

Planning Application Validation Requirements in the Yorkshire Dales National Park

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YORKSHIRE DALES
National Park Authority

NATIONAL PARKS
Britain's breathing spaces

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1. INTRODUCTION

- 1.1 As Local Planning Authority, the Yorkshire Dales National Park Authority may request supporting information to accompany a planning application. These requirements must be set out in a formally adopted local list. The list must be published less than 2 years before the application is submitted.
- 1.2 This revised document has been re-published to take account of changes in national, regional and local planning policy as applicable to the Yorkshire Dales National Park since the last publication in June 2017.
- 1.3 The purpose of the validation arrangements is to:
 - provide applicants with certainty over the information required;
 - ensure all the necessary information to determine the planning application and to draft the planning permission and all conditions is available from the outset;
 - minimise the need for further submissions of additional information in order to allow applications to be determined quickly and efficiently.
- 1.4 Information requested must be:
 - reasonable, having regard to the nature and scale of the proposed development;
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 1.5 To help applicants the Authority has produced a 'Validation Questionnaire' which flags up what information will be required for the type of development proposed. In addition to this, full details for each item of additional information are available on the Authority's website including links to relevant guidance and policies.
- 1.6 The validation requirements set out in this document include statutory national information requirements that apply throughout England and local information requirements that only apply within the Yorkshire Dales National Park.
- 1.7 Some of the local validation requirements are necessary because of the local plan policies that apply within the National Park. Local plan policy provides a framework for decisions that are made on planning applications and can specify what information needs to be provided to enable a decision to be made. The extension of the National Park in 2016 brought parts of South Lakeland District Council, Eden District Council and Lancaster City Council's areas within the Park. If the planning application is in one of these areas the local plan policies that apply will be those of the relevant council. If the application is within the boundary of the National Park as it was prior to 1st August 2016 then the relevant local plan is the Yorkshire Dales Local Plan 2015-2030.

2. SUBMISSION AND VALIDATION OF APPLICATIONS

Pre-Application Advice

- 2.1 The Authority provides a pre-application advice service which gives detailed advice from planning officers, and the Authority's experts, on development proposals. The service identifies the relevant planning policies and constraints to development, as well as an assessment of the proposal, including the likelihood of whether it will be

supported, suggested amendments and details of what information needs to be submitted with the application. Full details of the service and charges are available on the Authority's website.

- 2.2 The Authority also offers a 'plan checking service' which includes a check through your completed application and advice on whether it is likely to be valid and if not, what further details will be required. The service should ensure that the application is processed quickly, without delays arising due to requests for more information.

Validation of Applications

- 2.3 To be made valid, all planning applications must be accompanied by the standard national information requirement (a completed application form, plans and drawings and the relevant fee) and additional information specified by local validation requirements.
- 2.4 Applications will be validated as soon as practicable to allow the formal process of publicising and consulting on the application to begin. The Authority will inform the applicant as soon as possible if the application is not valid; setting out what additional information it thinks needs to be provided.
- 2.5 If the applicant disagrees with the information requested, they can submit an [article 12 notice](#) setting out the reasons why they consider that the additional information requested by the planning authority does not meet the [statutory tests](#) (Section 62 (4A) of the Town and Country Planning Act 1990).

Legal Agreements

- 2.6 Some planning applications may require the completion of a planning legal agreement before permission can be issued. These are legal undertakings required under Section 106 of the Town & Country Planning Act 1990 and can take the form of either an agreement between the applicant, the Authority and possibly other parties, or alternatively a 'unilateral undertaking' produced by the applicant alone and submitted with the application. In the National Park 'S106 agreements' are normally used to secure occupancy restrictions on new dwellings, affordable housing, or infrastructure improvements that are necessary for development to proceed. Legal agreements only relate to a minority of applications.
- 2.7 Applicants proposing development that requires a S106 agreement will need to confirm that they agree to enter into an agreement and to meet both the costs of the Authority, as well as their own, associated with drawing up the agreement.

3. STATUTORY NATIONAL INFORMATION REQUIREMENTS

3.1 Planning Application Form, Ownership Certificate and Notice

When required?

In all cases.

What is required?

Applicants are encouraged to submit applications electronically.

Applicants must complete an ownership certificate (which is found at the end of the application form) and confirm that an appropriate notice has been served on any other owners (and agricultural tenants). An application is not valid, and therefore cannot be determined by the planning authority, unless the relevant certificate has been completed. It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine, on conviction, of up to £5,000.

