NORTH YORKSHIRE COUNCIL VALIDATION REQUIREMENTS

NYPA15: MINERALS AND WASTE APPLICATION

Applications for the extraction or processing of minerals (including Review of Old Mineral Permissions) and for the recovery, treatment, storage, processing, sorting, transfer or deposit of waste are "County Matters" and should be submitted to North Yorkshire Council or the City of York Council as the Minerals and Waste Planning Authority

For any application to be registered as a valid application it must be accompanied by the relevant forms, plans and supporting documents which are necessary to provide sufficient information for the application to be properly considered and determined. These notes and the document "Validation Requirements for Planning and Other Applications Submitted under the Town and Country Planning Acts" which can be obtained from the Authority's web site, are intended to guide you in putting your application together. We can only accept your application as legally valid if all the necessary information is provided to an acceptable standard.

Unless submitted electronically, one original with three copies of the application form, plans and supporting documents **must** be provided. Due to the nature of applications which constitute 'county matters', it is likely that substantially more copies of the application documents will be required. Applicants are advised to check prior to formal submission. Application forms for minerals development **only** are available on the North Yorkshire Council's website. All other applications must be made using the national standard application form (1APP).

You are required to show all dimensions (metres) on all plans & drawings.

Please return this form with your application with all relevant boxes ticked to illustrate the material submitted as part of the application. Please also note that where you are of the view that a criteria above is not applicable, a Justification Statement will be required. A form without either an indication of a "√"or "n/a" will not be acceptable and will invalidate any application.

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1. FORMS		
Completed application form (signed and dated)		Yes
2. PLANS		
Location Plan at a scale of 1:1250, 1:2500 or 1:10,000 (depending upon the individual circumstance) to show:	The direction of North	Yes
	Application site edged red/other land owned by the applicant edged blue N.B. All land necessary to carry out the proposed development should be included in the land edged red e.g. land required for access route(s) between the site and the public highway, any hard and soft landscape works, screening or soil storage bunds or landfill gas monitoring boreholes etc. should all be included within the red line. Any gas monitoring boreholes outside the main site should also be shown.	Yes
	Wherever possible, at least 2 named roads and surrounding buildings	Yes

Site Plan at a standard scale of 1:100, 1:200 or 1:2500 (larger plans may be appropriate in certain circumstances) on an up-to-date Ordnance Survey base to show: N.B. there may be instances where to fit all the requirements onto one Site Plan may render its interpretation difficult. If more than one Site Plan is provided, each must be readily identifiable	The development in relation to site boundaries and existing buildings on the site with written dimensions	Yes
	All buildings (dwellings and other sensitive properties), roads and footpaths on land adjoining the site, including access arrangements	Yes
	All public rights of way crossing or adjoining the site	Yes
	The position of all trees, hedges or hedgerows on the site and those on adjacent land which could be affected by the development	Yes
	The extent of any hard surfacing	Yes
	Boundary treatment where proposed	Yes
	Weighbridges, fixed wheel cleaning equipment and the maximum extent of stockpiles should be included	n/a
	The position of any existing watercourses, culverts, drainage ditches, ponds or other water bodies within or bounding the site showing, where appropriate, the direction of flow	Yes
	The position of any underground services, overhead lines on, or adjacent to the site	n/a
	Existing contours at appropriate levels within and normally for a distance of at least 250 metres outside the site to illustrate the relationship of the site to the surrounding topography to be reflected in cross section drawing showing how proposed landforms integrate with the existing landforms. For oil or gas, a greater distance of at least 500m outside the site is necessary	Yes
	Any land within or adjoining the site which has been used for mineral working, waste disposal or associated development, including the position of working/tipping faces, areas restored etc. and any planning permission references. Any land susceptible to subsidence, or potentially susceptible to subsidence.	n/a
	The positions of trial pits and boreholes	n/a
	Features of archaeological interest	Yes
	Details of proposed lorry routes to and from the site and the average/maximum daily number of vehicles	Yes
	Specifically for waste development applications: □ location and size of proposed plant, machinery and buildings; □ location and height of any outside bays; □ location and height of any stockpiles; □ location and extent of any hardstanding and internal access roads; □ the species, position and spread of all trees and hedges affected by the proposed works; □ the extent of any soil stripping and storage, changes to levels, noise attenuation measures, protection of existing landscape features, hard and soft landscape proposals or other measures to ensure visual amenity; □ location and height of any proposed boundary treatments including planting, walls or fencing	n/a
Block Plan at a scale of 1:100 or 1:200 (or at a scale appropriate to the development proposed) to show:	The direction of North	Yes
	Any site boundaries	Yes

