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Peak District National Park Authority

Planning Service

Local validation list guidance

Adopted [DATE]

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1. Introduction

- 1.1 This document provides guidance in relation to the local validation list for the Peak District National Park Authority (PDNPA). The PDNPA deals with all planning applications that are within the National Park boundary.
- 1.2 This guidance is relevant for applications for district matters only (not minerals and waste applications). The Authority has a separate local list and guidance for minerals and waste applications.
- 1.3 This document reflects the most recent guidance on local validation requirements. In accordance with the Town and Country Planning (General Development Management Procedure) (England) Order 2015, once adopted the Local List should be reviewed every two years to ensure it remains relevant and fit for purpose.
- 1.4 Validation requirements for prior notifications and applications for prior approval are set by the relevant parts of the Town and County Planning (General Permitted Development) (England) Order 2015 (as amended).
- 1.5 If further advice is required then this should be sought through the Authority's pre-application advice service. As part of that service an Officer will advise what information is required with your application and the relevant planning fee.
- 1.6 This document comprises two sections. The first section sets out the national planning application validation requirements. These requirements are set by Government and are the minimum requirements. The second section sets out the local validation requirements adopted by the National Park Authority.

2. National requirements

- 2.1 This section identifies the mandatory information that is required in support of planning applications. Your application can not be validated or determined if this information is not provided.

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3. Local requirements

- 3.1 This section identifies the local information requirements that may be required in support of planning applications. The list provides for matters which are most frequently raised for the type of application received by the National Park Authority.

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N1: Completed application form

This is a standard national application form.

What information is required?

For most planning applications the standard national application form should be completed (1APP form). Copies of the relevant application forms can be accessed via the Planning Portal at www.planningportal.co.uk or downloaded from the Authority's website. Wherever possible planning applications should be submitted electronically.

Applications for the approval of details reserved by condition(s) do not need to be made using a 1APP form (although a 1APP form is available). In such cases applications can be made by letter, but this must clearly identify the permission reference number and condition(s) to which the submission relates.

Two copies plus the original are required (unless submitted electronically).

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N2: Location plan

A scale plan showing the location of the site in relation to neighbouring properties, roads or other landscape features. The purpose of the plan is so that Officers, Members and any member of the public can easily find the site.

What information is required?

A scale plan, preferably based on an up-to-date metric scale Ordnance Survey map and provided a drawing reference number. This should be at a scale of 1:1250 or 1:2500, or 1:5000, or 1:10000 for large sites, and clearly show the direction of north. The plans should identify sufficient roads (i.e. at least two named roads) and/or buildings on land adjoining the site to ensure the exact location of the application is clear. The inclusion of place names may be helpful.

The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (including land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by or within the control of the applicant close to or adjoining the application site.

Two copies plus the original are required (unless submitted electronically).

N3: Ownership certificates and notices; and agricultural land declaration

This is a signed declaration in relation to ownership of the land and notice served on any other owners or agricultural tenants.

What information is required?

The relevant certificate (either A, B, C or D) must be completed, signed and dated. This certificate provides details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners (and agricultural tenants) to inform them of the planning application. Only one of the certificate types will apply to an application.

The ownership certificates and declaration are incorporated into the standard national application form (N1).

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N4: Application fee

Most planning applications have a fee payable to the National Park Authority. The fee is set by Government.

What information is required?

The fee is dependent upon the type/category of the development for which permission is being sought. A detailed explanation of planning related fees is set out in Planning Practice guidance. The Planning Portal also includes a fee calculator for applicants.

Further guidance

[Link to Planning Portal fee calculator](#)

[Link to Planning Practice Guidance](#)

[The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) Regulations 2012, as amended](#)

N5: Design and access statement

A design and access statement explains the design principles applied by the proposal and steps taken to appraise the context of the proposal.

A design and access statement is required for the following applications:

- a) Any application for major development
- b) Any application in a Conservation Area where the proposed development consists of:
 - i. One or more dwelling; or
 - ii. A building or buildings with a floor space of 100 square metres or more.
- c) Any application for listed building consent.

What information is required?

A Design and Access Statement must:

- a) explain the design principles and concepts that have been applied to the proposed development; and
- b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

Design and Access Statements must also explain the applicant's approach to access and how relevant policies have been taken into account. They must detail 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 issues which might affect access to the proposed development have been addressed.

A Design and Access Statement can be submitted as a stand alone document or as part of a Planning Statement (L2) or Heritage Statement (L11.3).

Further guidance

- [Link to Planning Practice Guidance](#)
- [Design and Access Statements: How to write, read and use them \(Design Council 2006\)](#)
 - [PDNPA design guides](#)

N6: Biodiversity Net Gain (BNG)

Statutory biodiversity net gain applies to all applications for planning permission with the following exemptions.

- a) Retrospective applications made under Section 73 A of the Town and Country Planning Act.
- b) Applications made under section 73 of the Town and Country Planning Act where the original permission which the section 73 application relates to was either made or granted before 12 February 2024.
- c) Development granted planning permission by a development order under section 59 of the Town and Country Planning Act (including developments permitted by the General Permitted Development Order).
- d) Householder planning applications.
- e) Development that does not impact a priority habitat and impacts less than 25m² of onsite habitat, or 5 metres of linear habitats such as hedgerows.
- f) Self-build and custom build development which 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](#).
- g) Urgent Crown development granted permission under section 293A of the Town and Country Planning Act 1990.
- h) Development of a biodiversity gain site. Development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the biodiversity gain condition which applies in relation to another development.
- i) Development related to the high speed railway transport network. Development forming part of, or ancillary to, the high speed railway transport network comprising connections between all or any of the places or parts of the transport network specified in [section 1\(2\) of the High Speed Rail \(Preparation\) Act 2013](#)

The above exemption list and information requirements are determined by the Secretary of State who has the power to amend the regulations and guidance. Current and further guidance can be found at [Biodiversity net gain - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/biodiversity-net-gain)

What information is required?

