold and silver, only add in if we have such areas - Article 26	
<b>Gardens Trust (formerly Garden History Society)</b>	
Proposal likely to affect any registered garden or park	
<b>Theatres Trust</b>	
Proposal involves any land on which there is a theatre	
<b>Sport England</b>	
Proposal is: <ul style="list-style-type: none"> <li>• on land used as a playing field at any time in the 5 years before the application</li> <li>• likely to prejudice the use or lead to loss of land used as playing field</li> </ul>	
<b>Canal and River Trust</b>	
Notified area and proposal likely to affect any inland waterway or reservoir managed by CRT or any feeder channel, watercourse, let off or culvert	
<b>Water or sewerage undertaker (United Utilities)</b>	
Boring for or getting oil and natural gas from shale	
<b>Forestry Commission</b>	
Prior to attaching a forestry aftercare condition on a minerals permission	

Note: definitions such as industrial process, minor development are in the General Development Procedure Order

## D. Others

	<b>check</b>
<b>Emergency Planning (CCC) and Office for Nuclear Regulation Land Use/Planning team</b>	
All applications within DTL Emergency Planning Zone (data on GIS)	
<b>Environmental Health at District and Borough Councils</b>	
All New Dwellings (including change of use) 24 hour working Air conditioning plant Aircraft take-off or landing sites (including model aircraft) Aviary Boiler houses Car parks Cinemas, theatres, night clubs and public meeting places. Clay Pigeon shooting Domestic development located close to industry, a railway line or a busy road Contaminated land Non-mains foul drainage Flood risk areas Food premises (including retail, catering and manufacture) Helicopter pad Hotel or guest house Use Class B1, B2 or B8 Kennels, catteries, pet shops Landfill sites Leisure complexes Markets Nurseries or Crèches Offices and Shops Petrol filling stations and oil terminals Playgrounds or similar leisure facilities e.g. skateboard ramps Smoking Shelters Tennis Courts and Swimming Pools Waste disposal or transfer facilities Youth clubs Zoos Extraction or processing of minerals	
<b>Angling Trust</b>	
Hydropower applications	
<b>Allerdale B C Housing</b>	
Add, remove or change housing stock	
<b>National Grid</b>	
Data on GIS generates consultation	
<b>Cumbria Wildlife Trust</b>	
<b>Cumbria Geo Conservation</b>	
Data on GIS generates consultation	

<b>Windermere Lake User Forum</b>	
Jetties and marinas on Windermere (other than those to serve private residences) See also internal Lake Ranger and Area Ranger	
<b>Friends of the Lake District and Campaign for National Parks</b>	
<ul style="list-style-type: none"> <li>• Open countryside</li> <li>• Departure from local plan</li> <li>• Major development</li> <li>• Affecting priority habitat, local, national or international biodiversity designations or ancient woodland</li> <li>• Affecting Common Land/Open Access Land</li> <li>• Affecting Town/Village greens</li> <li>• Limestone Pavement orders</li> <li>• Energy developments</li> <li>• Minerals and waste developments</li> <li>• Car parks</li> </ul>	
<b>NATS Safeguarding</b>	
All wind turbine applications	
<b>Open Spaces Society</b>	
Registered common land, town or village greens and mapped access land	
<b>Emergency Services - Police</b>	
<ul style="list-style-type: none"> <li>• 6 or more dwellings</li> <li>• Commercial – new or change of use (storage or financial)</li> <li>• CCTV, security fence, intruder alarm (if provided in supporting info)</li> <li>• C/U and new licenced premises</li> <li>• Fast food outlets/night time opening</li> <li>• Residential care homes for young persons</li> <li>• ATM – new or change of location</li> </ul>	
<b>Historical Railway Estate, National Highways</b>	
<ul style="list-style-type: none"> <li>• Within 25m of a National Highways Railway Estate Asset</li> </ul>	
<b>Arqiva</b>	
<ul style="list-style-type: none"> <li>• All development over 20 metres in height (including buildings, wind turbines, bridges or telecommunication masts)</li> </ul>	
<b>When requested by case planner</b>	
<p>Department of Culture Media and Sport</p> <ul style="list-style-type: none"> <li>• in accordance with UNESCO operational guidelines inform DCMS of our intention to approve proposals which may affect the Outstanding Universal Value of a World Heritage site</li> </ul> <p>Forestry Commission – development within 500m of ancient woodland or plantations on ancient woodland sites</p> <p>Emergency Planning (CCC) (other than when required as detailed above)</p> <p>Ministry of Defence – wind turbines/offshore developments</p> <p>Water supplier or sewerage undertaker (e.g. United Utilities)</p> <p>Friends of the Lake District</p> <p>Ramblers Association – affect a public right of way or major development</p> <p>Cumbria Bridleways Society</p> <p>British Horse Society</p> <p>National Trust</p> <p>RSPB – within, adjacent or may affect SPAs/SACs/SSSIs, affect habitat change or impact an RSPB reserve</p> <p>Emergency Services</p> <ul style="list-style-type: none"> <li>• fire</li> </ul>	

- ambulance

**Internal Lake District National Park services**

- property - GIS generates consultation
- rights of way – if advertising as affecting PRow
- policy – planner request
- archaeology - GIS generates consultation
- ecology - planner request
- Lake Ranger, Area Ranger - jetties and marinas on Windermere (other than those to serve private residences)

## E. Publicity – site notices

The law requires that we provide publicity for applications. This is explained in National Planning Practice Guidance:

<https://www.gov.uk/guidance/consultation-and-pre-decision-matters>

We will meet our legal requirement to provide publicity by display of a site notice in at least one place on or near the land to which the application relates in accordance with Section A of this guidance.

Where there are properties that adjoin a site and these properties have a frontage to another street we will, where possible, display an additional site notice on that street or streets (example below).

The law allows us to use either site notices or letters to neighbours. We will not notify properties by letter or notify people who have made comment on previous applications.