	The position of any building or structure on the other side of such boundaries	Yes
	The type and height of boundary treatment (e.g. walls, fences, etc.)	Yes
	Where relevant, details of surfacing and proposed materials for parking areas	Yes
Phasing/Working Plans (preferably to the same scale as the Site Plan or at a standard scale as appropriate)	Any areas of land to be excavated and/or any areas to be filled which should easily be distinguishable from each other. Such boundaries should allow a sufficient safety margin to protect rights of way, railway lines, watercourses, services, buildings, trees etc. which are to remain undisturbed. Un-worked margins will need to be identified.	Yes
	Proposals for the storage of topsoil, subsoil and overburden (ncluding screening bunds)	Yes
	Proposals for screening the operations including details of existing screening features to be retained and any proposals for earth bunds (with date of removal), fencing and tree and shrub planting (with species, planting and maintenance specification including timescale for implementation)	Yes
	The location, design and external appearance of processing and other plant (whether fixed or mobile), stockpiles including temporary or permanent buildings, offices, mess rooms, weighbridges, wheel cleaners etc.	Yes
	Details of fencing (including specification), external lighting (including beam orientation and measures to reduce light overflow) and other security arrangements	Yes
	The method, direction and phasing of working, extraction and filling including the estimated duration of each phase together with the quantities of materials (whether mineral or waste) involved. Where the processing of waste materials results in the need to stockpile, details of the maximum, annual capacity, type and quantities of waste should be identified together with their height and location on the application site.	Yes
	The position of any diverted watercourses, lagoons, silt ponds, leachate collection systems (where applicable), sources of water supply, means of drainage and the position of any water discharges going to existing watercourses	Yes
	For waste development proposals involving the deposit of waste (both landraising and landfilling), details of the types and quantities of waste both in tonnages and volumes will be required. Plans showing the proposed pre-settlement and post-settlement contours must be provided together with, where relevant, the position of landfill gas monitoring and control facilities. Details concerning litter management (e.g. netting to prevent wind-blown litter etc.) should also be included.	n/a
	A separate plan(s) should be submitted which gives full details of the proposed new vehicular access (if relevant) and route from the site to the public highway. The detailed design of the access junction with the public highway should be submitted on a separate plan at a scale of 1:100 or a similar appropriate scale. This should show the width of the road, its means of construction, the turning radii and sight lines. Details should also include any internal haul roads, their surface treatment and their route.	Yes
	Details of proposed measures to divert, remove or avoid overhead lines and other services, or stop off, remove or divert public rights of way including footpaths and bridleways	n/a
	For underground mining proposals, the position of all mine entries (including ventilation shafts etc.), areas likely to be subject to subsidence and areas to be left un-worked to provide support	Yes
	For oil or gas proposals, where relevant, the intended route of the survey, the location of well sites, number of wells, pipelines, ancillary services and siting of gathering facilities, including mitigation of ecological, landscape and visual impacts during construction and operational periods	Yes