Where an applicant believes the development would be subject to the biodiversity gain condition, the application **must** be accompanied by minimum information set out in [Article 7 of The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#):

- confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition;

- the pre-development biodiversity value(s), [either on the date of application or earlier proposed date \(as appropriate\)](#);
- where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date;
- [the completed metric calculation tool](#) showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value;
- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ([‘degradation’](#)), and where they have:
 - a statement to the effect that these activities have been carried out;
 - the date immediately before these activities were carried out;
 - the pre-development biodiversity value of the onsite habitat on this date;
 - the completed metric calculation tool showing the calculations, and
 - any available 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); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

Within the planning application form applicants will be asked to confirm whether this information accompanies the application. Where these details have been provided elsewhere in accompanying documents, applicants are encouraged to cross-reference to these rather than duplicate this information within the application form.

Applicants should be aware that local planning authority may request further information relating to biodiversity net gain as part of the planning application

Further guidance

- [Link to Planning Practice Guidance](#)

L1.1 Site / block plans (existing and proposed)

A site / block plan is necessary for most applications to show proposed changes on the site so they can be assessed and understood and in relation to neighbouring properties.

What Information is required?

A site plan must be drawn at an identified metric scale (e.g. 1:200 or 1:500, or such scale as appropriate), should include a drawing reference number and title and should accurately show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) the direction of North;
- c) the proposed development in relation to the site boundaries, with written dimensions including those to the boundaries;

The following are required to be shown where they influence or could be affected by the proposed development:

- d) all buildings, roads and footpaths on land adjoining the site including access arrangements;
- e) all public rights of way crossing or adjoining the site (e.g. footpath, bridleway, restricted byway or byway open to all traffic);
- f) the position of all trees and hedgerows on the site and those on adjacent land that could influence or be affected by the development (see L6.1 Tree survey with constraints plan for more advice);
- g) the extent and type of any hard surfacing;
- h) boundary treatment including walls or fencing where this is proposed;
- i) identify connection points for foul and surface waters and any culverted watercourses present within the development site (where known);
- j) the position and extent of any playing fields or sports facilities.

Further Guidance

[3.9 • Link to Planning Practice Guidance](#)

L1.2: Elevation drawings (existing and proposed)

Elevation drawings are necessary for most applications proposing new buildings or alterations and / or extensions to existing buildings so that they can be assessed and understood.

What Information is required?

Elevation drawings must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all sides of the proposals including blank elevations, include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of doors, windows and other architectural features;
- d) details of all materials, finishes and colour;
- e) relationship with any adjacent buildings and structures.

Further Guidance

[3.13 • Link to Planning Practice Guidance](#)

L1.3: Detailed elevation drawings (existing and proposed)

Detailed Elevation drawings are necessary for applications for listed building consent (and related planning applications) proposing to demolish, remove, alter or replace features such as doors, (internal or external) windows, shopfronts, panelling, fireplaces, plaster moulding, staircases and other similar architectural details.

This information is necessary because such applications affect historic features of significance where design details are necessary for proposals to be assessed and understood.

What Information is Required?

Elevation drawings must be drawn at an identified metric scale (no less than 1:20), the drawings must clearly show all sides of the proposals including blank elevations, include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of doors, windows and other architectural features;
- d) details of all materials, finishes and colour;
- e) relationship with any adjacent buildings, structures or other features.

Further Guidance

[3.13 • Link to Planning Practice Guidance](#)

L1.4: Floor plans (existing and proposed)

Floor plans are necessary for most applications proposing change of use, new buildings or alterations and / or extensions to existing buildings so that they can be assessed and understood.

What Information is Required?

Floor plans must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all floors and include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) proposed use of the floor space;
- c) clearly show proposed works in relation to what is already there;
- d) position of doors, windows and other architectural features;
- e) position of internal walls, staircases and any other internal features;
- f) relationship with any adjacent buildings and structures.

Further Guidance

[3.17 • Link to Planning Practice Guidance](#)

L1.4: Roof plans (existing and proposed)

Floor plans are necessary for most applications proposing alterations or extensions which affect the roof a building so that they can be assessed and understood.

What Information is Required?

Roof plans must be drawn at an identified metric scale (1:50 or 1:100 as appropriate), the drawings must clearly show all parts of the roof and include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) clearly show proposed works in relation to what is already there;
- c) position of roof windows, balconies, chimneys and any other architectural features;
- d) relationship with any adjacent buildings and structures.

Further Guidance

[3.17 • Link to Planning Practice Guidance](#)

L1.5: Cross-sections and ground levels (existing and proposed)

Cross-sections and ground levels are required for applications proposing new buildings or any significant extension to existing buildings or other development proposing significant engineering operations and changes to levels so that they can be assessed and understood.

What Information is required?

Cross-sections must be drawn at an identified metric scale (1:50 or 1:100 or larger, as appropriate), the drawing must include a drawing reference number and title and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) ground level to a set datum;
- c) clearly show proposed works in relation to what is already there;
- d) position of walls, fences, hard surfaces or any other engineering operations;
- e) details of all materials, finishes and colour;
- f) relationship with any adjacent buildings and structures.

Ground levels must be drawn on a site / block plan at an identified metric scale (1:200 or 1:500, or such scale as appropriate), the drawing must include a drawing reference number and show:

- a) a scale bar or other annotated measurement so scale can be verified;
- b) ground level measured at points and to a set datum;
- c) clearly show proposed works in relation to what is already there;
- d) position of walls, fences, hard surfaces or any other engineering operations;
- e) details of all materials, finishes and colour;
- f) relationship with any adjacent buildings and structures.