Certificate A – Sole Ownership and no agricultural tenants

This should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.

Certificate B – Shared Ownership (All other owners/agricultural tenants known)

This should be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants.

Certificate C – Shared Ownership (Some other owners/agricultural tenants known)

This should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants.

Certificate D – Shared Ownership (None of the other owners/agricultural tenants known)

This should be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.

An 'owner' is anyone with a freehold interest, or leasehold interest (the unexpired term of which is not less than seven years). In the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land is also an owner.

An 'agricultural tenant' is a tenant of an agricultural holding, any part of which is comprised in the land to which the application relates.

For any electronically submitted certificate, a typed signature of the applicant's name is acceptable. Ownership certificates must also be completed for applications for listed building consent, although no agricultural declaration is required.

3.2 Location Plan

When required?

In all cases.

What is required?

The location plan should:

- be based on an up-to-date map;
- be at a recognised metric scale typically 1:1250 or 1:2500;
- identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear;
- show the application site edged clearly with a red line;
- include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings);
- have a blue line drawn around any other land owned by the applicant, close to or adjoining the application site.

3.3 Site/Block Plan – Existing AND Proposed

When required?

In most cases.

What is required?

Two plans (if relevant), one showing the existing site and one the proposed site:

- drawn to an appropriate metric scale of 1:200 or 1:500;
- showing the direction of North;
- on the proposed plan show the development in relation to the site boundaries and other existing buildings on the site;
- including a roof plan with details of any proposed changes eg. roofing material, rooflights, solar panels etc.

It should also include the following, unless these would **NOT** influence or be affected by the proposed development:

- all the buildings, roads and footpaths on land adjoining the site including access arrangements;
- all Public Rights of Way crossing or adjoining the site;
- the position of all trees on the site, and those on adjacent land;
- the extent and type of any hard surfacing;
- boundary treatment including walls or fencing where this is proposed.

3.4 Existing and Proposed Elevations

When required?

In all cases where the elevations will change as a result of the proposal.

What is required?

Elevations should:

- be drawn to a scale of 1:50 or 1:100;

- show clearly the proposed works in relation to what is already there;
- all sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors;
- blank elevations must also be included; if only to show that this is in fact the case.

For new buildings or structures the following should be included:

- existing site levels;
- finished floor levels and finished height;
- with levels related to a fixed datum point off site or shown in relation to adjoining buildings.

3.5 Existing and Proposed Floor Plans

When required?

All cases which relate to buildings.

What is required?

Floor plans should:

- be drawn to a scale of 1:50 or 1:100
- clearly show any demolition
- match the openings on elevation drawings in size and position
- show details of the existing building(s) as well as those for the proposed development.

3.6 Existing and Proposed Sections

When required?

If any of the following apply:

- a change in ground level;
- the site is sloping;
- a new building;
- a track;
- new opening(s);
- new staircase(s);
- double glazing (listed building applications).

What is required?

Sections should

- be drawn at a scale of 1:50 or 1:100
- show a cross section(s) through the proposed building(s) and/or feature.
- where a proposal involves a change in ground levels show both existing and finished levels.
- for new buildings include:
 - existing site levels
 - finished floor levels and finished height
 - with levels related to a fixed datum point off site or shown in relation to adjoining buildings.
- for sloping sites
 - show how proposals relate to existing ground levels or where ground levels would be modified.

- for new tracks
 - show the method of construction and materials.
- for new features e.g. staircases, new openings or windows
 - a cross section through the proposed feature.

3.7 Design and Access Statement

When required?

Major¹ planning applications except for:

- A material change of use of land or building where there is no operational development;
- Engineering or mining operations;
- Waste development;
- An application to vary or remove a condition.

Listed Building Consent applications.

Applications in a Conservation Area for:-

- Provision of one or more dwellinghouses.
- Provision of building(s) where the floor space is 100sqm or more.

What is required (excl. listed buildings)?

A Design and Access Statement is a concise report to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and Access Statements can help planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

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 context² of the proposed development, and how the design of the development takes that context into account.
- (c) explain the applicant's approach to access and how relevant Local Plan 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.

What is required (listed buildings)?