Restoration and After-Care Plans (preferably to the same scale as the Site Plan)	The final contours of land (with typical gradients indicated). The contours should normally be extended for a distance of at least 250 metres outside the site to illustrate the relationship of the restored land to the surrounding topography	Yes
	The replacement depths of soil and their sources	n/a
	The position of any permanent water features, together with estimated depths of water and details of typical marginal treatment	n/a
	Proposals for the drainage of the restored land, if known, including the position of field drains, ditches, pumps and watercourses (including direction of flow) and permanent discharge points to surrounding watercourses	n/a
	The location of existing trees, shrubs, hedges and habitats to be retained on site following the completion of operations and details of those to be planted (include the expected date of planting)'	Yes
	Any other hard and soft landscape proposals and provision for public or other access	n/a
	For oil or gas, remedial measures to prevent ground contamination after extraction and processing cease	Yes
Sections and Profiles	Representative sections showing existing and final restoration surface levels with an indication of any likely settlement. Where extraction of minerals is to take place, the maximum depth of the excavation and where applicable, the levels of the maximum winter water table and position of quarry faces should be shown	Yes
	For mineral working, representative sections and borehole diagrams should be submitted which differentiate between topsoil, subsoil and overburden and describe the characteristics and thickness of each	n/a
	In the case of mineral extraction the pit/borehole information should also include the thicknesses and characteristics of the mineral(s) to be extracted and any interbedded waste materials which need to be removed, the underlying geology and the position of the water table	n/a
	In the case of topsoil, subsoil, overburden and mineral waste tips, the typical profiles and gradients of mounds should be shown	Yes
Existing and proposed elevations at a scale of 1:50 or 1:100 (or at a scale appropriate to the development proposed) to show::	The works in relation to what is already there	n/a
	All sides of the proposal (blank elevations should also be included)	n/a
	Where possible, the proposed building materials, the style, materials and finish of the windows and doors, the types of boundary treatment (e.g. fencing) and the materials as well as any ventilation equipment.	n/a
Existing and proposed floor plans to a scale of 1:50 or 1:100 (or at a scale appropriate to the development proposed) to show:	Where existing walls or buildings are to be demolished these should be clearly shown	n/a
	Details of the existing building(s) as well as the proposed development	n/a
	New buildings in context with adjacent buildings	n/a
Existing and proposed site sections and finished floor and site levels to a scale of 1:50 or 1:100 (or at a scale appropriate to the development proposed) to show :	Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished floor levels to include details of foundations, eaves and ridge height.	n/a
	For applications involving new buildings, information to demonstrate how proposed buildings relate to existing site levels (with reference to a fixed datum point) and neighbouring development.	n/a
	In the case of a sloping site, show how proposals relate to existing ground levels or where ground levels outside the extension would be modified	n/a
Roof plans to a scale of 1:50 or 1:100 (or at a scale appropriate to the development proposed) to show :	Where appropriate to show details such as the roofing material, roof shape, any vents and their location	n/a

3. CERTIFICATES		
Ownership Certificate Completed	Correct certificate – A, B, C or D as required	Yes
Agricultural Holdings Certificate Completed	Required whether or not the site includes an agricultural holding	Yes
4. FEE		
Appropriate fee. For guidance refer to the National Planning Practice Guidance on fees (http://planningguidance.communities.gov.uk/blog/guidance/fees-for-planning-applications/), the Planning Portal or information on the Council's web site		Yes
5. DESIGN AND ACCESS STATEMENT		
If required. For guidance refer to the National Planning Practice Guidance (PPG) (6 March 2014) web-based resource		n/a
6. OTHER REQUIREMENTS		
Aerodrome Safeguarding	Developments, particularly waste development during their operational phases and mineral developments during their restoration and subsequent after-use, particularly where such restoration involves the creation of water bodies, have the potential to attract flocks of birds and presenting a bird-strike hazard. In such instances, a Bird-hazard Management Plan will be required where the proposed development will have the potential to increase hazardous bird species or numbers in the vicinity of the aerodrome (normally within 13 kilometres of any licensed aerodrome). Guidance is provided within DfT/ODPM Circular 1/2003.	n/a
Air Quality Assessment	Where the development is proposed inside, or adjacent to an Air Quality Management Area (AQMA), or where the development could in itself result in the designation of an AQMA or where the grant of planning permission would conflict with, or render unworkable, elements of an Air Quality Action Plan, 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. Where AQMAs cover regeneration areas, developers should provide an Air Quality Assessment as part of the planning application. With respect to the issue of dust, methods to control and suppress dust from the extraction/landfill and minerals/waste processing operations including the treatment of topsoil and subsoil storage heaps should be stated. In addition, measures proposed for minimising the spread of mud, minerals or wastes onto the public highway from the transportation operation (e.g. wheel cleaning, sheeting of lorries etc.) should be included (refer to Dust Impact Assessment below). With respect to waste-related developments, applicants will be expected to undertake a bio-aerosol assessment, particularly where the proposal involves the handling, storage or treatment of bio-degradable waste material (e.g. composting) and is within 250 metres of residential or other sensitive premises such as places of work. Such assessments should identify sources, pathways and receptors, paying particular attention to sensitive receptors, and should also include mitigation measures.	Yes

