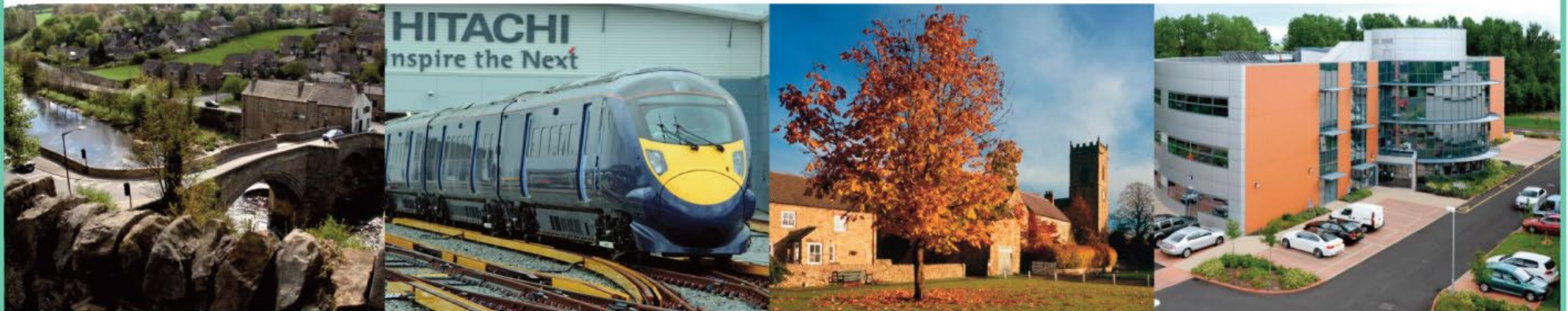


# Planning Validation Requirements

Guidance note on the validation requirements for planning and other types of applications

February 2024



## INTRODUCTION

To assess a planning application, we need appropriate supporting information. Certain national requirements are mandatory (see 1-6) but we have discretion to adopt a local list of validation requirements (see 7-30 below). Local validation criteria must comply with the following statutory tests<sup>1</sup>:

- i. must be reasonable having regard, in particular, to the nature and scale of the proposed development; and,
- ii. may require particulars of, or evidence about, a matter only if it is reasonable to think that the matter will be a material consideration in the determination of the application.

For an application to be valid, you must provide all the required information (or a reasoned justification for not providing it). This guidance notes sets out the information that must be submitted with certain types of application and further information on thresholds when the information will be required.

Where an Environmental Statement is required, that will encompass most, if not all, of the supplementary information. In other cases, the Design and Access Statement or Planning Statement may be a useful covering document. If you do incorporate requirements in this way, please make sure that you use the appropriate sub-headings so that each requirement can be readily identified.

If you are in any doubt as to the level and type of information required speak to a Planning Officer before submitting the application. For all but the most straightforward developments you are strongly encouraged to enter pre-application discussions prior to submission of an application.

Where you disagree with a decision to invalidate an application you should follow this up in writing setting out why you consider the information is not required. The requirement will then be reviewed by the Council. If there remains a dispute, there is a procedure<sup>2</sup> to resolve such issues. If necessary, you can, after the statutory period for determining the application has expired, appeal against non-determination. In considering such an appeal the Inspector will consider both the dispute regarding invalidity and the merits of the application itself.

### Submitting applications

Applicants are encouraged to submit applications online - [Apply for planning permission via Planning Portal](#)  
For further information, please contact: [planning@durham.gov.uk](mailto:planning@durham.gov.uk) or 03000 262 830

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<sup>1</sup> Section 62 (4A) of the Town and Country Planning Act 1990 and Article 34(6) c of the Town and Country Planning (Development Management Procedure) (England) Order 2015, Para 44 of the NPPF.

<sup>2</sup> set out in Article 12 of the Development Management Procedure Order 2015

No	National Requirements-mandatory for all applications	Can be included in D&A Statement	Applicant checklist
1	Application Form		
2	Location Plan		
3	Ownership Certificates & Agricultural Declaration		
4	The Appropriate Fee		
5	Design and Access Statement		

No	Local Requirements-see specific thresholds	Can be included in D&A Statement	Applicant checklist
6	Additional Plans and Drawings		
7	Agricultural Land Classification Statement		
8	Air Quality Assessment		
9	Biodiversity and Geology Survey and Report, and BNG		
10	Building for Life Assessment	✓	
11	Coal Mining Risk Assessment		
12	Construction Management Plan		
13	Environmental Statement		
14	Glint and Glare Assessment		
15	Health Impact Assessment	✓	
16	Heritage Statement	✓	
17	Hydrogeological Risk Assessment		
18	Internal Space Standards Assessment		
19	Land Contamination Assessment		
20	Levels		
21	Lighting Assessment		
22	Meeting Housing Needs Statement		
23	Minerals and/or Waste Infrastructure Assessment		
24	Mineral Assessment	✓	
25	Noise Assessment		
26	Nutrient Neutrality Information		
27	Open Space, Sport, Play and Leisure Assessment	✓	
28	Planning Statement	✓	
29	Sequential Test & Impact Assessment for Town Centre Uses		
30	Soil Resource Management Strategy		
31	Structural Survey		
32	Surface & Foul Water Management Assessment & Flood Risk Assessment		
33	Sustainability Assessment		
34	Telecommunications Assessment		
35	Transport Assessment		

36	Transport Statement	✓	
37	Travel Plan		
38	Tree and Hedgerow Assessment		
39	Ventilation/Extraction Statement		
40	Viability Assessment		
41	Visual Impact Assessment (Townscape/Landscape)		

No	Requirement	Types of Application	Information	Legislation/ Policy
1	Application Form	All	<p>The Standard Application Form can be accessed via the <a href="#">Planning Portal</a>.</p> <p>Mineral applications should be made on a form provided by the local planning authority.</p>	Town and Country Planning (Development Management Procedure) Order 2015
2	Location Plan	All	<p>Based on an up-to-date map at 1:1250/ 1:2500. Must identify sufficient roads and/or buildings on adjoining land to ensure the exact site location is clear. The plan should indicate the direction of north.</p> <p>The site must be edged in red and include all land necessary to carry out the development, including a link to the public highway. Any other land owned by the applicant, close to or adjoining the site must be edged blue.</p> <p>If plans are being emailed for submission, they must be in a .pdf or .tif format.</p>	Town and Country Planning (Development Management Procedure) Order 2015

3	Ownership Certificates & Agricultural Declaration	All	<p>A certificate must be completed stating the land ownership of the site. For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than seven years.</p> <p>Where relevant a notice to all owners of the application site must be completed and served in accordance with Article 13 of the DMPO.</p> <p>Agricultural Holdings Certificate is required for all but the following applications: approval of reserved matters, discharge or variation of conditions, tree preservation orders, listed building consent, lawful development certificate, prior notification of proposed agricultural or forestry development, a non-material amendment or advertisement consent.</p>	Town and Country Planning (Development Management Procedure) Order 2015
4	The Appropriate Fee	All	<p>Most planning applications incur a fee. The <a href="#">Planning Portal</a> includes a fee calculator for applicants and Officers are able to advise applicants on specific cases.</p>	Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (as amended) Regulations 2012/2920

