

Validation Checklist for Full Application (Major)

National Requirements

Requirement	Notes	Submitted
Completed Planning Application Form		
<p>Ownership Certificate A, B, C or D</p> <p>Certificate A - the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.</p> <p>Certificate B - 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.</p> <p>Certificate C - 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.</p> <p>Certificate D - 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.</p>		
<p>Location Plan (Scale 1:1250/1:2500)</p> <p>The Location Plan should include the access to the public highway within the red line boundary, any other land in the applicant's ownership outlined in blue, a North arrow and a road or buildings to identify the site.</p> <p>Access points shown with visibility splays in each direction: 30mph = 60m 40mph = 120m 50mph = 160m 60mph = 215m</p>		
Design & Access Statement		
Application Fee		

Local Requirements

Requirement	Notes	Submitted
Block Plan (Scale 1:500/1:200)		
Existing Elevations (Scale 1:50/1:100)		
Proposed Elevations (Scale 1:50/1:100)		
Existing Floor Plans (Scale 1:50/1:100)		
Proposed Floor Plans (Scale 1:50/1:100)		
Sections and Floor Levels (Scale 1:50/1:100)		
Planning Statement		
Heritage Statement Application site includes, is within or adjacent to a: <ul style="list-style-type: none"> • Listed Building; • Conservation Area; • Scheduled Ancient Monument; • UNESCO World Heritage Site. 		
Rural Worker/Agricultural Assessment Required for a rural workers dwelling or new farmstead.		
Archaeology Assessment		
Coal Mining Authority Assessment Required for groundworks in the high-risk areas (not required if application does not involve extending the building).		
Ecological Assessment Application site includes a pond, hedgerow (including boundaries), trees of 1m girth at chest height or semi-improved or unimproved grassland. Application site is within or adjacent to a designated site. Application involves development affecting a building described in Appendix E.		

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Tree and Hedgerow Survey Required for the removal of more than 20 metres of hedgerow or applications affecting trees within a Conservation Area or those with a Tree Preservation Order.		
Proposed Landscaping Scheme		
Landscape and Visual Impact Assessment		
Flood Risk Assessment Application site is in Flood Zones 2/3 or is in Flood Zone 1 but over 1 hectare in size.		
Foul Sewage Assessment Required where foul drainage is not to a mains sewer.		
Surface Water Drainage Assessment Required for discharge to watercourse or sewer.		
Highway Assessment		
Local Affordable Housing Statement Required for 10 or more dwellings or a site area of above 0.5 hectares.		
Housing Standards Statement		
Custom or Self-Build Housing Design Code		
Marketing Statement Required for enabling developments, redevelopment of employment sites, the loss of a community facility, the loss of ground-floor commercial premises within town centres and the removal of occupancy conditions.		

Requirement	Notes	Submitted
<p>Retail/Town Centre Impact Assessment</p> <p>Applications for retail, leisure or office development outside of the town centre and above the following thresholds:</p> <p>Workington =500sqm Maryport = 300sqm Cockermouth = 300sqm Wigton = 300sqm Maryport = 300sqm Cockermouth = 300sqm Aspatria = 100sqm Silloth = 100sqm</p>		
<p>Open Space/Sport/Play/Leisure Assessment</p> <p>Required for loss of creation of public open space.</p>		
<p>Nutrient Neutrality</p> <p>Application site is located within the River Derwent and Bassenthwaite Lake SAC Catchment Area.</p>		