Cross section and ground levels can be shown on a single drawing (existing and proposed) or combined with other drawings such as site / block plans or elevations, as appropriate.

Further Guidance

[3.13 • Link to Planning Practice Guidance](#)

L2.1: Planning statement

A planning statement is required for applications that raise more complicated issues. A planning statement provides an opportunity for the applicant to explain which policies they consider relevant and why the development is in accordance with those policies and/or other material considerations which should be considered.

It is often appropriate to combine a planning statement with other documents, for example the Climate Change Statement (L2.2), Design and Access Statement (N5) and Heritage Statement (L11.3).

What information is required?

The planning statement must be proportionate and specific to the development. The statement should consider national and local planning policies that are of direct relevance to the proposal and provide a reasoned assessment of the proposal against those policies. Where the proposal does not comply with development plan policies, an explanation should be provided to justify the development and set out overriding reasons as to why the proposal should be approved.

Further Guidance

- [Link to Planning Practice Guidance](#)

L2.2: Climate change statement

All applications for planning permission require a climate change statement.

It is often appropriate to combine a climate change statement with other documents, for example the Planning Statement (L2.1) or Design and Access Statement (N5).

What information is required?

Statements should include a sustainability appraisal outlining the elements of the proposal that address sustainable development issues including adaptation to, and mitigation of the impacts of climate change. This could include the choice of building materials, re-use of existing structures or materials, design and facilities aimed at reducing energy needs, use of renewable or low carbon energy generation and supply systems, water consumption and the overall carbon footprint.

Statements should demonstrate how sustainable design and construction have been addressed, including reducing energy consumption and carbon emissions through the use of sustainable technologies, use of renewable or low carbon energy generation and supply systems, climate change adaptation and mitigation measures for the lifetime of the development. Minimising waste and increasing recycling, conserving water resources, sustainable drainage (SuDS), minimising pollution, maximising the use of sustainable materials and sustainable forms of transport.

Further Guidance

[3.224 • Link to Planning Practice Guidance](#)

[• Relevant Local Authority Supplementary Planning Guidance](#)

L2.3: Affordable housing statement

An affordable housing statement is required for applications which propose affordable housing to meet local need or affect existing affordable housing.

It is often appropriate to combine an affordable housing statement with other documents, for example the Planning Statement (L2.1).

What information is required?

The statement should consider national and local planning policies that are of direct relevance to the proposal and demonstrate how the proposal is in accordance with those policies.

Where new affordable housing is proposed evidence must be submitted with the application to demonstrate need for the affordable housing and that the proposed occupant(s) (where know) have an established local connection.

Further Guidance

- [Link to Planning Practice Guidance](#)

L2.4: Agricultural development statement

An agricultural development statement is required for applications which propose agricultural development including a dwelling to meet the need of a rural worker.

It is often appropriate to combine an affordable housing statement with other documents, for example the Planning Statement (L2.1).

What information is required?

The statement should consider national and local planning policies that are of direct relevance to the proposal and demonstrate how the proposal is in accordance with those policies.

For agricultural development the application must be supported by evidence of the existing agricultural unit and business and need for the proposed development in accordance with relevant policies.

For rural worker dwellings (often agricultural worker dwellings) the statement must demonstrate that there is an essential functional need for the dwelling (in all cases) and the business is financially capable of supporting the dwelling (for permanent dwellings) in accordance with relevant policies.

Further Guidance

- [Link to Planning Practice Guidance](#)

L3: Statement of community involvement / pre-application engagement

A statement of community involvement can be required for larger planning applications which have the potential to affect the wider community and is an opportunity for the applicant to explain what consultation has been carried out with the community before the application was submitted and how any feedback has been incorporated into the proposals.

What information is required?

The scale and level of detail in the statement will be proportionate to the nature of the proposal and extent of consultation. The statement should include details of the consultation carried out (who was consulted, what information was provided, any public consultation events held, a summary of any responses, a commentary on how responses have been considered) and how public consultation has shaped the final proposal for submission.

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L4.1: Flood Risk Assessment

A Flood Risk Assessment (FRA) is required so that flood risk and how risk can be managed over the lifetime of the development can be assessed and understood.

FRA is normally required for development proposals in areas at risk of flooding. For fluvial (river) and sea flooding, this is land within Flood Zones 2 and 3 and land within Flood Zone 1 which the Environment Agency has notified as having critical drainage problems. Flood Risk Assessment is required for all development (including minor development and changes of use) proposed:

- a) in flood zones 2, 3 and 3b;
- b) within flood zone 1 with a site area of 1 hectare or more;
- c) in areas with critical drainage problems;
- d) within flood zone 1 where the Authority's strategic flood risk assessment shows it will be at increased risk of flooding during its lifetime;
- e) that increases the vulnerability classification and may be subject to sources of flooding other than rivers or sea.

What Information is required?

The FRA should demonstrate how flood risk will be managed now and over the lifetime of the development, taking climate change into account, and with regard to the vulnerability of its users.

The FRA should demonstrate how the development complies with Planning Practice Guidance including consideration of the sequential and exception tests.

Further Guidance

[Link to Planning Practice Guidance](#)

[Link to preparing a flood risk assessment](#)

[Link to flood map for planning](#)

[Link to Check for Flooding in England](#)

[Link to Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems \(Department for Environment, Food and Rural Affairs \(DEFRA\), March 2015\)](#)

[Link to Association of Drainage Authorities](#)

L4.2: Foul and surface water drainage assessment

Foul and surface water drainage assessment are required as part of a sustainable drainage strategy so that this can be assessed and understood.

A sustainable drainage strategy must be provided if your application is for:

- a) major development with surface water drainage
- b) development with surface water drainage in an area at risk of flooding including flood zones 2 or 3, or at risk of surface water flooding.

The sustainable drainage strategy can be a separate document or submitted as part of a FRA.