Biodiversity/Geological Conservation Survey and Assessment Report	The Planning Authority must consider the conservation of biodiversity when determining a planning application – this includes having regard to the safeguarding of species protected under the Wildlife and Countryside Act 1981; the Conservation of Habitats and Species Regulations 2010; or the Badgers Act 1992; as well as designated sites and priority habitats. Where a proposed development is likely to affect protected species, a designated site, priority habitat or geological feature, the application must be accompanied by a Biodiversity/Geological Survey and Report. Such surveys and reports will have due regard to both botany and ecology. Particular developments may include work such as the demolition of old buildings or roof spaces, removal of trees, scrub, hedgerows or alterations to watercourses which may affect a number of protected species e.g. bats, etc. The circumstances in which a Protected Species Survey and Assessment will be required are explained in more detail in the Appendix to the published list of local requirements. Where appropriate, a Mitigation Report will also be required. Furthermore, geodiversity surveys and reports, where applicable, should have due regard to on-site soils as they can form a vital part of geodiversity and can provide a valuable source of information on past geological history, especially climate change. Please refer to the separate Appendix to these Validation Requirements which provides detailed guidance on the specialist area of Biodiversity and Geological Assessments and how these should be undertaken.	Yes
Blasting	Where relevant, it will be expected that as much detail as possible on the effects of blasting is provided. Blasting should normally take place during the normal working day and details of the arrangements made for public warning and access restrictions during blasting itself should be provided as well as details of the methods used for such predictions (e.g. test blasts on similar sites etc.) – applicants are directed to the requirements for Noise Impact Assessment and Vibration Impact Assessment.	n/a
Daylight/Sunlight Assessment	Where a proposed development may cause loss of amenity to a nearby property though loss of daylight/sunlight to habitable windows or cause over-shadowing of adjacent land, then an assessment will be required. The construction of buildings higher than a single storey and within two metres of a common boundary with a neighbouring residential property will require an assessment. The extent of assessment will need to be proportionate to the potential impact.	n/a
Dust Impact Assessment	For minerals and waste-related development proposals, applications should be accompanied by a Dust Impact Assessment including details of the likely locations of those aspects of the development giving rise to dust as well as measures to mitigate against the affects of dust. When considering the impact of dust of development, proposals within at least 250 metres of a designated site of nature conservation importance or for protected species, the assessment should include consideration of the potential impact of dust upon such habitats.	Yes
Economic Impact	If the proposal involves minerals or waste development with special characteristics or properties, or is needed to fulfil a specific commercial or market need, applicants should provide details so that this factor may be taken into consideration. If this type of information is submitted, applicants should also provide details of the procedures undertaken, including evidence, to assess the quality and quantity of the material (including the location of boreholes, trenches, etc.) and the results of any other analysis which may have been undertaken.	Yes
Environmental Statement	Where required to do so, under the requirements of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 (as amended), applications will need to be accompanied by an Environmental Statement. Where an environmental impact assessment is required to be carried out, the regulations (Schedule 4) set out the information that should be included within the Environmental Statement (also refer to the National Planning Practice Guidance (PPG) (6 March 2014) web-based resource).	Yes