5	Design and Access Statement	<ul style="list-style-type: none"> <li>• Provision of 10 or more dwellings or site area exceeds 0.5ha</li> <li>• Erection of buildings/extensions over 1000sqm</li> <li>• Where site area is 1ha or greater (excluding minerals &amp; waste development)</li> <li>• Applications for listed building consent</li> </ul> <p>In World Heritage Site or Conservation Area:</p> <ul style="list-style-type: none"> <li>• Provision of 1 or more dwellings</li> <li>• Building/extension over 100sqm</li> </ul>	<p>Statement to explain the design principles and concepts that have been applied to the following aspects: amount, layout, scale, landscaping and appearance.</p> <p>The access component should explain how the design ensures all users have equal and convenient access.</p> <p>The statement may take a proportionate approach based on the scale/sensitivity of the proposals.</p>	Town and Country Planning (Development Management Procedure) Order 2015
6	Additional Plans and Drawings	All	<p>Depending on nature of development the following may be required:</p> <ul style="list-style-type: none"> <li>• Block plan/roof plan (1:500 or 1:200)</li> <li>• Existing and proposed elevations (1:50 or 1:100)</li> <li>• Existing and proposed floor plans (1:50 or 1:100)</li> <li>• Existing and proposed site sections, site levels and finished floor levels</li> </ul> <p>If plans are being emailed for submission, they must be in a .pdf or .tif format.</p>	Town and Country Planning (Development Management Procedure) Order 2015
7	Agricultural Land Classification Report	Any development on land of 1ha or more that is currently or last in use for agriculture	<p>Statement setting out the agricultural land classification and whether the proposals would involve the loss of any Best and Most Versatile (BMV) agricultural land (Class 1, 2 or 3a).</p> <p>See: <a href="#">PPG Reference ID8</a></p>	NPPF Part 15 CDP Policy 14

8	Air Quality Assessment	<p>Where the proposal may potentially have a significant impact on air quality either by emitting air quality pollutants or by introducing receptors to areas where there are existing sources of air quality pollutants.</p> <p>Where the grant of permission would conflict with, or render unworkable, measures contained within an air quality action plan.</p> <p>If any of the following Stage 1 Screening Criteria apply, then further consideration will be required against the Stage 2 indicative criteria below:</p> <p><b>Stage 1 Screening Criteria:</b></p> <ul style="list-style-type: none"> <li>• 10+ residential units or a site area of more than 0.5ha</li> <li>• &gt; 1,000 m<sup>2</sup> of floor space for all other uses or a site area greater than 1ha</li> </ul> <p>Coupled with any of the following:</p> <ul style="list-style-type: none"> <li>• &gt; 10 parking spaces</li> <li>• a centralised energy facility or other centralised combustion process</li> </ul> <p>Consideration should still be given to the potential impacts of neighbouring sources on the site, even if an assessment of impacts of the development on the surrounding area is screened out</p>	<p>Applications should be supported by such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area, including any proposals for mitigation.</p> <p><i>Further advice is available in:</i></p> <p>The Durham City Air Quality Action Plan 2016  Durham County Council: Technical Advice Note-Dust  Institute of Air Quality Management Guidance on the Assessment of Mineral Dust Impacts for Planning, May 2016  The Durham County Council: Planning &amp; Air Quality Guidance Note. (Latest Version: August 2014).  Land Use Planning &amp; Development Control: Planning for Air Quality (January 2017) (Guidance from the Institute of Local Air Quality Management/Environmental Protection UK).  Combined Heat &amp; Power: Air Quality Guidance for Local Authorities (2012) (Environmental Protection UK); and  Biomass &amp; Air Quality Information for Developers (2009)</p> <p>See: <a href="#">PPG reference ID32</a></p>	<p>NPPF Parts 9 and 15  Minerals M45  Waste W35  CDP Policies 22, 31</p>
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**Stage 2: Indicative criteria for requiring an air quality assessment**

1. Cause a significant change in LDV traffic flows on local roads with relevant receptors. A change of LDV flows of:  
> 100 AADT within or adjacent to an AQMA  
> 500 AADT elsewhere.
2. Cause a significant change in HDV flows on local roads with relevant receptors. A change of HDV flows of:  
>25 AADT within or adjacent to an AQMA  
>100 AADT elsewhere.
3. Realign roads, i.e. changing the proximity of receptors to traffic lanes. Where the change is 5m or more and the road is within an AQMA.
4. Introduce a new junction or remove an existing junction near to relevant receptors. Applies to junctions that cause traffic to significantly change vehicle accelerate/decelerate, e.g. traffic lights, or roundabouts.
5. Introduce or change a bus station. Where bus flows will change by:



		<p>&gt; 25 AADT within or adjacent to an AQMA &gt;100 AADT elsewhere.</p> <p>6. Have an underground car park with extraction system which is within 20 m of a relevant receptor. Coupled with the car park having more than 100 movements per day (total in and out).</p> <p>7. Have one or more substantial combustion processes, where there is a risk of impacts at relevant receptors.</p> <p><i>NB. This includes combustion plant associated with standby emergency generators (typically associated with centralised energy centres) and shipping. Typically, any combustion plant where the single or combined Nox emission rate is less than 5 mg/sec<sup>a</sup> is unlikely to give rise to impacts, provided that the emissions are released from a vent or stack in a location and at a height that provides adequate dispersion.</i></p> <p>8. Minerals Extraction and Waste Management schemes</p> <p>9. Biomass schemes</p> <p>10. Developments with significant dust potential during demolition or construction, where there are residents within 200m</p>		
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		<p><i>*LDV = cars/ small vans &lt;3.5t gross vehicle weight).</i></p> <p><i>*HDV = goods vehicles/buses &gt;3.5t gross vehicle weight</i></p> <p><i>*AADT= Annual Average Daily Traffic</i></p>		
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9	Biodiversity and Geology Survey and Report, and BNG	<p><b>A—Protected Species Survey and Report</b></p> <p>All applications which include conversion, demolition, removal, or modification of existing buildings or removal or pruning of trees as follows:</p> <p>Where protected species are known to be present (confirmed by a data search or local knowledge)</p> <p>Barn Owl Survey - Agricultural buildings including barns and outbuildings except for single skin livestock barns.</p> <p>Bat Survey (Structures) - A risk assessment will be required for all buildings and structures which have features which may support roosts (e.g. hanging tiles, cracks and crevices within roof coverings or stonework), lie within 200m of woodland or water or have clear connectivity to bat foraging habitats. Structures traditionally know to support roosting bats will require bat risk assessments (e.g. bridges, aqueducts and viaduct tunnels, mines, kilns, ice houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures).</p> <p>Bat Survey (Trees). A risk assessment will be required for all trees that exhibit potential to support roosting bats. Surveys will</p>	<p><b>A—Protected Species Survey and Report</b></p> <p>The survey should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines / methods where available. Any survey work is required to be undertaken a minimum of 2 years from the submission of the application. Survey work undertaken beyond this date may be considered out of date and not accepted for validation purposes.</p> <p>Further information on appropriate survey methods can be found in <u>Guidance on Survey Methodology</u> published by the Institute of Ecology and Environmental Management (IEEM).</p> <p>Guidance can be found within the ‘Bat Surveys – Good Practise Guidelines’ – Bat Conservation Trust.</p> <p>The bat and great crested newt risk assessments may recommend further surveys to determine presence / absence of bats or great crested newts. Any further surveys shall be provided within any application for validation purposes.</p>	NPPF Part 15 CDP Policies 10, 16, 34, 35, 40, 41 and 43
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		<p>be required for any proposals that involve floodlighting within 50 metres of woodland, water, or hedgerows / lines of trees</p> <p>In the case of householder applications, a bat survey will not be required to validate the application if:</p> <p>a) the proposal is for extensions or modifications at ground floor level only; and</p> <p>b) there will not be any disturbance to the roof structure of the dwelling and/or any domestic outbuildings (e.g. garages)</p> <p>Great Crested Newt Surveys. A risk assessment will be required for all applications within 250m of ponds and other standing water habitats.</p> <p><b>B – Ecological Impact Assessment (EclA)</b></p> <p>A EclA will be required for all minor and major applications</p> <p>A survey assessment and mitigation report may be waived if following consultation at the pre-application stage, it is confirmed in writing by the Council that a survey/report is not required.</p>	<p><b>B – Ecological Impact Assessment (EclA)</b></p> <p>The EclA must be undertaken and prepared by a professional ecologist with suitable qualifications and experience and be in accordance with the 'Guidelines for Ecological Impact Assessment in the UK and Ireland' published by CIEEM and the British Standard BS42020 'Biodiversity - Code of practice for planning and development'.</p> <p>The habitats and species on the development site and within the zone of influence should be ascertained through appropriate survey work. The results of the ecological survey should inform the design, layout and construction of the development in accordance with the</p>	
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		<p><b>C – Biodiversity Net Gain (BNG) Plan and Biodiversity Management and Monitoring Plan</b></p> <p>Applies to all development (excluding householder applications, or where a development does not impact a priority habitat and impacts less than:</p> <ul style="list-style-type: none"> <li>- 25 square metres of habitat and 5 meters of linear habitat such as hedgerows) will be required to demonstrate BNG)</li> <li>- S.73 applications which do not affect secured BNG,</li> </ul> <p>and other exemptions set out in the Biodiversity Gain Requirements (Exemptions) Regulations [2024]</p> <p>A completed statutory biodiversity metric tool will need to be completed alongside any supporting information. (<a href="https://www.gov.uk/government/p">https://www.gov.uk/government/p</a></p>	<p>mitigation hierarchy to avoid impacts where possible, minimise unavoidable impacts through mitigation measures and compensate for any residual direct and indirect, permanent and temporary impacts . The assessment must apply to any additional land to be affected as a result of the development e.g., access routes, compounds and drainage connections.</p> <p><b>C – Biodiversity Net Gain (BNG) Plan and Habitat Management and Monitoring Plan</b></p> <p>A Draft BNG Plan must be provided outlining how the Biodiversity Gain Objective will be met. This must be prepared in accordance with the British Standard BS8683 ‘Process for designing and implementing biodiversity net gain – specification’. Biodiversity net gain must always follow the principles outlined in ‘Biodiversity Net Gain – Good Practice Principles for Development’. The plans shall set out how the biodiversity gain hierarchy has been considered and adhered to</p> <p>The draft BNG plan shall include:-</p> <ul style="list-style-type: none"> <li>• <b>Habitat Baseline Plan.</b> This usually forms part of the EclA. The plan must clearly show the areas covered by each of the existing habitat types and the area in hectares (ha) of each habitat type (or for each habitat parcel, as some habitats may be scattered throughout the site). Linear features should also be shown alongside their length in metres (m).</li> <li>• <b>BNG Strategy.</b> A statement should be provided, which can be held within the EclA, explaining how net gains will be achieved. It should outline the type and location of any significant onsite gains and how an appropriate balance will be achieved between onsite gains and off-site</li> </ul>	
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		<p>ublications/statutory-biodiversity-metric-tools-and-guides)</p> <p>*Up until the 1<sup>st</sup> April 2024 the statutory 10% BNG requirement does not apply to small development (non major development as defined by the DMPO 2015). However, the requirement to achieve a BNG is still required by Policy 41 of the County Durham Plan.</p>	<p>gains, taking account of the biodiversity gain hierarchy. Any compensation for priority species or important species assemblages not accounted for within the metric should be detailed.</p> <ul style="list-style-type: none"> <li>• <b>Draft Proposed Habitats Plan.</b> This plan should indicate significant habitat types or linear features being retained, enhanced, and created, and the area or length of each habitat type or linear feature. It should be colour-coded so that each habitat type is easily identifiable and other proposed biodiversity enhancements (including for priority species) and protected species mitigation areas should also be shown on this plan e.g., bird and bat boxes. This information can be placed within the site layout plan, illustrative masterplan, green infrastructure plan or landscape plans if appropriately annotated e.g using UK Habs definitions for consistency with the DEFRA Metric.</li> <li>• <b>Small Sites Metric or DEFRA Statutory Biodiversity Metric as relevant.</b> The information in the metric should be directly related to the Habitat Baseline Plan and the Draft Proposed Habitats Plan. The completed spreadsheet must be submitted. Detailed justifications for the choice of habitat types, distinctiveness and condition should be added to the 'comments' column where appropriate. All assumptions made in the calculations should be clearly identifiable. Different habitat parcels should be individually referenced and identifiable on the relevant drawing so that these can be cross-referenced with the metric. A</li> </ul>	
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minimum level of 10% BNG overall will be expected.

- **Draft Habitat Management and Monitoring Plan (HMMP).** This document should provide the Council with sufficient informed to determine that the habitat creation and long-term management (30 years) is deliverable for significant on-site habitats and any off-site habitats created or enhanced.

The draft HMMP should include the following:

- Location and description. An assessment of the site where habitat enhancement / creation is to take place, this is required to ensure that the habitat creation/enhancement is possible at the specified location;
- Features or factors influencing the management of the site. This may include management constraints e.g., access for machinery or livestock, or legal constraints such as the presence the presence of protected or invasive species. Other factors may include soil nutrient levels or information pertaining to hydrology;
- Target Habitat descriptions;
- Outline details of the habitat management over the 30-year period;
- Monitoring protocols and timetables. This is required to ensure the successful establishment/restoration of the habitat, evaluating the success of management activities and provide feedback for management. Monitoring intervals are likely to be the first year of commencement and years 2, 5, 10, 15, 20 and 30 depending on the habitat

		<p><b>D - Special Areas of Conservation (SAC) &amp; Special Protection Areas (SPA) Habitats Regulations Assessment</b></p> <p>All Development which has the potential to increase recreational pressure (e.g. residential development, visitor accommodation/attractions) falling within 6km of the coastal European Protected Sites, and within 3km of upland European Protected Sites, all development within 0.4km of the coastal European Protected Sites</p>	<p>type being discussed. The results of monitoring should be used to adjust and refine the management plan as appropriate.</p> <p><b>D - Special Areas of Conservation (SAC) &amp; Special Protection Areas (SPA) Habitats Regulations Assessment</b></p> <p>There are nine European Protected Sites (and one pSPA) in County Durham which are predominantly located in the western uplands and along the coastline.</p> <p>The Council has a duty to ensure that all the activities it controls, including land use planning does not harm any of the sites or the natural processes that support them. To determine whether planning proposals are likely to harm a European Protected Site(s) or not, an assessment of their effects is required.</p> <p>This is known as Habitats Regulations Assessment (HRA). Whilst it is the responsibility of the Council, as the competent authority, to undertake the HRA, those proposing or submitting planning applications will need to provide the Council with sufficient information and evidence to enable the assessment to be undertaken.</p> <p>Applicants are advised to agree the extent of the level of information that will be required to support this process during preapplication discussions with the LPA.</p> <p>See: <a href="#">PPG Reference ID8</a></p>	
10	Building for Life Assessment	All residential developments of 50+ units or 1.5ha+ if outline.	<p>An assessment of the proposal against Building for Life 12 questions, aimed to guide discussions towards good urban design.</p> <p>See: <a href="#">PPG Reference ID26</a> <a href="#">Building for Life SPD</a></p>	NPPF Part 12 CDP Policy 29