What Information is required?

Sufficient information to demonstrate how surface and foul waters arising from the development will be managed. If an application proposes to connect a development to the existing drainage system then details of the existing system should be provided. Where new infrastructure or servicing is required the details should be provided with the application. The details shall include the type (including sustainable drainage systems) and nature of the system to be used and details of its design, specification and location.

Where the development involves the disposal of trade waste or of foul sewage effluent other than to the public sewer, an assessment is required including details of the method of storage, treatment and disposal. Applications for developments relying on anything other than connection to a public sewage treatment plant should be supported by sufficient information to understand the potential implications for the water environment.

Further Guidance

[Link to Planning Practice Guidance](#)

[Link to Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems \(Department for Environment, Food and Rural Affairs \(DEFRA\), March 2015\)](#)

L5: Hydrology / Hydrogeology statement

A hydrology / hydrogeology statement is required for all applications for planning permission which involve disturbance to the ground that could affect the water table and the movement of water under and around the site or that involves the use of materials and processes that could result in pollution of the water environment.

What Information is required?

An assessment of the water environment around the site and the impact that the development could have on both the movement of water and its quality. The statement should include details of the mitigation measures proposed to prevent pollution and avoid affecting the riparian rights of others in the area.

Further Guidance

[3.112 • Link to Planning Practice Guidance](#)

• [The Environment Agency's approach to groundwater protection \(amended March 2018\)](#)

L6: Tree survey and assessment

Tree survey and assessment is required where there are trees within the application site boundary or within 15m of the boundary (including any access to the highway). The access must be included due to the risk of trees being harmed by trenching for services, drainage or by construction traffic.

The survey and assessment required depends upon the nature of the development and is explained in my detail below. This information is required so that potential impact upon trees, and mitigation and replacement planting can be assessed and understood.

The planning application form (N1) includes a section on trees and requires information relating to trees and hedgerows on site where they would be affected by the development.

Please note that if your development requires the removal of trees then ecological surveys may also be required (L7.1).

What information is required?

The first stage - a **Tree Survey** prepared following the guidelines in BS5837 - records the data necessary for the Authority to understand the existing constraints presented by each tree. These will be both above-ground (tree height and canopy spread) and below ground (tree root systems). Tree condition is recorded, along with remaining lifespan – these and other factors will inform the BS retention category. All trees provide benefits to biodiversity and climate, but those in the higher retention categories have greatest priority for retention.

The Tree Survey must include a **Tree Constraints Plan (TCP)** – a drawing which accurately shows the root and canopy extents and retention categories. Where further documentation is required (see below) this must be based upon the initial Tree Constraints Plan and the findings of the Tree Survey.

The Tree Survey and all additional items listed below should be prepared by a qualified and experienced arboriculturist and must follow the guidelines in BS5837:2012. A link is provided below, and the document found elsewhere online:

BS5837: 2012 Trees in relation to design, demolition and construction: Recommendations

For an Outline planning application, the BS5837 Tree Survey with Tree Constraints Plan drawing will usually be sufficient to inform the planning application. Where trees protected by Tree Preservation Orders (TPO) are within the application area or adjacent to its boundary, an **Arboricultural Impact Assessment (AIA)** must be submitted with the outline planning application.

An Arboricultural Impact Assessment must be submitted with non-outline planning applications and reserved matters where trees are present. The AIA describes the expected tree outcomes resulting from the application. This will include not only those trees obviously necessary for removal, but also those not expected to survive in viable health due to the proximity of build or the impact of the surrounding construction process. Drainage and trenched service requirements must be considered. It should also consider where trees retained in proximity to development are likely to lead to future perceived nuisance issues (excess shading being one example) – which can in turn create future pressure for tree

removal. The goal is a site layout in which those trees identified for retention are realistically viable for the long-term alongside the planned development.

Among the most significant risks to tree health arise from works proposed within core rooting areas (Root Protection Areas – RPAs) and from the temporary but often highly impactful building site process. Measures to limit tree harm arising from these factors are dealt with via an **Arboricultural Method Statement** (AMS) and **Tree Protection Plan** (TPP). Most often these are required as planning conditions following an approval, but it will sometimes be necessary to understand their requirements prior to the planning decision - in order to properly understand the expected tree impacts.

The Arboricultural Method Statement describes all necessary specifics of the construction process, as well as details of any specialist foundation or surfacing requirements within RPAs. Works within RPAs are not typically permitted – they will only be allowed where it is clear that the particular tree affected has the vitality necessary for it to survive healthily in the long-term. The Tree Protection Plan is typically a single drawing, included with the AMS document. It shows the position of temporary tree protection fencing to exclude all site activities from trees' RPAs. Occasionally, ground protection may be required as an alternative.

New tree planting will usually be addressed by planning conditions following an approval. It may however be required prior to the decision in cases where tree loss is extensive or where removal is proposed of trees subject to Tree Preservation Order (TPO). **Planting Plans** must be prepared following the guidance in:

BS8545:2014 Trees: from nursery to independence in the landscape

Further Guidance

[BS5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations \(British Standards Institute, April 2012\) \(Currently under review\)](#)

[BS8545:2014 Trees: from nursery to independence in the landscape](#)

[Link to Natural England Standing Advice on Species Protection](#)

[Tree-Survey-and-Arboricultural-Implications.pdf \(peakdistrict.gov.uk\)](#)

L7.1: Protected species form

The protected species form provides guidance on the type of projects that are more likely to affect protected species and therefore when protected species survey is required. The form is necessary for applicants to demonstrate they have considered if the development will affect protected species and provides an opportunity to give reasons if no survey is submitted.

A completed form is required for most applications.

The Authority is obliged under the Conservation of Habitats and Species Regulations (2017) (as amended) to consider impact of project on protected species and can not positively determine applications where insufficient evidence has been submitted.