Flood Risk Assessment	The need for a Flood Risk Assessment depends upon which Zone, defined by the Environment Agency, applies. Generally if the site is within Zone 1 then a Flood Risk Assessment is not required. Details of the Zones and the Environment Agency's requirements can be found on the Environment Agency's web site. Currently, this will require a Flood Risk Assessment for: • Any development of 1 hectare or more in Flood Zone 1 (to consider surface water drainage); and, • All proposals for development in Flood Zones 2 and 3 (including a change of use to a more vulnerable class of use) where required under Flood Risk Standing Advice as issued by the Environment Agency. All proposals in High Risk Flood Zones must include information about alternative sites that have been considered in order to support a sequential test for the proposed development. All forms of flooding to and from the development need to be assessed as well as how these flood risks will be managed. The Flood Risk Assessment should identify opportunities to reduce the probability of flooding and the consequences of flooding.	Yes
Foul Sewerage and Utilities Assessment	Details of drainage should be provided for both foul and surface water. You may need to contact Yorkshire Water https://www.yorkshirewater.com/ United Utilities https://www.unitedutilities.com or Northumbrian Water https://www.nwl.co.uk (depending upon site location) to establish where the drains are. If it is proposed to connect to an existing system, then details should be provided. Any development proposing non-mains drainage should include an assessment as required by the National Planning Practice Guidance (PPG) (6 March 2014) web-based resource including, where appropriate, results of a percolation test. Applicants are encouraged to minimise the effect of surface water run-off in the planning of new developments through the use of sustainable drainage systems. Advice on this can be found on the Environment Agency's web site at https://www.gov.uk/government/organisations/environment-agency For major and complex schemes a statement must be provided which demonstrates that :- a) The availability of utility services (gas, electricity, telecommunications water, and foul and surface water sewage disposal (taking into account the capacity of the receiving water treatment works) has been examined and would not result in undue stress on the delivery of those services to the wider community, b) Proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures, c) The service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains. The NPPF (2012) requires the use of sustainable drainage systems (SuDS) in major development and House of Commons written statement HCWS161 requires planning authorities to ensure that there are clear arrangements in place for ongoing maintenance of surface water drainage over the lifetime of such developments. North Yorkshire Council, in its capacity as Lead Local Flood Authority (LLFA), has published SuDS design guidance available here: https://www.northyorks.gov.uk/environment-and-neighbourhoods/flooding/flood-and-water-management	Yes
Geological Assessment	For minerals, and where appropriate waste-related, development proposals, applications will be expected to be accompanied by a full and comprehensive Geological Assessment. A Geological Survey, normally accompanied by a Plan to a scale of 1:2500, will be expected to include borehole data, together with current ground levels and depths of materials including soils.	Yes
Hours of Operation/Working Hours	Details should be provided relating to the proposed total anticipated hours of working for different activities taking place on the site specified in terms of weekday operations and weekend operations (normally work should not take place on Sundays or Bank Holidays). Applicants should state whether these hours exclude or include maintenance works. This information should preferably be disaggregated to show operational hours for mineral prospecting (where applicable), soil stripping and overburden removal and movement, mineral working and/or landfilling, mineral and/or waste processing and vehicular movements.	Yes

	N.B. If operations are likely to be intermittent then this should be clearly stated and the proposed periods of working given separately	

Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)	A Heritage Statement (also referred to as a 'Statement of Significance and Impact') is required in all cases and is a document that is necessary to understand the potential impact (positive or negative) of the proposal on the significance of the Listed building or structure. They should be completed to a level of thoroughness proportionate to the relative importance of the building or structure whose fabric or setting is affected. As a minimum, it will be necessary to undertake the following steps: 1. Check the Local Development Plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the National Monuments Record, and other relevant sources of information that would provide an understanding of the history of the place and the value the Listed building or structure holds for society 2. Examine the Listed building or structure and its setting. This should comprise a thorough visual and physical analysis of the building or structure including its setting and context. 3. Consider whether the nature of the significance requires an expert assessment to gain the necessary level of understanding. For further guidance on the application of policy in relation to the Historic Environment see the National Planning Policy Framework. Good practice would recommend that a Heritage Statement should contain: • An analysis of the nature, extent and importance of the significance of the Listed building or structure in relation to the archaeological, architectural, artistic or historic interest associated with the building. • A description of those elements which contribute to the significance of the Listed building or structure likely to be affected by the proposals • An assessment of the contribution which the setting makes to that significance • An assessment of the likely impact which the proposals will have upon those elements which contribute to the significance of the Listed building/structure. • The principles of, and justification for, the proposed works. The application should also include: • A suitably detailed schedule of works to the Listed building or structure • Where an application site includes, or is likely to include, archaeological remains, the Heritage Statement will be expected to include an appropriate desk-based assessment of the impact which the proposals might have on these remains. **NOTE:** Where a Design & Access Statement is also required, applicants can integrate their Statement of Significance & Impact into the Design & Access Statement or they can submit them as two separate Statements. **Where the 'Statements' are to be integrated, full adherence to this guidance note, in relation to any application relating to a Designated Heritage Asset, should be made.**	Yes