11	Coal Mining Risk Assessment	<p>Development within Coal Mining High Risk Areas.</p> <p>Exempt developments include Reserved Matters, householder development, changes of use, variation of condition, prior notifications, advertisement consents etc.</p>	<p>An assessment of existing recorded risks to ground stability and how proposals will mitigate such risks in the interests of public safety.</p> <p>See Appendix C - C1 'Coal Mining Risk Assessments' of the County Durham Plan. Further information can be obtained <a href="#">online</a>.</p> <p>See also: <a href="#">PPG Reference ID45</a></p>	<p>NPPF Part 11 and 15  CDP Policy 32 and Proposals Map: (Map A Coal Mining Legacy and interactive Proposals Map).</p>
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12	Construction Management Plan	All detailed major proposals with existing sensitive receptors (for example, housing, care homes, or student accommodation) within 100m of site boundary.	<p>Details of the following should be provided for construction phases of the development:</p> <ol style="list-style-type: none"> <li>1. The hours during which construction &amp; demolition activities would take place;</li> <li>2. Measures to control emission of dust &amp; dirt;</li> <li>3. Measures to control the emission of noise &amp; vibration;</li> <li>4. Where construction involves penetrative piling, details of methods for piling of foundations including measures to suppress any associated noise and vibration;</li> <li>5. Measures to prevent mud &amp; other material migrating onto the highway;</li> <li>6. Designation, layout &amp; design of construction access &amp; egress points;</li> <li>7. Details for the provision of directional signage (on &amp; off site);</li> <li>8. Details of contractors' compounds, materials storage and other storage arrangements, including cranes and plant, equipment and related temporary infrastructure;</li> <li>9. Details for the loading and unloading of plant, machinery and materials</li> <li>10. Details of provision for all site operatives, parking and turning within the site;</li> <li>11. Routing agreements for construction traffic</li> <li>12. Details of security hoarding including decorative displays and facilities for public viewing, where appropriate;</li> <li>13. Waste audit and scheme for waste minimisation and recycling/disposing of waste resulting from demolition and construction works;</li> <li>14. Measures for monitoring of noise, vibration and dust;</li> <li>15. Details of temporary lighting; and,</li> <li>16. Details of measures for liaison with the local community and procedures to deal with any complaints received.</li> <li>17. Surface water drainage measures throughout construction</li> </ol>	NPPF Part 15 CDP Policies 31, 35
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			See: <a href="#">PPG reference ID32</a> <a href="#">PPG Reference ID31</a> & <a href="#">PPG Reference ID30</a>	
13	Environmental Statement	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an Environmental Statement is required.	Developers are encouraged to request a 'screening opinion' (to determine whether ES is required) before submitting a planning application. Where an ES is required a 'Scoping opinion' as to the information required should be sought. See: <a href="#">PPG Reference ID4</a>	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
14	Glint and Glare Assessment	Development is for grid connected, large scale solar farms  The site is within the defined Fishburn Airfield, or Shotton Airfield and Peterlee Parachute Drop Zone Safeguarding Areas  Any development involving 'tracking' solar panels	The assessment should demonstrate the glint/glare effects of the proposed solar farm and set out any measures proposed to address any such effects. The assessment should include: <ul style="list-style-type: none"> <li>• A sun position and reflection model</li> <li>• Identification of receptors</li> <li>• Magnitude of impact</li> <li>• Baseline conditions</li> <li>• Impact assessment</li> <li>• Detailing of any Mitigation</li> </ul>	CDP Policies 28, 31, 33. NPPF Parts 12 and 15.

15	Health Impact Assessment	<p>Large developments of 100+ dwellings or employment sites 10ha+</p> <p>Other Major developments</p>	<p>A full Health Impact Assessment is required on large developments which should demonstrate the health credentials of the development, how it would contribute towards healthy neighbourhoods, the health impacts of development and the needs of existing and future users, including those with dementia and other sensory or mobility impairments. It should identify the potential health consequences of a proposal on a specific population and/or community; and maximise the positive health benefits and minimise potential adverse effects on health and inequalities. A Health Impact Assessment Matrix for completion and to aid your submission is available on request from a planning officer.</p> <p>For other major developments the planning statement should evidence how the development reflects the health needs of the population.</p>	NPPF Part 8 CDP Policy 29
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16	Heritage Statement	<ul style="list-style-type: none"> <li>• All applications for Listed Building Consent.</li> <li>• Applications in or immediately adjacent a scheduled Ancient Monument or a site on the Register of Parks and Gardens</li> <li>• All development within or adjoining a Conservation Area (except changes of use)</li> <li>• All applications affecting any known or suspected archaeological sites.</li> <li>• Applications whose scale or nature could impact on heritage assets (designated and non-designated)</li> </ul>	<p>The level of detail should be proportionate to the importance of the asset and be sufficient to understand the potential impact of the proposal on the asset's significance. Heritage Statements should include:</p> <ul style="list-style-type: none"> <li>• A Statement of Significance – including a description of the significance of the affected assets and the contribution of their setting to that significance</li> <li>• Archaeological Assessment –will be required for applications in areas of archaeological interest or ones that may be adjacent to and could affect them. In some cases, a Written Scheme of Investigation or investigative works prior to submission may be required. Applicants are advised to discuss this requirement at an early stage of developing the scheme.</li> <li>• Schedule of works affecting the asset, its site and setting.</li> <li>• Assessment of the impact on the special interest and character of the asset, its site and setting and that of any adjacent heritage assets.</li> <li>• Justification for the proposals, in terms of the principles applied, and any mitigation measures.</li> <li>• Detail the sources that have been considered and the expertise that has been consulted.</li> </ul> <p>See: <a href="#">PPG Reference ID18a</a></p>	NPPF Part 16 CDP Policies 44, 45, 46
17	Hydrogeological Risk Assessment	Mineral planning applications and landfill and landraise planning applications.	The assessment should consider and address the risks posed to all ground and surface water resources (quality and flow) within the vicinity of the site.	NPPF Part 14 Waste LP W26 W27 Minerals LP W38 CDP Policies 13, 32, 36
18	Internal Space Standards Assessment	All applications for C3 and/or C4 residential development excluding where an existing C3 dwelling is being converted to C4.	The assessment will need to demonstrate how the development meets the Nationally Described Space Standards (NDSS). If preferred this can be detailed within, and annotated on, the submitted floor plans for the development. See: <a href="#">Nationally Described Space Standards</a>	NPPF Part 12 CDP Policy 29