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been

¹ An application is classed as major if it is for 10 or more dwellings or the site area is over 1 hectare or a new building is proposed with a floor area over 1000m²

² 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

applied to the proposed works, and how they have taken account of:

- (a) the special architectural or historic importance of the building;
- (b) the particular physical features of the building that justify its designation as a listed building; and
- (c) the building's setting.

Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant's approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the applicant's approach to access takes account of matters (a)-(c) above.

Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.

This statement can be combined with the [Heritage Statement](#).

Further Information

- [Town and Country Planning Act 1990](#)
- [Town and Country Planning \(Development Management Procedure Order\)\(England\) 2015](#)
- [National Planning Policy Framework \(March 2012\)](#)

3.8 Planning Fees

When required?

In most cases. There are some exceptions such as: works to improve access and/or safety; health and comfort of disabled persons; and certain resubmissions.

What is required?

Payment can be made online through the planning portal or by credit/debit card either in person or over the phone. Direct bank transfer is also possible, please phone 01969 652345, for details.

Further Information

- [Schedule of Fees](#)
- [Planning Portal Fee Calculator](#)
- [The Senior Planning Technician can calculate the fee for you](#)

4. LOCAL INFORMATION REQUIREMENTS

4.1 Protected Species Survey and Report

When required?

Where there is a reasonable likelihood that a proposed development would have adverse impacts on protected or vulnerable species such as bats, badgers, newts, barn owls, birds of prey, toads, red squirrels, dormice, otters, water voles, snakes etc. (see validation questionnaire for details)

What is required?

A survey by a person holding a relevant licence from Natural England, to determine whether the proposed development is likely to have an impact on protected species.

Bat emergence surveys can be undertaken between May and August (optimum time). Daytime scoping surveys (checking for signs and potential) for bats can be carried out during the winter months.

Applicants are advised to determine whether a bat survey is required at the earliest opportunity in the pre-application phase. If the pre-validation questionnaire identifies the need for a survey, applicants are advised to contact an ecological consultant.

If the consultant recommends a full emergence survey this will be considered as part of the application process.

Where proposals are being made for mitigation and/or compensation measures information to support those proposals will be needed. Where appropriate, accompanying plans should indicate these.

Further Information

- [Biodiversity and Geological Conservation – Statutory Obligations and their Impact Within the Planning System \(ODPM Circular 06/2005, Defra Circular 01/2005\)](#)
- [YDNPA Guidance Notes for Applicants – Protected Species \(Bats\)](#)
- [Yorkshire Dales Local Plan 2015-30 - Policy W1](#) (pg 88)
- [YDNPA - Assessing the need for Bat Surveys when proposed works will affect trees](#)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS8.4](#) (pg 102)
- [Eden Local Plan 2014-32 – Policy ENV1](#) (pg 97)

4.2 Tree/Hedgerow care plan

When required?

Where trees and/or hedgerows are within 15m of proposed building work including excavation.

What is required?

A map to a recognised metric scale, showing the location, size and species of trees/hedgerows, existing buildings, roads and the proposed development

Details of how you intend to protect the trees/hedgerows during the proposed development.

Details of any work proposed to existing trees or hedgerows.

Further Information

- BS5837 2012: 'Trees in Relation to Design, Demolition and Construction – Recommendations'.
- [Tree Care Plans](#)
- [Yorkshire Dales Local Plan 2015-30 - Policy W3](#) (pg 90)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS8.4](#) (pg 102)
- [Eden Local Plan 2014-32 – Policy ENV2](#) (pg 100)

4.3 Ecological/Geological Assessment

When required?

If a proposed development is likely to affect a site of ecological or geological interest. All developments within or immediately adjacent to any of the following protected sites:

- Sites of Special Scientific Interest (SSSI)
- Special Protection Areas (SPAs)
- Special Areas of Conservation (SAC)
- RAMSAR (Convention on Wetlands of International Importance)
- Limestone Pavement Orders (LPO)
- Local Nature Reserves (LNRs)
- Regionally Important Geological/Geomorphological Sites (RIGS)

What is required?

The requirements are different for different protected sites:

SSSI

The applicant will need to contact Natural England for its consent that permission can be granted. If there are conditions recommended by Natural England, the applicant is required to confirm that they will comply with the conditions. If the applicant does not wish to comply with the conditions then a copy of the response from Natural England should be provided along with details of how any issues raised by Natural England will be addressed.

