

Validation Checklist. Date of last review 2 April 2024**Applies to applications received after 5 April 2024**

Application No:	
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1. Forms	Required		Provided	
Correct application form used	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Correct certificates signed and dated	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Declaration signed and dated	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no

2. Fees	Due	Received	Outstanding

3. Plans	Required		Provided	
Site location plan with correct red and blue lines	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Site layout drawings (existing and proposed)	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Floor plans (existing and proposed)	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Elevation drawings (existing and proposed)	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Section drawings (existing and proposed)	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
Large scale details (existing and proposed)	<input type="checkbox"/> yes	<input type="checkbox"/> no	<input type="checkbox"/> yes	<input type="checkbox"/> no
<i>Note: All drawings must be drawn to, and marked at, a metric scale. Any non-metric drawing, or drawing marked "do not scale" should be returned.</i>				

4. Sustainable Drainage System (SUDS) Statement	
Is the proposal...	
A planning application for major development?	<input type="checkbox"/> yes
<i>If the answer is yes to the above, a Major Development SUDS statement is required.</i>	
Are SUDS Statement requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

5. Wind energy developer pre-submission consultation	
Is the proposal...	
A development for two or more wind turbines?	<input type="checkbox"/> yes
A development with any hub height in excess of 15m?	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, the developer must undertaken and submitted details of their pre-submission consultation. This does not apply to:</i>	
<ul style="list-style-type: none"> • S73 applications 	
Are Wind Energy Pre-Submission Consultation requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

6. Heritage, Design and Access Statements	
Is the proposal...	
A planning application for major development? (if in Conservation Area and over 1000sq m consult Historic England)	<input type="checkbox"/> yes
A planning application providing one or more houses?	<input type="checkbox"/> yes
A planning application i providing buildings where the floor space created is 100 square metres or more?	<input type="checkbox"/> yes
Development affecting unlisted buildings or structures identified as heritage assets in the Local Development Framework, by Neighbourhood Plans as locally important heritage assets, or by the Lake District Historic Environment Record?	<input type="checkbox"/> yes
An application for listed building consent? (if Grade I or II* consult Historic England)	<input type="checkbox"/> yes
In the curtilage of a listed building and development other than change of use?	<input type="checkbox"/> yes
In a Conservation Area and development other than change of use?	<input type="checkbox"/> yes
Affecting a Scheduled Ancient Monument? (consult Historic England)	<input type="checkbox"/> yes
Affecting a Registered Park or Garden of Special Historic Interest? Consult the Gardens Trust (consult@thegardenstrust.org) If Grade I or II* consult Historic England	<input type="checkbox"/> yes
<p><i>If the answer is yes to any of the above, a Design, Access and Heritage Statement is required.</i></p> <p><i>This does not apply to:</i></p> <ul style="list-style-type: none"> • S73 applications • Engineering or mining operations • Change of use only • Waste development 	
Are Heritage Statement requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

7. Heritage Impact Assessment	
<p>You must submit a Heritage Impact Assessment (Appendix 3) for all applications for environmental impact assessment development and / or any application which we have screened at pre-application stage and have concluded that the development could significantly impact the significance of the attributes of Outstanding Universal Value of the Lake District World Heritage Site.</p>	
Are Heritage Impact Assessment requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

8. Flood Risk Assessments	
Is the proposal...	
In Flood Risk Zone 3?	<input type="checkbox"/> yes
In Flood Risk Zone 2?	<input type="checkbox"/> yes
In Flood Risk Zone 1 and one hectare or more in site area?	<input type="checkbox"/> yes
Within buffer zone of Main River?	<input type="checkbox"/> yes
On land at risk of surface water flooding?	<input type="checkbox"/> yes
<p><i>If the answer is yes to any of the above, a Flood Risk Assessment is required.</i></p>	
Are Flood Risk Assessment requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

9. Tree Constraints Plans	
Is the proposal...	
Development (other than change of use) at or below ground level within 15m of trees?	<input type="checkbox"/> yes
<i>If yes, a tree constraints plan is required...</i>	
Are Tree Constraints Plan requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

10. Tree Surveys	
Is the proposal...	
Development in the root protection area or beneath the canopy of trees as shown on the tree constraints plan (above)?	<input type="checkbox"/> yes
Development within Ancient Semi Natural Woodland?	<input type="checkbox"/> yes
<i>If yes, a full tree survey is required...</i>	
Are Tree Survey requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

