

Validation Checklist. Date of last review 6 August 2026
Applies to applications received after 6 August 2026

Application No:	
------------------------	--

1. Forms	Required		Provided	
Correct application form used	☐ yes	☐ no	☐ yes	☐ no
Correct certificates signed and dated	☐ yes	☐ no	☐ yes	☐ no
Declaration signed and dated	☐ yes	☐ no	☐ yes	☐ no

2. Fees	Due	Received	Outstanding

3. Plans	Required		Provided	
Site location plan with correct red and blue lines	☐ yes	☐ no	☐ yes	☐ no
Site layout drawings (existing and proposed)	☐ yes	☐ no	☐ yes	☐ no
Floor plans (existing and proposed)	☐ yes	☐ no	☐ yes	☐ no
Elevation drawings (existing and proposed)	☐ yes	☐ no	☐ yes	☐ no
Section drawings (existing and proposed)	☐ yes	☐ no	☐ yes	☐ no
Ground levels (existing and proposed) Shown on Elevation or Section drawings <i>Will be required if:</i> - Changes to ground levels are proposed (infill or excavation) - The proposed development will not be built on the existing ground level - The existing ground level is not flat - Below ground works are proposed (e.g. basements or trenched services)	☐ yes	☐ no	☐ yes	☐ no
Large scale details (existing and proposed)	☐ yes	☐ no	☐ yes	☐ 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?	☐ yes
<i>If the answer is yes to the above, a Major Development SUDS statement is required.</i>	
Are SUDS Statement requirements met?	☐ yes ☐ no

5. Wind energy developer pre-submission consultation	
Is the proposal...	
A development for two or more wind turbines?	☐ yes
A development with any hub height in excess of 15m?	☐ 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> • S73 applications	
Are Wind Energy Pre-Submission Consultation requirements met?	☐ yes ☐ 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)	☐ yes
A planning application providing one or more houses?	☐ yes
A planning application i providing buildings where the floor space created is 100 square metres or more?	☐ 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?	☐ yes
An application for listed building consent? (if Grade I or II* consult Historic England)	☐ yes
In the curtilage of a listed building and development other than change of use?	☐ yes
In a Conservation Area and development other than change of use?	☐ yes
Affecting a Scheduled Ancient Monument? (consult Historic England)	☐ 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	☐ yes
<i>If the answer is yes to any of the above, a Design, Access and Heritage Statement is required.</i> <i>This does not apply to:</i> • S73 applications • Engineering or mining operations • Change of use only • Waste development	
Are Heritage Statement requirements met?	☐ yes ☐ no

7. Heritage Impact Assessment	
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.	
Are Heritage Impact Assessment requirements met?	☐ yes ☐ no

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

9. Tree Constraints Plans	
Is the proposal...	
Development (other than change of use) at or below ground level within 15m of trees?	☐ yes
<i>If yes, a tree constraints plan is required...</i>	
Are Tree Constraints Plan requirements met?	☐ yes ☐ 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)?	☐ yes
Development within Ancient Semi Natural Woodland?	☐ yes
<i>If yes, a full tree survey is required...</i>	
Are Tree Survey requirements met?	☐ yes ☐ no

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

12. Non-Mains Drainage Information or Questionnaire		
Is the proposal...		
Providing new non-mains drainage provision?	☐ yes	
Altering existing non-mains drainage provision?	☐ yes	
<i>If the answer is yes to any of the above, the following information is required...</i>		
- Non mains drainage questionnaire - Scale plans showing the location of the proposed installation, including any drainage field or outfall	Or	- 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:

	○ 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? ☐ yes ☐ no	

13. Biodiversity Net Gain (BNG)

NB Applies to All Applications received from 6 August 2026 onwards. Any received prior to this the old regulations apply.

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).	☐ Yes ☐ No
--	--

If above answer is "No", then invalid. The only acceptable exemptions are as follows.

Householder Development?	☐ Yes
--------------------------	------------------------------

The development does not impact a priority habitat	☐ Yes
--	------------------------------

Application site is no larger than 0.2 hectares (2000m ²)?	☐ Yes
--	------------------------------

NB this does not apply if the application is a section 73 application where the original application was made, or granted, before 6th August 2026

No current biodiversity value e.g. change of use of building or site entirely covered in sealed surface	☐ Yes
---	------------------------------

Development which impacts less than 25m ² of habitat, or 5 metres of linear habitat (NB BNG required if either of these dimensions are exceeded)	☐ Yes
---	------------------------------

Self-build and custom-build dwellings no longer provide an exemption after 6 August 2026.

Section 73 application where original permission was either granted or the application for the original permission was made before 12 February 2024	☐ Yes
---	------------------------------

Section 73 application where revised proposals make no difference to the Biodiversity Gain Plan.	☐ 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.	☐ Yes
--	------------------------------

Section 73a (retrospective applications) for non-householder development. - If Yes, and none of the above are Yes then go to 13a	☐ Yes
--	------------------------------

If none of the above checked, then invalid without all of the following.