19	Land Contamination Assessment	<ul style="list-style-type: none"> <li>• All development on brownfield land where contamination could be an issue due to the previous use of the site (or adjacent land)</li> <li>• New development within 250 metres of current or former landfill sites</li> <li>• Where the end use would be particularly sensitive (for example residential development, schools, day nurseries, care homes or hospitals)</li> </ul>	<p>In considering individual planning applications, the potential for contamination and any risks arising must be properly assessed and where necessary remediation measures incorporated to deal with unacceptable risks. Particular attention should be paid to sites where there is a reason to suspect contamination and those proposals for particularly sensitive uses such as housing, allotments, schools, day nurseries, care homes or playing fields. In such cases, a minimum of a Phase 1 Land Contamination Assessment (often referred to as a Phase 1 Preliminary Risk Assessment or Desk Top Study) should be carried out.</p> <p>All investigations of land potentially affected by contamination should be carried out by a suitably qualified competent person. Sufficient information should be provided to determine the existence or otherwise of contamination, its nature, and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level.</p> <p>As a minimum a Phase 1 Preliminary Risk Assessment should identify all past uses of the site. As contaminants have the potential to migrate from the source, adjacent and nearby sites, will also need to be risk assessed. The assessment should identify whether a Phase 2 Contamination Assessment is required. Where contamination is known or is likely to be present it may be necessary to undertake a Phase 2 assessment of contamination</p> <p><i>Further information is available in the following guidance:</i></p> <p>YALPAG 'Development on land affected by contamination' including Appendix 2 – Screening Assessment Form  YALPAG 'Verification requirements for cover systems'  YALPAG 'Verification requirement for gas protection systems'</p> <p>See: <a href="#">PPG Reference ID33</a></p>	NPPF Part 15 CDP Policy 32
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20	Levels	<p>All developments where the proposal involves a change in ground levels or where ground levels outside of the application site are noticeably different.</p>	<p>Plans will usually be at a scale of 1:50 or 1:100 and show existing and proposed site levels and finished floor levels including cross sections where relevant (with levels related to a fixed datum point off site). Plans shall also show the proposals in relation to adjoining buildings that may be affected by the development</p> <p>Section drawings should identify existing and proposed ground levels and be accompanied by a plan showing the points between which the cross sections have been taken.</p> <p>The plans should also show existing and proposed buildings within and adjacent to the site and identify finished floor and ridge levels of existing and proposed buildings.</p> <p>Where householder development is being proposed, the levels may be evident from floor plans and elevations. On sloping sites, particularly where detached buildings are proposed, it will be necessary to show how a proposal relates to existing ground levels.</p> <p>If plans are being emailed for submission, they must be in a .pdf or .tif format.</p>	NPPF Part 15 CDP Policies 31, 32
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21	Lighting Assessment	Applications for developments which would involve the provision of significant external lighting (e.g. floodlights or security lighting) that may have an adverse impact on residential amenity, the character of the open countryside or a heritage asset	<p>Schemes involving floodlighting need to provide an assessment covering: light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaries, the need for full horizontal cut-off; no distraction to the highway; levels of impact on nearby dwellings; use of demountable columns; retention of screening vegetation; use of planting and bunding to contain lighting effects.</p> <p>The assessment should assess the effects on:</p> <ul style="list-style-type: none"> <li>• Visual amenity,</li> <li>• Local character and distinctiveness,</li> <li>• Neighbouring amenity,</li> <li>• Heritage assets if present,</li> <li>• nature conservation</li> </ul> <p>And how those effects will be mitigated.</p> <p><i>Further advice is available in:</i>  DCC Technical Advice Note – Lighting  Institute of Lighting Engineers ‘<a href="#">Guidance Note</a> for the Reduction of Obtrusive Light 2011’  Lighting in the Countryside: <a href="#">Towards Good Practice</a>  Durham City Light and Darkness <a href="#">Strategy</a>  See: <a href="#">PPG Reference ID31</a></p>	NPPF Part 15 CDP Policies 13, 29, 31, 38, 39, 44, 45, 46
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22	Meeting Housing Needs Statement	<p>All housing applications for 5 units or more to provide The Accessible and Adaptable Homes Statement</p> <p>All major housing application and applications for 5 units or more in West Durham to provide an additional affordable housing Statement</p>	<p>The Accessible and Adaptable Homes Statement shall identify how the development meets the M4(2) requirement. A proforma and checklist are available for this purpose on request from <a href="mailto:spatialpolicy@durham.gov.uk">spatialpolicy@durham.gov.uk</a>.</p> <p>An affordable Housing Statement shall identify:</p> <ul style="list-style-type: none"> <li>• Number of dwellings (to include market, affordable and other specialist housing types e.g. self-build/custom build)</li> <li>• percentage proposed as affordable</li> <li>• Tenure of affordable dwellings (rented stated as social rent or affordable rent and intermediate stated as shared ownership),</li> <li>• Type of property proposed and size (no. of bedrooms) by both market and affordable</li> <li>• Gross internal area (sqm) by tenure and property type,</li> <li>• Compliance of any standards (e.g. HCA DQS),</li> <li>• Details of housing to meet the need of older persons and persons with disabilities on sites of 10+ dwellings.</li> <li>• Location of affordable on-site layout</li> <li>• Evidence that affordable housing meets the requirements of local RSLs</li> </ul> <p>Where it is not intended to provide the required level of affordable housing the statement shall include reference to viability (see 37 below)</p> <p>Further information is available in County Durham Strategic Housing Market Assessment (<a href="#">SHMA</a>)</p>	NPPF – Part 5 CDP Policies 4, 5, 6, 11, 15, 25
23	Minerals and/or Waste Infrastructure Assessment	All planning applications within or adjoining a Minerals and Waste Site Safeguarding Zone other than exempt development as set out in Appendix C C3 'Minerals and/or Waste Infrastructure Assessment' of the County Durham Plan.	An assessment of compatibility of development with the existing established minerals or waste related use and allocation (where relevant). See Appendix C C3 'Minerals and/or Waste Infrastructure Assessment' of the County Durham Plan.	NPPF Part 17 - CDP Policy 48 and Proposals Map