11. Energy Statement	
Is the proposal...	
Creating new housing (new build or conversion)?	<input type="checkbox"/> yes
Creating 100 sqm or more new floor space (new build or extension)?	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, an Energy compliance statement is required...</i>	
Are Energy Statement requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

12. Non-Mains Drainage Information or Questionnaire	
Is the proposal...	
Providing new non-mains drainage provision?	<input type="checkbox"/> yes
Altering existing non-mains drainage provision?	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, the following information is required...</i>	
<ul style="list-style-type: none"> Non mains drainage questionnaire Scale plans showing the location of the proposed installation, including any drainage field or outfall 	<p style="text-align: center;">Or</p> <ul style="list-style-type: none"> Scale plans showing the location of the proposed installation, including any drainage field or outfall Details of the proposed installation, including scale plans and sections showing the proposed installation Where outfall is to ground, percolation test results Confirmation of whether: <ul style="list-style-type: none"> an Environment Agency discharge permit is required; or whether the installation meets the exemption requirements Supporting statement detailing whether the non-mains drainage system will have adverse effects
Are Non-Mains Drainage requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

13. Biodiversity Net Gain (BNG)	
NB Applies to All Applications from 2 April 2024	
Is the development subject to BNG?	
Statement specifying whether applicant believes that planning permission if granted would be exempt from biodiversity gain condition (part of application form).	<input type="checkbox"/> Yes <input type="checkbox"/> No
<i>If no, invalid. The only acceptable reasons are as follows.</i>	
No current biodiversity value e.g. change of use of building or site entirely covered in sealed surface	<input type="checkbox"/> Yes
Development which impacts less than 25 square metres of habitat, or 5 metres of linear habitat (NB BNG required if either of these dimensions are exceeded)	<input type="checkbox"/> Yes
Self-build and custom build dwellings - development which: <ul style="list-style-type: none"> • consists of no more than 9 dwellings, and • is carried out on a site which has an area no larger than 0.5 hectares, and • consists exclusively of dwellings which are self-build or custom housebuilding as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. 	<input type="checkbox"/> Yes
Section 73 application where original permission was either granted or the application for the original permission was made before 12 February 2024	<input type="checkbox"/> Yes
Section 73 application where revised proposals make no difference to the Biodiversity Gain Plan.	<input type="checkbox"/> Yes
Development undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain planning condition which applies in relation to another development.	<input type="checkbox"/> Yes
Section 73a (retrospective applications) for non-householder development. - If Yes, and none of the above are Yes then go to 13a	<input type="checkbox"/> Yes
<i>If none of the above checked, then invalid without all of the following.</i>	
The pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date) including the completed official metric calculation tool used showing the calculations, the publication date and version of the metric used to calculate that value. NB The metric must be an Excel file. Screenshots or pdfs are insufficient unless the original Excel file is provided also.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Information on who completed the metric and why they should be considered a competent to complete the metric to a professional standard.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for proposing that date	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A statement confirming whether or not the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') in which case the value is to be taken as	<input type="checkbox"/> Yes <input type="checkbox"/> No

immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this.	
A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations [2024]) on the land to which the application relates, that exists on the date of application, (or an earlier date);	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or an agreed earlier date), including any irreplaceable habitat	<input type="checkbox"/> Yes <input type="checkbox"/> No
A Statement outlining how the proposed development is intended to achieve a minimum of 10% BNG including an indication of whether BNG will be delivered through: <ul style="list-style-type: none"> • on-site provision, or • off-site through the provision of biodiversity units, or • the purchase of statutory credits, or • a combination of two or more of the above. A commentary of how the proposals comply with the Biodiversity Net Gain Hierarchy and trading rules should also be included.	<input type="checkbox"/> Yes <input type="checkbox"/> No
13a. Biodiversity Net Gain – retrospective applications	
The pre-development biodiversity value of the onsite habitat at January 2020 including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value.	<input type="checkbox"/> Yes <input type="checkbox"/> No
The post-development biodiversity value of the onsite habitat including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value	<input type="checkbox"/> Yes <input type="checkbox"/> No
A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing prior to development including any irreplaceable habitat	<input type="checkbox"/> Yes <input type="checkbox"/> No
A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing prior to development including any irreplaceable habitat.	<input type="checkbox"/> Yes <input type="checkbox"/> No
A Statement outlining how the proposed development achieved, or is intended to achieve, a minimum of 10% BNG including whether BNG will be delivered through: <ul style="list-style-type: none"> • on-site provision, or • off-site through the provision of biodiversity units, or • the purchase of statutory credits, or • a combination of two or more of the above. A commentary of how the proposals comply with the Biodiversity Net Gain Hierarchy and trading rules should also be included.	<input type="checkbox"/> Yes <input type="checkbox"/> No
Are BNG requirements met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
13b. Biodiversity	
Is the proposal...	
A hydro scheme?	<input type="checkbox"/> yes
Within or next to a lake?	<input type="checkbox"/> yes