This obligation also applies to applications for prior notification and prior approval under the Town and County Planning (General Permitted Development) Order (England) 2015. Therefore, the Authority recommends that applicants consider whether proposals submitted under these applications would affect protected species.

The Authority strongly recommends that applicants seek advice if they are not sure if survey is required.

What Information is required?

A completed and signed protected species form.

L7.2: Ecological survey and assessment

Ecological surveys are required where development is likely to impact upon protected or notable species, priority habitats or other habitat of potentially significant value, or designated nature conservation sites. Survey is required so that the impact of development can be assessed and understood.

The type and extent of survey and assessment work required will depend upon the scale and nature of the development, its potential impacts, the nature of the application site and proximity and connectivity to species, habitats and nature conservation sites.

What Information is required?

It is beyond the scope of this document to provide site specific advice. The Authority strongly recommends that the applicant seek advice if they are not sure what survey is required.

Phase 1 or Phase 2 survey may be required depending upon the nature of the proposals and potential impacts.

Surveys collect information on habitat and assess the suitability to support fauna. Phase 2 survey is further survey for example to confirm the presence or absence of a protected species or detailed botanical survey of a potentially important habitat.

Survey is then used to inform an assessment of ecological features present, or potentially present within a site or the surrounding area.

A Preliminary Ecological Assessment (PEA) is a rapid assessment normally combining a desk study and survey.

An Ecological Impact Assessment (EclA) is a more detailed assessment of the likely significant ecological effects of a project. An EclA may form the ecological component of an Environmental Impact Assessment (EIA).

A Habitat Regulations Assessment (HRA) is a requirement under the Conservation of Habitats and Species Regulations (2017) (as amended) where any proposal may have a significant effect on a European Site. This includes existing and proposed Special Areas of Conservation (SAC), Special Protection Areas (SLA), Ramsar sites and areas secured as sites compensation for damage to a European Site.

All survey and assessment must up-to-date and be undertaken and prepared by competent persons with suitable qualifications and experience. Survey must be undertaken at an appropriate time of the year, in suitable weather conditions and using nationally recognised survey methods.

Further Guidance

[3.65 • Link to Planning Practice Guidance](#)

- [Link to Natural England Standing Advice on Species Protection](#)
- [Natural England Discretionary Advice Service \(DAS\)](#)
- [Guidelines for Preliminary Ecological Appraisal \(Second Edition\) \(Chartered](#)

Institute of Ecology and Environmental Management (CIEEM), December 2017)

- Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018) Advice Note: On the Lifespan of Ecological Reports and Surveys (CIEEM, April 2019)
- The Conservation of Habitats and Species Regulations 2017
- BS42020:2013 British Standard for Biodiversity – Code of practice for planning and development (British Standards Institute (BSI), August 2013)
- Biodiversity 2020: A Strategy for England's Wildlife and Ecosystem Services (DEFRA, August 2011)
- Government Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System (Ministry of Housing, Communities and Local Government (MHCLG), August 2005)
- BS 8683:2021 Process for designing and implementing Biodiversity Net Gain. Specification (August 2021)
- The Biodiversity Metric 4.0

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L7.3 Geological Survey and Assessment

Geological surveys are required where development is likely to impact upon designated sites of geological interest, or recognised or potential geological assets. Survey is required so that the impact of development can be assessed and understood.

The type and extent of survey and assessment work required will depend upon the scale and nature of the development, its potential impacts, the nature of the application site and proximity and connectivity to geological sites.

What information is required?

It is beyond the scope of this document to provide site specific advice. The Authority strongly recommends that the applicant seek advice if they are not sure what survey is required.

Sites include:

- a) Internationally and nationally designated sites of geological interest (including geological Sites of Scientific Interest);
- b) Regionally designated sites (RIGS) or locally designated sites such as Local Geological sites or Local Nature Reserves designated for geological interest.
- c) Other geological conservation features;
- d) Exposure of extensive sites;
- e) Integrity sites; and
- f) Finite sites.

Further Guidance

3.90 • Earth Science Conservation Classification (ESCC)

• Existing geological interest information may be available from:

- [Link to Local Geoconservation Groups \(also known as RIGS \(Regionally Important Geological and Geomorphological Sites\) Groups](#)

- [Link to British geological survey](#)

L8.1: Landscape and Visual Impact Assessment

A Landscape and Visual Impact Assessment (LVIA) is required for any development which has the potential to have a significant landscape or visual impact. Assessment is required so that the impact of development can be assessed and understood.

What Information is required?

An assessment of the existing site and surrounding area identifying the landscape character and type and the visual receptors. The effect and impact of the development and the residual impact, considering any proposed landscaping or screening features.

LVIA must be carried out in accordance with the current published guidelines. The Authority recommends that the LVIA is carried out by a chartered landscape professional.

LVIA can be carried out as a chapter in an Environmental Impact Assessment (EIA) or be a standalone document to support an application.

Further Guidance

3.97 • [Link to Planning Practice Guidance](#)

PDNPA Landscape Documents

- [The Landscape Character of Derbyshire \(4th Edition\) \(Derbyshire County Council, December 2013\)](#)
- [Guidelines for Landscape and Visual Impact Assessment \(3rd Edition\) \(Landscape Institute, 2013\)](#)
- [Landscape Institute Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment \(Landscape Institute, March 2011\)](#)
- [National Character Area Profiles \(Natural England, September 2014\)](#)

L8.2: Landscape Visual Appraisal

A Landscape and Visual Impact Assessment (LVA) is required for any development which has the potential to have a landscape or visual impact. Appraisal is required so that the impact of development can be assessed and understood.

LVA can be more appropriate than a LVIA when a proposal raises one specific issue (landscape or visual) or where there is no requirement for an assessment of significance of effects.

What Information is required?