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.	☐ Yes ☐ No
---	--

NB The metric must be an Excel file. Screenshots or pdfs are insufficient unless the original Excel file is provided

also.	
Information on who completed the metric and why they should be considered a competent to complete the metric to a professional standard.	☐ Yes ☐ No
Where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for proposing that date	☐ Yes ☐ No ☐ 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 immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this.	☐ Yes ☐ No
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);	☐ Yes ☐ No ☐ 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	☐ Yes ☐ 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: • 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.	☐ Yes ☐ 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.	☐ Yes ☐ 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	☐ Yes ☐ 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	☐ Yes ☐ 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.	☐ Yes ☐ 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: • 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	☐ Yes ☐ No

be included.		
Are BNG requirements met?		☐ Yes ☐ No
13b. Biodiversity		
Is the proposal...		
A hydro scheme?		☐ yes
Within or next to a lake?		☐ yes
In, or within 15m of, ancient semi-natural woodland		☐ yes
<i>If the answer is yes to any of the above, an Ecological Assessment is required...</i>		
Are Ecological requirements met?		☐ yes ☐ no

14. Construction Method Statement		
Is the proposal...		
Demolishing an existing building which is over 50 cubic metres in volume?		☐ yes
Development (other than change of use) within any of the following areas?		
• A Special Area of Conservation (non-riverine)		☐ yes
• 25m of an Special Area of Conservation (riverine)		☐ yes
• A Site of Special Scientific Interest (non-riverine)		☐ yes
• 25m of a Site of Special Scientific Interest (riverine)		☐ yes
• A County Wildlife Site		☐ yes
• A Ramsar Site		☐ yes
• A Local Geological and Geomorphological Site (LGS formerly RIGS, consult Cumbria GeoConservation) – Not required in garden areas		☐ yes
• A Limestone Pavement Area		☐ yes
• 15m of, ancient semi-natural woodland		☐ yes
Development (other than change of use) in, or on the banks of, a watercourse or lake?		☐ 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?		☐ yes ☐ 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		☐ 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		☐ yes
• any building located within, or immediately adjacent to woodland and/or immediately adjacent to water		☐ 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		☐ yes

structures; unused industrial chimneys that are unlined and brick/stone construction	
bridge structures, aqueducts and viaducts over water and wet ground	☐ yes
Floodlighting any of the following:	
churches and listed buildings, green space (including sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water	☐ yes
agricultural buildings (e.g. barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams	☐ 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	☐ yes
any building located within, or immediately adjacent to woodland and/or immediately adjacent to water	☐ yes
Proposing the felling, removal or lopping of:	
woodland	☐ yes
field hedgerows and/or lines of trees with connectivity to woodland or water bodies	☐ yes
old and veteran trees that are older than 100 years	☐ yes
mature trees with obvious holes, cracks or cavities or ivy covered (and also large dead trees)	☐ yes
Development of:	
Wind turbines	☐ yes
<i>If the answer is yes to any of the above, a bat survey is required...</i>	
Are Bat Survey requirements met?	☐ yes ☐ 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?	☐ yes	☐ no

19. Nutrient Neutrality		
Is the proposal...		
Within Natural England's Nutrient Neutrality Catchment Areas? Please use the link to the catchment maps	☐ yes	
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)	☐ yes	
New tourism development which is likely to increase the number of day visitors to a premises	☐ yes	
Agricultural development which will result in an increase in stock numbers	☐ yes	
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 Or if buying credits - Completed Natural England nutrient neutrality budget calculator for the relevant catchment; and - Statement that credits are to be purchased to fully meet the identified mitigation requirement		
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 <u>Use Class B2 or B8 (general industrial or uses)</u> - Development falling within <u>Use Class E (Commercial, Business and Service)</u> - Development falling within <u>Use Class F1(a), (d), (e), or (f)</u> - Development falling within <u>Use Class F2(a), (b) or (c)</u> - 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?	☐ yes	☐ no
Does Natural England need consulting?	☐ yes	☐ no

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	☐ Valid ☐ Invalid	Who:	Date:
2nd check	☐ Valid ☐ Invalid	Who:	Date:
3rd check	☐ Valid ☐ Invalid	Who:	Date:

SSSI Impact Risk Zone		
Is the proposal within a zone?	☐ yes	☐ no
Date shown in Earthlight		
Does Natural England need consulting?	☐ yes	☐ no

Sign off				
1 st check	☐ Valid	☐ Invalid	Who:	Date:
2 nd check	☐ Valid	☐ Invalid	Who:	Date:
3 rd check	☐ Valid	☐ 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