Special Area of Conservation (SAC), Special Protection area (SPA) or RAMSAR

If the proposal is likely to have a significant effect on the protected area then an Appropriate Assessment will need to be completed by the Authority. The applicant will be requested to provide such information as may reasonably be required to make such an assessment and at their own cost.

Limestone Pavement Order, Local Nature Reserves, RIGG.

Development affecting sites within any of these areas needs to be justified by exceptional circumstances of need which cannot be met in any other way, or where there are wider benefits which outweigh any harm that the development would do to the site. An evaluation prepared by a suitably qualified ecologist of the impact of a proposed development, and how any adverse impact could be off-set by mitigation measures, will be required.

Any surveys will need to be carried out by an appropriately experienced and qualified person. Reports should be accompanied by plans showing significant wildlife habitat or features.

Further Information

- [DCLG Circular 06/2005: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact Within the Planning System](#)
- [Yorkshire Dales National Park Biodiversity Action Plan 2010](#)
- [Yorkshire Dales Local Plan 2015-30 - Policy W1](#) (pg 85)
- [Wildlife and Countryside Act 1981](#) (as amended)
- [Conservation of Habitats & Species Regulations 2010](#)
- [Natural Environment & Rural Communities \(NERC\) Act, 2006](#)
- [Protection of Badgers Act 1992](#) (as amended)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS8.4](#) (pg 102)
- [Eden Local Plan 2014-32 – Policy ENV1](#) (pg 97)

4.4 Public Right of Way Statement

When required?

When the proposed works are within 5m of a public right of way.

What is required?

A [completed form](#) to indicate what measures are proposed to protect the interests of users of any public right of way crossing or near to the site, both while the development is taking place, and in the longer term.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policy SP4](#) (pg 15)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS10.2](#) (pg 116)
- [Eden Local Plan 2014-32 – Policy DEV3](#) (pg 63)

4.5 Flood Risk Assessment

When required?

A flood risk assessment is required for proposals where the site falls within:

- Flood Zone 1 (flooding from watercourses) and the development site has a site area of 1 hectare or greater OR has critical drainage problems as notified by the Environment Agency; or,
- Flood Zones 2 and 3 (flooding from watercourses); or,
- areas identified as having a moderate or high risk of flooding from surface or ground water.

[Applicants can find out what flood zone their development is in here](#)

What is required?

Either a completed flood risk assessment (FRA), or confirmation from the Environment Agency that an assessment is not required. In line with the National Planning Policy Framework, the assessment 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. It should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirements for safe access to and from the development in areas at risk of flooding.

Further Information

- [Planning and Flood Risk Guidance](#)
- [Yorkshire Dales Local Plan 2015-30 - Policy CC2](#) (pg 94)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS8.8](#) (pg 108)
- [Eden Local Plan 2014-32 – Policy DEV2](#) (pg 61)
- [Government guidance on flood risk assessments](#)

4.6 Non Mains Drainage Assessment

When required?

When new or replacement non mains drainage is proposed.

What is required?

A completed FDA1 form. This form has been produced by Government for use nationally and it is intended to help Local Planning Authorities establish basic information about your system and decide whether you need to submit a more detailed site assessment.

Further Information

- [FDA1 Form](#)

4.7 Heritage Statement

When required?

Government guidance requires applicants with proposals affecting listed buildings, scheduled monuments, heritage structures and traditional buildings (any building pre-1914) and/or their setting to provide information on the significance of the heritage asset. .

What is required?

The Authority has developed a [Heritage Statement template](#) to help applicants provide the information needed. In many cases the Heritage Statement can be a simple written description. However in more complex cases, it may be necessary to cross-reference this to photographs, photomontages, plans (layouts, elevations, sections), historic plans & maps.

Depending on the nature of the application it may also be necessary to provide some or all of the following elements.

- Schedule of Works / Method Statement
- Structural Assessment
- Detailed Building Record
- Archaeological Survey

Further Information

- [National Planning Policy Framework 2012](#)

- [Conservation Principles Further Information](#)
- Informed Conservation – Understanding historic buildings and their landscapes for conservation by Kate Clark
- [Yorkshire Dales Historic Environment Record](#)
- [The Archaeology Data Service](#)
- [Out of Oblivion](#)
- [National Heritage List for England](#)
- [Conservation Areas in the Yorkshire Dales National Park](#)
- Historic Maps
- County Archives
- Local History and conservation societies
- [Yorkshire Dales Local Plan 2015-30 - Policy L1](#) (pg 57)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS8.6](#) (pg 103)
- [Eden Local Plan 2014-32 – Policy ENV10](#) (pg 113)

4.8 Structural Survey

When required?