In, or within 15m of, ancient semi-natural woodland	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, an Ecological Assessment is required...</i>	
Are Ecological requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

14. Construction Method Statement	
Is the proposal...	
Demolishing an existing building which is over 50 cubic metres in volume?	<input type="checkbox"/> yes
Development (other than change of use) within any of the following areas?	
• A Special Area of Conservation (non-riverine)	<input type="checkbox"/> yes
• 25m of an Special Area of Conservation (riverine)	<input type="checkbox"/> yes
• A Site of Special Scientific Interest (non-riverine)	<input type="checkbox"/> yes
• 25m of a Site of Special Scientific Interest (riverine)	<input type="checkbox"/> yes
• A County Wildlife Site	<input type="checkbox"/> yes
• A Ramsar Site	<input type="checkbox"/> yes
• A Local Geological and Geomorphological Site (LGS formerly RIGS, consult Cumbria GeoConservation) – Not required in garden areas	<input type="checkbox"/> yes
• A Limestone Pavement Area	<input type="checkbox"/> yes
• 15m of, ancient semi-natural woodland	<input type="checkbox"/> yes
Development (other than change of use) in, or on the banks of, a watercourse or lake?	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, a construction method statement is required...</i>	
Are Construction Method Statement requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

15. Bat surveys	
Is the proposal...	
Doing works to the roof, eaves, stone faced walls, weather boarding, or vertically hung slate of any of the following:	
• agricultural buildings (e.g. barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams	<input type="checkbox"/> yes
• buildings and structures with slate roofs, stone walls, hanging slates, hanging tiles or weather boarding, in particular those within 400m of woodland and/or water	<input type="checkbox"/> yes
• any building located within, or immediately adjacent to woodland and/or immediately adjacent to water	<input type="checkbox"/> yes
Doing works to any of the following:	
• tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction	<input type="checkbox"/> yes
• bridge structures, aqueducts and viaducts over water and wet ground	<input type="checkbox"/> yes
Floodlighting any of the following:	
• churches and listed buildings, green space (including sports	<input type="checkbox"/> yes

itches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water	
<ul style="list-style-type: none"> agricultural buildings (e.g. barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams 	<input type="checkbox"/> yes
<ul style="list-style-type: none"> buildings and structures with slate roofs, stone walls, hanging slates, hanging tiles or weather boarding, in particular those within 400m of woodland and/or water 	<input type="checkbox"/> yes
<ul style="list-style-type: none"> any building located within, or immediately adjacent to woodland and/or immediately adjacent to water 	<input type="checkbox"/> yes
Proposing the felling, removal or lopping of:	
<ul style="list-style-type: none"> woodland 	<input type="checkbox"/> yes
<ul style="list-style-type: none"> field hedgerows and/or lines of trees with connectivity to woodland or water bodies 	<input type="checkbox"/> yes
<ul style="list-style-type: none"> old and veteran trees that are older than 100 years 	<input type="checkbox"/> yes
<ul style="list-style-type: none"> mature trees with obvious holes, cracks or cavities or ivy covered (and also large dead trees) 	<input type="checkbox"/> yes
Development of:	
<ul style="list-style-type: none"> Wind turbines 	<input type="checkbox"/> yes
<i>If the answer is yes to any of the above, a bat survey is required...</i>	
Are Bat Survey requirements met?	<input type="checkbox"/> yes <input type="checkbox"/> no

16. Ventilation and extraction equipment

Is the proposal...

For ventilation and extraction equipment or for a new commercial kitchen? yes

If the answer is yes technical details including noise assessment are required

Are ventilation and extraction requirement met? yes no

17. Fire Safety Statement

Is the proposal for...

One or more buildings over 18m in height or 7 or more storeys, and which contain two or more dwellings or for the purposes of educational accommodation yes

Development of an existing building over 18m in height or 7 or more storeys, and which contains two or more dwellings or for the purposes of educational accommodation yes

Development within the curtilage of an existing building over 18m in height or 7 or more storeys, and which contains two or more dwellings or for the purposes of educational accommodation yes

Change of use of one or more buildings over 18m in height or 7 or more storeys, to use as two or more dwellings or for the purposes of educational accommodation yes

If the answer is yes a Fire Safety Statement is required

Are fire safety requirement met? yes no

18. Commercial, business and services uses

Is the proposal...