An assessment of the existing site and surrounding area identifying the landscape character type and the visual receptors.

LVA must be carried out in accordance with the current published guidelines. The Authority recommends that the LVA is carried out by a chartered landscape professional.

Further Guidance

3.97 • [Link to Planning Practice Guidance](#)

PDNPA Landscape Documents

- [The Landscape Character of Derbyshire \(4th Edition\) \(Derbyshire County Council, December 2013\)](#)
- [Guidelines for Landscape and Visual Impact Assessment \(3rd Edition\) \(Landscape Institute, 2013\)](#)
- [Landscape Institute Advice Note 01/11: Photography and Photomontage in Landscape and Visual Impact Assessment \(Landscape Institute, March 2011\)](#)
- [National Character Area Profiles \(Natural England, September 2014\)](#)

L9: Landscaping scheme

A landscaping scheme is required for development that involves altered or new hard landscaping (for example, walls, fences, hard surfaces, bunds or retaining structures) or new or replacement turfing, seeding or planting.

This is required so that the proposal and impact upon existing landscaping features can be assessed and understood.

Depending upon the scale and nature of proposals the landscaping scheme can be combined with the proposed block plan (L1.1). Where development affects trees and requires tree survey the landscaping scheme can be combined with the planting plan (L6.3).

What Information is required?

A plan detailing the location and type of vegetation to be either removed or retained, the location, construction and materials of any new hard landscaping. Details of soft landscaping should be shown along with opportunities for biodiversity enhancement that are proposed as part of the development.

In addition, a statement should be provided which identifies the species, numbers and sizes of all new planting, including details of any seeding mixes, as well as details for the long-term maintenance and after-care period. These details can be annotated on the plan, if appropriate.

Further Guidance

[3.103 • Link to Planning Practice Guidance](#)

[Add guidance](#)

L10: Lighting assessment

A lighting assessment is required where development proposes external lighting likely to impact neighbouring properties, dark skies, protected species or nature conservation sites. This is particularly relevant for high powered or flood lighting. This information is necessary so that impacts can be assessed and understood.

What Information is required?

Details of the location of any proposed external lighting and the type of lighting, including details of the height above ground and the power rating of the lighting. The statement should include the proposed hours of use of the lighting (including the means of control over the hours of illumination), and should be accompanied by drawings to demonstrate the spread of the light.

The assessment of potential impact should include the impact on any sensitive biodiversity feature where relevant and protected species such as bats and any affected heritage assets.

Further Guidance

3.187 • [Link to Planning Practice Guidance](#)

• [Link to Chartered Institution of Building Services Engineers \(CIBSE\) Lighting Guides](#)

• [Link to Institution of Lighting Professionals](#)

• [PLG04 Guidance on Undertaking Environmental Lighting Impact Assessments \(Institution of Lighting Professionals, 2013\)](#)

L11.1: Archaeological Desk Based Assessment

A desk based assessment is required for any planning or listed building consent application on sites which include or have the potential to include heritage assets with archaeological interest.

Designated heritage assets include:

Listed buildings

Conservation Areas

Scheduled Monuments

Registered Parks and Gardens

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

What Information is required?

A Desk Based Assessment is an expert investigation into the archaeological interest of a site or heritage asset. The local Historic Environment Record (HER) must be consulted. The assessment can stand alone or be included in other assessments, such as a Heritage Statement (L11.3). Where a site has both built heritage and below ground archaeological interests, then these are best considered in a combined assessment.

Further Guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Historic England advice note 17 \(HEAN 17\) Planning and Archaeology.](#)

[Chartered Institute for Archaeologists 2014 Standard and guidance for historic environment desk-based assessment](#)

L11.2: Archaeological Evaluation

The requirement for archaeological evaluation is typically only applicable to major developments or development upon sensitive archaeological sites.

Designated heritage assets include:

Listed buildings

Conservation Areas

Scheduled Monuments

Registered Parks and Gardens

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

What Information is required?

Professional archaeological field evaluation reports for which various techniques may be applicable (e.g. geophysical survey, evaluation trenches).

Further guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Historic England advice note 17 \(HEAN 17\) Planning and Archaeology.](#)

[Chartered Institute for Archaeologists guidance for archaeological field evaluation \(2023\)](#)

L11.3: Heritage Statement

A heritage statement is required for any planning application, listed building consent application or advertisement consent application which impact a heritage asset or their setting.

Designated heritage assets include:

Listed buildings.

Conservation Areas.

Scheduled Monuments.

Registered Parks and Gardens.

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

What Information is required?

An assessment of the significance of heritage assets and/or their settings affected by a development, and of the impacts of development. The heritage statement should be proportionate to the proposal and the affected heritage assets.

A heritage statement can be standalone document or form part a Design and Access statement (N5) or Planning Statement (L2). A building appraisal, setting assessments and assessment of curtilage may be necessary. The Authority recommends that the assessment should be carried out by a suitably qualified heritage expert.

Further Guidance

- [Link to Planning Practice Guidance](#)

[PDNPA Guidance Note 'Built Environment and Archaeology'](#)

[Webpage-Final-Branded-DMP-Doc-Copy.pdf \(peakdistrict.gov.uk\) Appendix 4 Guidance for preparing a Heritage Statement.](#)

[Historic England Advice Note 12 \(HEAN 12\). Statements of Heritage Significance](#)

[Historic England GPA2 Managing Significance in Decision-taking in the Historic Environment](#)

[Historic England GPA3 The Setting of Heritage Assets](#)

[Historic England Advice Note 10 \(HEAN 10\) Listed Buildings & Curtilage](#)

L11.4: Structural survey

Structural survey is required for any planning application or listed building consent application on sites affecting heritage assets where re-building works or structural alterations are proposed or where the proposal could have other structural implications (such as vibrations from work near a heritage asset).