When a traditional building proposed for conversion shows signs of structural instability, such as missing roof or wall material, leaning or bulging walls, cracks in the masonry etc. If the building does not show any signs of instability but you are proposing to remove the roof covering during conversion works or insert new internal or external openings then a Method Statement will be required (see 4.9 below) to set out the means of safeguarding the stability of the building during development.

WARNING: a planning permission for the conversion of a building may be at risk if you commence conversion works which result in roofs and walls being taken down and rebuilt. In most cases substantial demolition will be considered to be a ‘re-build’ and not a conversion. It is therefore important that the structural integrity of the building and its capacity for conversion are established through the planning application process.

What is required?

A survey of the structural stability of the building carried out by a qualified structural engineer or other qualified person accepted by the Authority and an assessment of the effect of the proposed works on the structural integrity of the building. In very simple or straightforward cases a signed statement from an experienced local builder may be acceptable. The survey or statement should be accompanied by drawings indicating the extent of anticipated rebuilding and details of how the building will be supported during the works.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policy L3](#) (pg 64)
- [YDNPA Heritage Statement Validation Guidance](#)

4.9 Method Statement

When required

To accompany applications for the conversion of a traditional building, when a Structural Survey is not identified as necessary.

What is required

A short report, which has been prepared by a builder or person of relevant competence, specifically addressing the following:

- The condition of the building. Including identification of any structural defects.
- Confirmation that the proposed works (new openings, removal of roof etc.) will not so weaken the structure that the walls shown to be retained will need to be taken down during construction.
- Details of the method of construction including the measures to be taken to ensure that the building remains stable throughout the conversion works so that walls will not need to be taken down.

WARNING: a planning permission for the conversion of a building may be at risk if you commence conversion works which result in roofs and walls being taken down and rebuilt. In most cases substantial demolition will be considered to be a 're-build' and not a conversion. It is therefore important that the structural integrity of the building and its capacity for conversion are established through the planning application process.

4.10 Affordable Housing Statement

When required?

When affordable housing is proposed.

What is required?

Either - A written statement including a site plan showing the number of residential units and the mix of housing type eg affordable housing, local needs housing and any market housing. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. The affordable housing statement should also include details of the mechanism that will be used to secure affordability in perpetuity for local people at an affordable cost eg involving a registered social landlord such as a Housing Association or Trust.

Or – details of a commuted sum and how it has been calculated.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policy C1](#) (pg 40)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS1.2](#) (pg 18)
- [Eden Local Plan 2014-32 – Policy HS1](#) (pg 73)

4.11 Occupancy Restriction Statement

When required?

When between one and five new dwellings are proposed or a property for short-term holiday let covered by:

- [Yorkshire Dales Local Plan 2015-30 - Policy C1](#) (pg 40)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS1.2](#) (pg 18)
- [Eden Local Plan 2014-32 – Policy HS1](#) (pg 73)

What is required?

Policies C1 'Housing in Settlements', C4 'Sub-division' and L2 'Conversion of traditional buildings – acceptable uses' of the Yorkshire Dales Local Plan 2015-2030 and HS1 of the Eden Local Plan 2014-2032 allow for housing development to meet a local need. To ensure that this housing remains available for local people or for short term holiday let, the policies require the developer to enter into a legal agreement to restrict the occupancy of the new dwellings to persons satisfying a 'local need'. Applications should therefore include confirmation that occupancy of the dwellings will be subject to the occupancy criteria set out in the local plans.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policy C1, C4 & L2](#) (pg 33, 39, 61)
- [SLDC local Development Framework Core Strategy October 2010 – Saved Policy CS6](#)
- [Eden Local Plan 2014-32 – Policies LS1 \(pg 20\) , HS1 \(pg 73\), HS2 \(pg 76\)](#)
- [Occupancy Restriction Form](#)

4.12 Agricultural and Rural Enterprise Dwelling Questionnaire

When required?

Where a farm worker's dwelling or dwelling for a person employed in another rural enterprise is proposed.

What is required?