For over 1,250sqm (net) floor space outside Primary Shopping Areas? yes

If the answer is yes an impact assessment is required

Are commercial, business and services uses met?	<input type="checkbox"/> yes	<input type="checkbox"/> no
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19. Nutrient Neutrality

Is the proposal...

Within Natural England's Nutrient Neutrality Catchment Areas? Please use the link to the catchment maps	<input type="checkbox"/> yes
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If yes, is the proposal for...

New overnight accommodation (including new dwellings, new camping, glamping or caravan pitches served by on-site toilet or washing facilities, or new hotel bedroom accommodation)	<input type="checkbox"/> yes
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New tourism development which is likely to increase the number of day visitors to a premises	<input type="checkbox"/> yes
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Agricultural development which will result in an increase in stock numbers	<input type="checkbox"/> yes
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If the answer is yes then nutrient neutrality information is required

Nutrient neutrality information must include:

Option 1

- Completed Natural England nutrient neutrality budget calculator for the relevant catchment; and
- Nutrient neutrality mitigation strategy; and
- Shadow habitats regulations assessment

Option 2

- Evidence that all proposed thresholds for small discharges to ground as set out in Natural England Nutrient Neutrality Advice are met.

Exceptions to nutrient neutrality validation requirements;

- 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)

Are Nutrient Neutrality requirement met?	<input type="checkbox"/> yes	<input type="checkbox"/> no
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Does Natural England need consulting?	<input type="checkbox"/> yes	<input type="checkbox"/> no
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Natural England Annex 3: Checklist for Nutrient Neutrality applications for 10 houses or less

Nutrients from wastewater tab	
Has the default occupancy rate or agreed local bespoke occupancy rate been used? (2.2 unless Esthwaite which is 2.1)	
Has the standard water usage figure been used (120l/p/d) or if a bespoke figure, has it been evidenced?	
Has the correct Wastewater Treatment Works been selected?	
Or if a PTP is proposed: Has the applicant provided a performance certificate that includes the total phosphorus (TP) discharge rate?	
Has a biological model been proposed (no chemical dosing)?	
Have you checked to ensure that the residential development has no option to connect to mains sewerage?	
Have you secured a suitable PTP monitoring and maintenance regime?	
Nutrients from current and future land use tab	
Has the correct operational catchment been selected (check at Environment Agency Catchment Data Explorer)?	
Has the correct soil drainage type been selected (check at Soilscapes)?	
Is the annual rainfall correct? (For River Eden check here . For River Derwent check here . For River Kent check here).	
Is the Nitrate Vulnerable zone correct (check this at UK Soil Observatory)?	
Has the correct land use been selected and evidenced with aerial photography or farm records?	
Are the total current and future land use areas of the nutrient budget equal, reflecting the red line boundary of the development?	
SuDS tab	
If SuDS are proposed, is their design and planned installation in accordance with the requirements set out in the CIRIA SuDS Manual (C753/ C808 for Phosphorus)	
Final Nutrient Budget & Mitigation tab	
Check that the annual nutrient budget is used in the Nutrient Mitigation Strategy as the amount that needs to be mitigated.	
If offsite mitigation or a septic tank is needed, is it upstream of the discharge from the proposal into the SAC?	

Nutrient Neutrality Sign off			
1st check	<input type="checkbox"/> Valid <input type="checkbox"/> Invalid	Who:	Date:
2nd check	<input type="checkbox"/> Valid <input type="checkbox"/> Invalid	Who:	Date:
3rd check	<input type="checkbox"/> Valid <input type="checkbox"/> Invalid	Who:	Date:

SSSI Impact Risk Zone		
Is the proposal within a zone?	<input type="checkbox"/> yes	<input type="checkbox"/> no
Date shown in Earthlight		
Does Natural England need consulting?	<input type="checkbox"/> yes	<input type="checkbox"/> no

Sign off				
1st check	<input type="checkbox"/> Valid	<input type="checkbox"/> Invalid	Who:	Date:
2nd check	<input type="checkbox"/> Valid	<input type="checkbox"/> Invalid	Who:	Date:
3rd check	<input type="checkbox"/> Valid	<input type="checkbox"/> Invalid	Who:	Date:

Advertise if:

Within or affects a Conservation Area

Listed Building or affecting the Setting of a Listed Building

Major Development

Affects a Public Right of Way