Designated heritage assets include:

Listed buildings.

Conservation Areas.

Scheduled Monuments.

Registered Parks and Gardens.

Historic Battlefields.

The Authority does not currently maintain a local list of non-designated heritage assets. Many buildings within the National Park are non-designated heritage assets.

Identification of non-designated heritage assets and the need for an assessment can be established in pre-application discussions.

What Information is required?

A structural report carried out by a suitably qualified structural engineer.

The Authority recommends that a structural engineer on the Conservation Accreditation Register for Engineers (CARE) is employed for any structural works affecting a heritage asset.

Further Guidance

- [Link to Planning Practice Guidance](#)

[Link to Institution of Structural Engineers CARE register](#)

L12.1: Transport Assessment / Statement

A transport assessment / statement is required for all planning applications which would generate significant amounts of new additional traffic or for existing sites that generate a significant amount of traffic and include the provision of a new or altered access.

An assessment / statement may also be required for smaller developments where the location is sensitive. For example, where there is conflict between motorised and non-motorised users, children or other vulnerable road users.

What information is required?

In determining whether a Transport Assessment (TA) or Transport Statement (TS) will be needed for a proposed development, the following will be taken into consideration:

- a) the scale of the proposed development and its potential for additional trip generation;
- b) existing intensity of use and the availability of public transport;
- c) proximity to nearby environmental designations or sensitive areas;
- d) impact on other priorities/ strategies (such as promoting walking and cycling);
- e) the cumulative impacts of multiple developments within a particular area; and

The scope and level of detail in a Transport Assessment (TA) or Transport Statement (TS) will vary from site to site. The coverage and detail of the TA/TS should reflect the scale of the development and the extent of the traffic implications. Information should include all existing and proposed vehicular and pedestrian movements to and from the application site and vehicle manoeuvring, parking, loading and servicing areas should be delineated.

Where relevant, details of existing and proposed employee numbers and details of both vehicle and cycle parking spaces should be provided.

The information provided should identify the extent of the transport implications of the proposed development in order to determine the suitability of it for the standard of the highway network in the area. A sustainable approach to transport should be considered for all proposed development and an assessment of accessibility by non-vehicle modes should be considered.

A TA/TS should illustrate the likely modal split of journeys to and from the site. It should identify any proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking required by the development, and to mitigate transport impacts.

A Transport Statement should identify the transport issues arising from a proposed development. It should include details of previous, present and proposed vehicle movements, including the size and type of vehicles, means of access, hours of operation and parking provision.

Further Guidance

- [Link to Planning Practice Guidance](#)
- [Guidelines for the Environmental Assessment of Road Traffic, \(Institute of Environmental Management and Assessment \(IEMA\), 2004\)](#)

- Department for Transport (DfT) Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development (DfT, September 2013)
- Transport Evidence Bases in Plan Making and Decision Taking (MHCLG, March 2015)

The National Park Authority is not the Local Highway Authority for the National Park. The Authority recommends that further advice is sought from the Local Highway Authority for your area if necessary.

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L12.2: Travel Plan

Any planning application accompanied by a Transport Assessment (L12.1) or Transport Statement (12.2) must include a Travel Plan.

In addition, any planning application proposed in other locations where there are opportunities to promote the use of public transport, walking and cycling or that would affect the provisions of an existing Travel Plan.

What information is required?

A Travel Plan should identify the specific required outcomes, targets and measures, and set out clear future monitoring, management arrangements and a timetable 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.

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.

A Travel Plan is a long-term management strategy that seeks to deliver sustainable transport objectives. A Travel Plan can form part of a Transport Assessment or Transport Statement.

Further Guidance

- [Link to Planning Practice Guidance](#)
- [Department for Transport \(DfT\) Circular 02/2013: The Strategic Road Network and the Delivery of Sustainable Development \(DfT, September 2013\)](#)

L13: Contaminated land assessment

A contaminated land assessment is required for planning applications where contaminated land or buildings are known or suspected to exist on the site.

What information is required?

Proportionate site investigation information (a risk assessment) to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and satisfactorily reduced to an acceptable level.

The risk assessment should also identify the potential sources, pathways and receptors ('pollutant linkages') and evaluate the risks. This information will enable the Authority in consultation with the Environmental Health Officer to determine whether further/more detailed investigation is required, or whether any proposed mitigation or remediation is satisfactory.

Further Guidance

3.118 • Link to Planning Practice Guidance

- [Link to Land contamination technical guidance](#)
- [BS10175+A2:2017 Investigation of Potentially Contaminated Sites – Code of Practice \(BSI, March 2011\) \(Current but under review\)](#)
- [Asbestos: The Survey Guide HSG264 \(2nd Edition\) \(Health and Safety Executive, 2012\)](#)
- [Managing Asbestos in Buildings INDG223 \(Revision 5\) \(Health and Safety Executive, 2012\)](#)
- [Managing and Working with Asbestos – Control of Asbestos Regulations 2012 Approved Code of Practice L143 \(2nd Edition\) \(Health and Safety Executive, 2013\)](#)
- [LCRM: Stage 1 Risk Assessment, Environment Agency, April 2021\)](#)
- [LCRM: Stage 2 Options Appraisal, Environment Agency, April 2021\)](#)
- [LCRM: Stage 3 Remediation and Verification, Environment Agency, April 2021\)](#)

L14.1: Noise assessment

A noise assessment is required for any planning application which generate noise to a level that could potentially cause a loss of amenity for occupants of residential and other noise sensitive uses such as schools, hospitals, care homes, offices and public recreation areas.

Examples of the types of development that have the potential to generate noise include transport, assembly and leisure, recreational or sports, industrial uses, wind turbines or installation of equipment such as extract vents or heat pumps.

What information is required?