24	Minerals Assessment	<p>Minerals – All land within and adjoining a Mineral Safeguarding Area other than exempt development as set out in Appendix C C2 of the County Durham Plan.</p>	<p>Mineral Safeguarding Areas are identified throughout County Durham. A Mineral Assessment is an assessment to determine whether development would sterilise mineral resources of local and national importance, or which will sterilise an identified 'relic' natural building and roofing stone quarry as shown on Map C of the policies map.</p> <p>Information should be relevant, necessary, and material to the application in question. Basic information on a site should be provided through desk-based appraisal of existing information including reference to existing geological maps, borehole data and previous site investigations. Similarly, key constraints on extraction from the site can be obtained through consideration of the Plan policies map and through site walk-over. This may be sufficient where it can be demonstrated that the site would be unlikely to ever be suitable for minerals extraction (taking into consideration geographical constraints, adjoining land uses, access considerations etc) or sterilisation would be minimal. In such circumstances it is unlikely that additional information will be required.</p> <p>Where there is a potential that a site may be suitable for mineral extraction and sterilisation would not be minimal, additional information should be obtained through site ground investigations sampling of the underlying mineral through boreholes and/or trial pits. This would enable quantification of the amount of mineral to be sterilised and through assessing its quality, estimate the value of the mineral. In such instances the Mineral Resource Assessment needs to set out clear conclusions as to the viability of extraction of mineral from the proposed development site, taking account of the presence or absence of constraints, the amount (tonnage) and economic value of the mineral that will be sterilised.</p> <p>Further Advice is Available in Appendix C C2 'Minerals Assessments' of the County Durham Plan.</p>	<p>NPPF Part 15 CDP Policy 56 and Map C of Policies Map and Interactive Policies Map.</p>
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25	Noise Assessment	Proposals that raise issues of potential noise disturbance or for new noise sensitive development in existing noisy areas	<p>Assessment should be undertaken by a suitably qualified acoustician, in accordance with relevant guidance and include details of noise impact and mitigation measures proposed.</p> <p>Further advice and guidance can be obtained by contacting the Councils Nuisance Action Team and Technical Advice Note –Noise.</p> <p>See: <a href="#">PPG Reference ID30</a></p>	NPPF Part 15  CDP Policies 4, 5, 31, 32, 35, 48
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26	Nutrient Neutrality Information	<p>Nutrient neutrality information is required where Planning Application is within a catchment to which the Natural England nutrient neutrality advice applies (see information) and the scheme is for (including but not limited to):</p> <ul style="list-style-type: none"> <li>• Agricultural development which will result in an increase in stock numbers; or</li> <li>• 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); or</li> <li>• New tourism development which is likely to increase the number of day visitors to a premises;</li> <li>• All other developments (excluding householder but including commercial developments) – where on-site overnight accommodation is provided.</li> <li>• Anaerobic digesters</li> </ul> <p>Any other largescale major development (10,000sqm+ or 2ha+) that may result in the addition of nutrients to the catchment will need to be considered on their individual circumstances and you</p>	<p>Nutrient neutrality information must include:</p> <ul style="list-style-type: none"> <li>• A completed Natural England nutrient neutrality budget calculator for the relevant catchment (most recent version); and</li> <li>• A detailed nutrient neutrality mitigation strategy.</li> </ul> <p>Where the strategy relies on the purchase of Natural England mitigation credits, a copy of the provisional credit certificate awarded to the site is required to be provided for validation purposes.</p> <p>For further information please see: <a href="#"><u>Nutrient Neutrality and Mitigation : A summary guide and frequently asked questions</u></a></p>	<p>NPPF Part 15</p> <p>CDP Policy 42</p>
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		are advised to discuss these at an early stage with Officers.		
27	Open Space, Sport, Play and Leisure Assessment	<p>Applications relating to the creation of or loss of open space (for example public open space, amenity open space and playing fields).</p> <p>All major housing proposals.</p>	<p>Development proposals will be required to provide for and maintain appropriate open space, sports, and recreational facilities as an integral part of new development. See: OSNA</p> <p>All major housing applications shall include a detailed breakdown of how the identified typologies and quantum of open space set out in the OSNA would be provided for.</p> <p>Applications involving loss of open space should include evidence that:</p> <ul style="list-style-type: none"> <li>• It can be demonstrated that open space is surplus to requirements,</li> <li>• The needs/benefits of the development clearly outweigh the loss,</li> <li>• Mitigation and/or compensation proposals.</li> </ul> <p>For applications regarding playing fields and playing pitches, refer to <a href="#">Sport England Guidance</a>.</p> <p>See: <a href="#">PPG Reference ID37</a></p>	NPPF Part 8 CDP Policies 4, 26, 29

28	Planning Statement	<p>All major planning applications          Developments requiring a detailed understanding of relevant policy and context          Applications for Gypsies and Travellers sites.          Non-employment uses on protected and allocated employment sites          Applications for PBSA</p>	<p>Assessment of how development accords with relevant national and local planning policies. Applications where regeneration benefits are of material significance should detail jobs that might be created or supported, community benefits; and, reference to any relevant regeneration strategies and social and environmental benefits.          A Planning Statement would be particularly useful where a detailed understanding of specific relevant policy and context is required, such as proposals which may not accord with Local Plan Policies.          Where development is in an area where large numbers of people are likely to congregate ( transport hubs, night time economy venues, cinemas, theatres, sports stadia and arenas, shopping centres, health and education establishments, places of worship, hotels and restaurants, visitor attractions and commercial centres) the statement should identify how the proposal anticipates and addresses potential malicious threats and natural hazards. The assessment should identify the extent of community engagement and consultation undertaken.          Where development proposals relate to the creation of pitches (a pitch on a “gypsy and traveller” site) or plots (a pitch on a “travelling showpeople” site (often called a “yard”)) the application will need to be supported by information and evidence as to the status of the applicants and intended occupiers of the site, falling into the definition of “gypsies and travellers” or “travelling showpeople”.          Where proposals relate to non-employment uses on protected and allocated employment sites, they shall be supported by documented evidence of unsuccessful marketing with at least one recognised commercial agent for the requisite period of:</p> <ul style="list-style-type: none"> <li>• at least 12 months for a change of use of a property,</li> <li>• 2 years for the redevelopment of a protected site and development of an allocated site below 10ha,</li> <li>• 5 years for the development an allocated site of</li> </ul>	<p>NPPF Parts 5, 6, 7, 10, 15, 16 and 17          Planning Policy for Traveller Sites 2015          CDP Policies, 2, 17 18 and 29</p>
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			<p>greater than 10ha</p> <p>The planning statement should address need where required by plan policies.</p> <p>Where proposals relate to the formation of a children's home, information regarding, management of the home, together with an assessment to ensure that necessary safeguards are put in place to ensure the welfare of the children should be submitted. This should include consideration of any crime or safety concerns in the area, in consultation with Durham Constabulary, Children and Young People's Services and any other appropriate agencies.</p> <p>See: <a href="#">PPG Reference ID 20</a></p>	
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29	<p>Sequential Test and Impact Assessment for Town Centre Uses</p>	<p>Sequential Test: All 'Main Town Centre Uses' outside of town centres excluding small scale rural development.</p> <p>Impact Assessment: All 'Main Town Centre Uses':</p> <ul style="list-style-type: none"> <li>• Proposals for retail, more than 1,500 sqm (gross) convenience floorspace or 1,000 sqm (gross) comparison floorspace, proposed outside of a defined centre that could impact on a Sub Regional, Large Town or District Centre*.</li> <li>• Proposals for retail, more than 400 sqm (gross) convenience or comparison floorspace, proposed outside of a defined centre that could impact on Small Town or Local Centres.</li> <li>• For leisure development, the national default threshold of 2,500 sqm is applicable for all centres.</li> <li>• Proposals for retail, more than 1,500 sqm (gross) convenience floorspace or 1,000 sqm (gross) comparison floorspace within the defined District Centres* will be required to consider the impact on Durham City Centre and other centres potentially</li> </ul>	<p>Sequential Test should address the following:</p> <ul style="list-style-type: none"> <li>• Has the suitability of more central sites been considered?</li> <li>• Where the site is an edge of centre or out of centre location, provide justification.</li> <li>• Is there scope for flexibility in the format and/or scale of the proposal?</li> <li>• If not in a town centre location, provide evidence that there are no suitable sequentially preferable locations.</li> </ul> <p>Impact Assessment must assess the impact on existing, committed and planned public and private investment in a centre or centres in the catchment of the proposal and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to 5 years from application submission or 10 years for major schemes.</p> <p>See: <a href="#">PPG Reference ID2b</a></p>	<p>NPPF Part 7 CDP Policy 9</p>
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		<p>impacted. For leisure development, the national default threshold of 2,500 sqm is applicable.</p> <p>See Annex 2 Glossary in <a href="#">NPPF</a> for definition of 'Main Town Centre Uses'.</p> <p><i>* Where an application proposes a scheme that would provide a mix of comparison and convenience retailing, the 1,500 sqm threshold is applicable.</i></p>		
30	Soil Resource Management Strategy	Any development on a site of 1ha or more which is not on previously developed land.	<p>The strategy shall clearly describe the proposed use of all soils on site and demonstrate that soil resources will be managed and conserved in a viable condition and used sustainably in line with accepted best practice. The strategy should detail soil handling, storage, and replacement methods to be used appropriate to the grade of soil and intended after-use. Where soils are to be used on site, the strategy shall also include details of the proposed soil depths upon replacement and plant and machinery to be used as well as, where appropriate, steps to prevent the spread of any soil-borne plant or animal diseases. If soils are to be removed from site, then details of quantities to be removed and a programme for their removal shall be submitted.</p> <p>See: <a href="#">PPG Reference ID8</a></p>	NPPF Part 15 CDP Policy 14