Policy C3 of the Yorkshire Dales Local Plan 2016, Policy DM43 of the Lancaster District Local Plan 2011 and S.4.7 of Eden Housing SPD permit new housing in the open countryside if it can be demonstrated that it is essential that a full time worker must live at the location proposed for the functional needs of agriculture, or a rural-based enterprise. Applicants should provide the necessary information to demonstrate a functional need using the relevant questionnaire below.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policy C3 \(pg 37\)](#)
- [Eden Local Plan 2014-32 – Policy HS3 \(pg 77\)](#)
- [Rural Enterprise Dwelling Questionnaire](#)
- [Agricultural Dwelling Questionnaire](#)

4.13 Farm Buildings Questionnaire

When required?

When an agricultural building is proposed.

What is required?

A completed [Farm Building Questionnaire](#) should provide sufficient information to explain the agricultural need for the proposed building and why it must be in the proposed location.

Further Information

- [Farm Building Questionnaire](#)

4.14 Marketing Evidence

When required?

When the proposal would result in the change of use of an employment premises or a community facility to another use.

What is required?

Where a proposal would lead to a permanent loss of significant employment floorspace the applicant will need to demonstrate that the use of the site is unlikely to be viable in the longer term for employment activities. Evidence to demonstrate this could include market intelligence and market testing that demonstrates that the site has been exposed to sale or rental, at a price, within its current land use classification (or other uses agreed with the Authority), but has not received any realistic offers. For the Authority to accept market testing as effective evidence of lack of demand it will look for advertising of the premises for a minimum of six months at a price which fairly reflects its value or rental value. The price should be agreed with the National Park Authority in advance, and the estate agent should be advised to register expressions of interest with the Authority.

Further Information

- [Yorkshire Dales Local Plan 2015-30 - Policies BE7 \(pg 30\) and C9 \(pg 47\)](#)

4.15 Community Use Assessment

When required

When development is proposed that would result in the loss of, or have an unacceptable adverse affect on, an existing community facility:

What is required

Applications must be supported by appropriate and proportionate independent evidence, including appropriate financial, business planning, options appraisals, marketing and community engagement evidence.

Further Information

- [Yorkshire Dales Local Plan 2015-30 – Policy C9 \(pg 47\)](#)

4.16 Contaminated Land Assessment

When required?

Where contamination is known, or suspected, or the proposed use would be particularly vulnerable. Possible causes of contamination could be mine spoil heaps, carcass disposal areas or former garage sites.

What is required?

A statement detailing what contamination the applicant is aware of on the site. The statement should include details of previous uses of the site, of any industrial processes carried out on or adjacent to the site, and the nature of any materials stored on the site. Applicants should be aware that sites likely to contain significant contamination may also be required to provide site investigation information and details of remediation measures.

Further Information

- [Yorkshire and Humberside Pollution Advisory Council guidance on contaminated land](#)

4.17 Noise Assessment

When required?

When the development is likely to give rise to noise that could disturb residents or the tranquillity of the area around the site. The requirement for a noise assessment may extend to proposals that include the operation of machinery, the installation of ventilation, extraction systems or Air Source Heat Pumps, the movement of significant levels of traffic or intensive human activity.

What is required?

Either, a report from a qualified acoustician giving anticipated noise levels and noise mitigation measures, or, a statement from the District Council Environmental Health Officer indicating that the proposed development would be compatible with the location of the site relative to nearest residential properties, taking into account any proposed sound proofing measures. For Air source heat pumps see MCS020/

Further Information

- [MCS020 Planning Standards for Microgeneration Installations](#)
- [Yorkshire Dales Local Plan 2015-30 – Policy SP4 \(pg 15\)](#)

4.18 Sustainable Drainage Report (SuDS)

When required?

For Major³ planning applications

What is required?

National Planning Policy Framework (NPPF) and House of Commons Written Statement HCWS161 require planning authorities to ensure that sustainable drainage systems for the management of surface water runoff are put in place unless they can be demonstrated to be inappropriate in the circumstances. Planning authorities are required to ensure that, through the use of planning conditions or planning obligations, there are clear arrangements in place for ongoing maintenance of the drainage system over the lifetime of the development.

Further information

- [North Yorkshire County Council SuDS Design Guidance](#)
- [House of Commons Written Statement HCWS161](#)
- [National Planning Policy Framework \(March 2012\)](#)
- [Yorkshire Dales Local Plan 2015-30 – Policy CC2 \(pg 94\)](#)

³ An application is classed as major if it is for 10 or more dwellings or the site area is over 1 hectare or a new building is proposed with a floor area over 1000m²