A Noise Assessments should be prepared by a suitably qualified and experienced acoustician. The assessment should identify the potential impact of noise generated by the development on the surrounding area. The assessment should describe the existing noise levels in the area, noise sources arising from the development and the level of noise likely to be generated.

The assessment should identify noise sensitive receptors in the area and include mitigation measures to prevent or minimise the effects of noise. It should also describe the regime to be established to monitor and record the actual noise generated during the construction, use and operation of the proposed development (including any noise and/or vibration from associated traffic).

Further Guidance

- [3.150 • Link to Planning Practice Guidance](#)
- [Noise Policy Statement for England \(DEFRA, March 2010\)](#)

L14.2: Odour assessment

An odour assessment is required for any planning application which generate odour to a level that could potentially cause a loss of amenity for occupants of residential and other noise sensitive uses such as schools, hospitals, care homes, offices and public recreation areas.

Examples of the types of development that have the potential to generate odour include uses which involve the preparation of hot food, particularly hot food takeaways, intensive animal-rearing and some industrial or storage uses.

What information is required?

A site specific Odour Impact Assessment and/or Management Plan should demonstrate that the odours released by the development can be adequately controlled so as not to give rise to adverse impacts on the amenity of the environment and neighbouring properties.

The assessment should identify the sources of potential odour emissions and sensitive receptors in the area. It should also include details of any measures and practices to be adopted to minimise and mitigate odour emissions. It is advisable to include the details of the monitoring regime that would be adopted.

Further Guidance

- [3.166 • Link to Planning Practice Guidance](#)
- [Guidance on the Assessment of Odour for Planning Version 1.1 \(IAQM, July 2018\)](#)

L14.3: Air quality assessment

An air quality assessment is required for development which involve processes or activities that would result in the release of emissions to air of substances or particles that would be potentially damaging to human health and the environment, or that would give rise to a received risk to human life.

Proposals can include transport, industrial or agricultural development such as intensive agriculture or proposals for the storage of slurry or sewage sludge.

What information is required?

Proposals that impact on air quality or are potential pollutants should include an air quality assessment (AQA) identifying the air quality of the area, the scale and nature of emissions from the proposal, the potential impact on people and the environment in the area and the proposed measures to prevent or minimise those impacts.

The AQA must focus on the issues specific to the proposal i.e. dust, odour, traffic pollution, bio-aerosols and other pollutants. The AQA must include a description of base line conditions, likely impact of the development proposed, any modelling or assessment undertaken to determine impact and details of mitigation and management as a minimum.

Further Guidance

3.161 • [Link to Planning Practice Guidance](#)

- [The Air Quality Standards \(Amendment\) Regulations 2016](#)
- [The UK plan for tackling roadside nitrogen dioxide concentrations' \(DEFRA\) \(2017\)](#)
- [Air Pollution in the UK 2019 \(DEFRA, September 2020\)](#)
- [Link to Air Quality Management Areas](#)
- [Link to Air Pollution Information System](#)
- [Land-Use Planning & Development Control: Planning for Air Quality \(IAQM, January 2017\)](#)
- [East Midlands Air Quality Network South Northamptonshire Council - Air Quality and Emissions Mitigation Guidance for Developers \(March 2019\)](#)
- [Institute of Air Quality Management 'Guidance on the Assessment of Dust from Demolition and Construction version 1.1' \(2014\)](#)

L15: Waste management statement

A waste management statement is required for any planning application which involves or requires any significant ground excavations.

What information is required?

The waste management statement must provide an estimate of the amount and type of excess material which will be generated by the development and a statement on how the material is to be used within the development or otherwise disposed of (either on the site, in land in under the control of the applicant or to a registered disposal site).

Further Guidance

[3.191 • Waste Management Plan for England \(DEFRA, January 2021\)](#)

[• Link to Planning Practice Guidance](#)

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L16: Recreation / open space assessment

Any planning application which involves the loss or provision of open space, sports and recreation facilities (including school playing fields and green infrastructure).

Any planning application which may prejudice the use of an existing open space, sports and recreation facility (including school playing fields and green infrastructure) by virtue of the nature of the development or proximity to the site.

What information is required?

The assessment must provide details of the facility to be lost in terms of use, size and condition; an assessment of the facilities to be retained against the current standards; and justification as to why the facility is no longer required.

If the development involves the provision of alternative facilities to compensate for this loss, details of the replacement facility should be provided, including details of construction and future maintenance.

If the development could prejudice the use of an existing facility full details of the proposal and use must be provided along with proposed mitigation measures to ensure that the facility can continue to be used without limitation on extent of use or hours of operation.

Further Guidance

[Link to planning practice guidance](#)

- [Link to Sport England](#)
- [Planning for Sport Guidance \(Sport England, June 2019\)](#)

L17: Financial viability appraisal

Any planning application proposing to provide either a mix of market and affordable housing or 100% market housing where a viability appraisal is required to demonstrate compliance with housing policies.

Any other planning application seeking to justify a proposal which would otherwise not be in accordance with relevant policies either partly or wholly on the grounds of financial viability.

What information is required?

A financial viability appraisal (FVA) carried out in accordance with the Royal Institution of Chartered Surveyors (RICS) "*Assessing viability in planning under the National Planning Policy Framework 2019 for England*" (re-issued April 2023).

This is an appraisal carried out specifically for planning purposes and is distinct and separate from a market valuation for other purposes (for example for secured lending or company accounts).

The Authority will commission an independent assessment of the FVA by a suitably qualified RICS surveyor. In accordance with the RICS professional standard the Authority will expect the cost of independent assessment to be paid by the applicant.

The Authority recommends that, particularly for larger schemes, that FVA is provided at pre-application stage so that independent assessment can be undertaken at that stage to inform the development and expediate the application process.

Further Guidance

[Link to planning practice guidance](#)

- [RICS professional standard April 2023](#)