31	Structural Survey	<p>Proposals involving the rebuilding or re-use of buildings, such as barn conversions, or listed buildings and other historic buildings.</p> <p>Proposals involving substantial or total demolition of heritage assets where justification is sought on physical condition.</p>	<p>The report must demonstrate that the building is structurally sound, fit for purpose and capable of conversion without extensive re-building. The report should include scaled drawings highlighting areas that require replacement, repair or renewal and identify the extent to which works, or repairs are necessary, and the amount of new structural work needed to facilitate the conversion. The plans should make clear the retained and new parts of the building, along with a construction methodology setting out how the existing structure will be protected.</p> <p>Where demolition of a heritage asset is proposed the survey should demonstrate why the building cannot be retained, and justification for its loss.</p>	NPPF Part 16 CDP Policy 10, 44
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32	Surface & Foul Water Management including Flood Risk Assessment	<p>Flood Risk Assessment required for:</p> <ul style="list-style-type: none"> <li>• All development on sites of 1 hectare or more</li> <li>• Operational development of less than 1 hectare in Flood Zone 2 and 3</li> <li>• Change of use resulting in 'highly vulnerable' or 'more vulnerable' development in Flood Zone 2 and 3</li> <li>• Change of use from water compatible to less vulnerable development in Flood Zone 3</li> <li>• Non-residential extensions with a footprint of less than 250sqm where the development includes culverting or control of any river or stream or any development within 20 metres of the top of a bank of a main river.</li> </ul> <p>Surface and foul water drainage details including Sustainable Urban Drainage (SUDs) details will be required for:</p> <ul style="list-style-type: none"> <li>• Residential developments of 10 or more dwellings or a site of 0.5 hectares or greater</li> <li>• Non-residential developments of 1,000sqm or more a site of 1 hectare or more.</li> </ul>	<p>Flood Risk Assessments:</p> <p>The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.</p> <p>The FRA should identify opportunities to reduce the probability and consequences of flooding and address the requirement for safe access to and from the development in areas at risk of flooding. Where the relevant threshold applies, the FRA should include Sustainable Drainage Systems (SUDs) details.</p> <p>In addition, applications should include specific criteria relating to sequential and exceptions test as detailed below:</p> <p>Sequential Test - applicable to all development in flood zones 2 and 3 and should be undertaken <b>prior</b> to a flood risk assessment being completed.</p> <p>Exception Test - following the sequential test, an exception test may need to be applied.</p> <p>Sustainable Urban Drainage:</p> <p>Outline applications must provide:</p> <ul style="list-style-type: none"> <li>• Outline Drainage Strategy Statement</li> <li>• Preliminary layout indicating how SuDS are to be used across the site</li> <li>• Outline hydraulic calculations (proposed outfall location, final discharge rate and approximation of on-site storage)</li> <li>• Ground investigation report (infiltration testing)</li> <li>• Topographical Survey</li> </ul> <p>Full planning applications must provide:</p> <ul style="list-style-type: none"> <li>• Surface Water Drainage Strategy Statement</li> <li>• Ground investigation report (specifically infiltration testing)</li> <li>• Detailed layout of SuDS and other drainage</li> <li>• Topographical Survey (existing and proposed levels)</li> </ul>	<p>NPPF Part 14 Minerals LP M38 Waste LP W26, W27 CDP Policies 8, 29, 35, 36</p>
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			<ul style="list-style-type: none"> <li>• Full hydraulic Model with Computerised model available on request.</li> <li>• Evidence of third-party agreement for final discharge</li> <li>• Maintenance schedule and ongoing maintenance responsibilities</li> </ul> <p>Details of how foul water will be disposed of should be detailed in the assessment.</p> <p>If plans are being emailed for submission, they must be in a .pdf or .tif format.</p> <p><i>Further advice is available in:</i>  Technical <a href="#">Guidance</a> to the NPPF.  See: <a href="#">PPG Reference ID7</a>  Environment Agency's Flood Risk <a href="#">Standing Advice</a></p>	
33	Sustainability Statement	All new major development	<p>This statement should set out how the proposal accords with the principles of sustainable development including a sustainability assessment demonstrating how the development will be expected to achieve either reductions in CO2 emissions of 10% below the DER against the TER for residential development or a BREEAM minimum rating of 'very good' for non-residential development.</p> <p>Applications should be supported by a Sustainability Checklist, available at:  <a href="#">DCC Sustainability Statement Guidance</a></p>	NPPF Part 2 CDP Policy 29

34	Telecommunications Assessment	All applications for telecommunications equipment	<p>Planning applications and prior notifications for mast and antenna development by mobile phone network operators in England should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.</p> <p>Applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements or the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p> <p><i>Further advice is available in:</i></p> <p><a href="#">Code of practice</a> on Mobile Network Development</p>	NPPF Part 10 CDP Policy 27
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35	Transport Assessment	<p>E Food Retail (Supermarket) &gt;800sqm  E Non-Food Retail &gt;1500sqm  E Financial &amp; Professional Services &gt;2500sqm  E Restaurants &amp; Cafes &gt;2500sqm  Sui Generis Drinking Establishment &gt;600sqm  Sui Generis Hot Food Takeaway &gt;500sqm  E Office/R&amp;D/Light Industry&gt;2500sqm  B2 Industrial &gt;4000sqm  B8 Storage or Distribution &gt;5000sqm  C1 Hotels &gt;100 beds  C2 Residential Institution (Hospitals/nursing homes) &gt;50 bed  C2 Residential Institutions (Education) &gt;150 students  C2 Secure Residential Institutions &gt;400 residents  C3 Dwellings &gt;80 units  E Clinics, Health Centres, Day Care, Creches &gt; 1000sqm  F1 Education &amp; Training, Libraries, Public Halls, Places of Worship &gt; 1000sqm  E Indoor recreation &amp; Gyms &gt; 1500sqm  F2 Community Halls/Meeting Place &gt;1500sqm  F2 Swimming Baths/Skating Rinks &gt; 1500sqm</p> <p>Development likely to increase accidents or vehicle/pedestrian conflicts</p>	<p>Where development could potentially affect the operation of the Strategic Road Network, applicants and their agents are encouraged to consult with Highways England before submitting a planning application.</p> <p>The Transport Assessment should reflect the scale of the development and the extent of the transport implication and illustrate the sites accessibility by all transport modes, and the likely modal split of journeys to and from the site.</p> <p>It should also give details of measures to improve access by public transport, walking and cycling, to address the need for parking associated with the proposal, and to mitigate transport impacts.</p> <p><i>Further Advice is Available in:</i></p> <p><a href="#">Guidance</a> on Transport Assessment (Department for Transport)</p> <p>See: <a href="#">PPG Reference ID 42</a></p> <p>Where Development that meets or exceeds the following thresholds:-  - 150 dwellings, 7,500 sqm floor space or a site area of 5ha or more</p> <p>The Transport Assessment shall include a completed Active Travel England: planning application assessment toolkit.  <a href="https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit">https://www.gov.uk/government/publications/active-travel-england-planning-application-assessment-toolkit</a></p>	<p>NPPF Part 9  Minerals LP  M42, M43  Waste LP  W29, W31,  W32  CDP Policies  3, 5, 21</p>
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36	Transport Statement	<p>E Food Retail (Supermarket) 250-800sqm  E Non-Food Retail 800-1500sqm  E Financial &amp; Professional Services 1000-2500sqm  E Restaurants &amp; Cafes 300-2500sqm  Sui Generis Drinking Establishments 300-600sqm  Sui Generis Hot Food Takeaway 250-500sqm  E Office/R&amp;D/Light Industry Business 1500-2500sqm  B2 Industrial - 2500-4000sqm  B8 Storage or Distribution 3000-5000sqm  C1 Hotels 75-100 beds  C2 Residential Institutions (Hospitals and nursing homes) 30-50 beds  C2 Residential Institutions (Education) 50-150 students  C2 Secure Residential Institutions 250-400 residents  C3 Dwellings 50-80 units  E Clinics, Health Centres, Day Care, Creches 500-1000sqm  F1 Education &amp; Training, Libraries, Public Halls, Places of Worship 500-1000sqm  E Indoor Recreation &amp; Gyms 500-1500sqm  F2 Swimming Baths/Skating Rinks 500-1500sqm  Development not in conformity with the development plan  Development generating 30+ two-way vehicle movements in an hour</p>	<p>Where development could potentially affect the operation of the Strategic Road Network, applicants and their agents are encouraged to consult with Highways England before submitting a planning application.</p> <p>To outlines the transport aspects of the application and give details of proposed measures to improve access by public transport, walking and cycling, to address the need for parking associated with the proposal, and to mitigate transport impacts.</p> <p><i>Further Advice is Available in:</i></p> <p><a href="#">Guidance</a> on Transport Assessment (Department for Transport)</p> <p>See: <a href="#">PPG Reference ID 42</a></p>	<p>NPPF Part 9  Minerals LP  M42, M43  Waste LP  W29,  CDP Policies  3, 5, 21</p>
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		<p>Development generating 100+ two-way vehicle movements per day</p> <p>Development proposing 100+ parking spaces</p> <p>Development generating significant freight/HGV movements per day or significant abnormal loads per year</p> <p>Development in a location where transport infrastructure is inadequate</p> <p>Development within or adjacent to an AQMA</p>		
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37	Travel Plan	<p>E Food Retail (Supermarket) &gt;800sqm  E Non-Food Retail &gt;1500sqm  E Financial &amp; Professional Services &gt;2500sqm  E Restaurants &amp; Cafes &gt;2500sqm  Sui Generis Drinking Establishment &gt;600sqm  Sui Generis Hot Food Takeaway &gt;500sqm  E Office/R&amp;D/Light Industry&gt;2500sqm  B2 Industrial &gt;4000sqm  B8 Storage or Distribution &gt;5000sqm  C1 Hotels &gt;100 beds  C2 Residential Institution (Hospitals/nursing homes) &gt;50 bed  C2 Residential Institutions (Education) &gt;150 students  C2 Secure Residential Institutions &gt;400 residents  C3 Dwellings &gt;80 units (at Travel Planners discretion, see guidance)  E Clinics, Health Centres, Day Care, Creches &gt; 1000sqm  F1 Education &amp; Training, Libraries, Public Halls, Places of Worship &gt; 1000sqm  E Indoor recreation &amp; Gyms &gt; 1500sqm  F2 Community Halls/Meeting Place &gt;1500sqm  F2 Swimming Baths/Skating Rinks &gt; 1500sqm</p>	<p>A Travel Plan should outline the way in which the transport implications of the development are going to be managed to ensure the minimum environmental, social, and economic impacts.</p> <p>It should give details of measures to improve access by public transport, walking, and cycling, to address the need for parking associated with the proposal and mitigate transport impact.</p> <p>There are 4 different types of Travel Plan which are defined as Outline, Framework, Full and STARS; these are expected at different stages of the planning process.</p> <p><i>Further Advice is Available in:</i></p> <p>See: <a href="#">PPG Reference ID 42</a></p> <p><a href="#">Guidance</a> on Travel Plans (Durham County Council)</p>	<p>NPPF Part 9  Minerals LP  M42, M43  Waste LP  W29,  CDP Policies  3, 5, 21</p>
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38	Tree and Hedgerow Assessment	All development where there are mature or semi-mature trees/hedgerows within the site or on land adjacent that could influence or be affected by the development (including street trees).	<p>Information will be required on which trees/hedgerows are to be retained and on the means of protecting these trees during construction works. This will include an accurate survey of the location and size of the trees/hedgerow, classification, identification of any root protection areas, and likely impact of development</p> <p>Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current BS5837: 2012 Trees in relation to construction.</p> <p>If plans are being emailed for submission, they must be in a .pdf or .tif format.</p> <p><i>Further advice is available in:</i></p> <p><a href="#">DCC Tree Management Policy</a></p> <p>See: <a href="#">PPG Reference ID 36</a></p>	NPPF Part 15 CDP Policies 29, 40
39	Ventilation/Extraction Statement	All applications for developments where substantial ventilation or extraction equipment is proposed.	<p>Details of the position and design of ventilation and extraction equipment, including noise and odour abatement techniques,</p> <p>Further advice and guidance can be obtained by contacting the Councils Nuisance Action Team and Technical Advice Note – Odour.</p>	NPPF Part 15 CDP Policies 30, 31

40	Viability Assessment	For applications when policy-compliant development is not being proposed for viability reasons (e.g. see Meeting Housing Needs above)	<p>The appraisal should include sufficient information to enable an objective review of the scheme, and have regard to the checklist at Appendix C of the RICS <a href="#">guidance note</a>, Financial Viability in Planning.</p> <p>As a minimum, the Council will require a site-specific viability report and appraisal including:</p> <ul style="list-style-type: none"> <li>• Details of floor areas, types &amp; numbers of units</li> <li>• Estimate of sales values including values for affordable housing</li> <li>• Market evidence in support of the sales values</li> <li>• A calculation of the Gross Development Value, with evidence of how it has been derived</li> <li>• Details of all costs to be incurred, including acquisition costs, site preparation costs, external works and infrastructure costs, construction costs, abnormal costs, level of contingency, finance/interest costs, professional fees, marketing costs, agents fees, legal costs and disposal fees</li> <li>• Details of Section 106 Contributions</li> <li>• Development programme to show pre-build timescales, construction timescales, marketing and sales period and phasing assumptions,</li> <li>• The level of development profit expressed as profit on cost and/or profit on value.</li> </ul> <p>See: <a href="#">PPG Reference ID 10</a></p>	NPPF Part 4 and 5 CDP Policies 15, 25
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41	Visual Impact Assessment (Townscape/Landscape)	<p>All major proposals or other developments having potential landscape/townscape/visual impacts affecting the character or setting of the Durham Cathedral and Castle World Heritage Site, the North Pennines Area of Outstanding Natural Beauty, or the Heritage Coast.</p> <p>All applications for solar farms.</p> <p>All applications for wind turbines</p>	<p>Assessment should include visual representations of the site before and after development using photomontages or artist's impressions.</p> <p>The submission should include a list of viewpoints to assess the proposal which should be agreed prior to submission of the application.</p> <p>A detailed visual impact assessment on any receptors including; distance, compass direction, orientation of the receptor to the proposal and the extent of any vision from the receptor point (oblique/direct views), details of any intervening topography/landscaping and manmade features.</p> <p><i>Further Advice is Available in:</i></p> <p>Landscape and Visual Impact Assessment 3rd Edition</p>	<p>NPPF Parts 12 and 15 CDP Policies 3, 4, 5, 6, 10, 13, 16, 26, 29, 33, 34, 37, 38, 39, 44, 45, 46</p>
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