Hydrological and Hydro-Geological Assessment (including where applicable a Groundwater Vulnerability Report and any Aquifer Impact)	For minerals and/or waste-related development proposals, applications will be expected to be accompanied by a full and comprehensive hydrological assessment and hydro-geological assessment including details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, bedrock geology and details of any borehole reports including any information with regard to abstraction licences. Such assessments should include consideration of the potential impact upon any wetland site of special scientific interest. Particularly in respect of, but not wholly limited to waste-related development proposals, details of any measures to control potential pollution of ground or surface waters should be provided, giving an indication of any necessary drainage and flood control measures, proposed monitoring, provision of settlement lagoons, surface-water run-off management and measures to prevent material entering watercourses. Where de-watering is proposed, applicants should include information on the calculation of the extent and volumes of de-watering that will be required by the development proposed as well as the method of de-watering. Applicants should note that this often requires at least 12 months of monitoring of the existing regime of the hydrological and hydro-geological environment prior to the submission of any application. Details should also indicate the natural water table level including its depth, source catchment areas and characteristics. Any statement must demonstrate that third parties will not be affected by the proposed de-watering. In the event that an impact is likely, applicants will be expected to provide details of the mitigation measures proposed to be put in place to ensure against any negative impact on both public and private water supplies, bodies or watercourses.	Yes
Land Contamination Assessment	Where contamination is known or suspected, a land contamination assessment should be provided. Information should be given on the levels and extent of the contamination and how it is to be remediated in order to enable a determination to be made on whether or not a proposed development can proceed. In some situations, a preliminary risk assessment (or Phase 1 Land Contamination Assessment) may be appropriate comprising a desk study, walk-over site reconnaissance and conceptual model (identifying potential pollutant sources, pathways and receptors as a basis for assessing risks and appraising options for remediation). In other cases, a more detailed Phase 2 Contamination Assessment is required where contamination is known or is likely to be present.	n/a
Landfilling	Notwithstanding the requirements set down within this document, a specific validation requirement in respect of waste-related developments is the provision of sufficient information that will enable the North Yorkshire Council to fulfil its requirements under the Landfill (England and Wales) Regulations 2002.	n/a
Land Stability/Geotechnical Report and/or Coal Mining Risk Assessment	For new developments that are on or adjacent to land which is known or suspected to be unstable, a report by an appropriately qualified engineer shall be submitted giving details of how land conditions are to be dealt with during the course of the development. Where the reports show that there is potential for instability details of arrangements for monitoring of ground water shall be submitted together with details of any necessary remediation details to prevent future landslips. All non-householder applications falling within a Coal Mining Referral Area (as defined by the Coal Authority and held by the Local Planning Authority) must be accompanied by a Coal Mining Risk Assessment prepared by a suitably qualified and competent person. The risk assessment should contain : • Site specific coal mining information – including past/present/future underground mining, shallow coal workings, mine entries (shafts or adits), mine gas and any recorded surface hazards. • Assessment of risks – identify what risks (including cumulative effects) this information pose to the proposed development. • Mitigation measures – identify how coal mining issues have influenced the proposed development (including any changes that have been incorporated into the development) and whether any other mitigation measures are required to manage those issues. Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries will require the prior written permission of the Coal Authority. Any Unstable Land Assessment will need to take account of the potential hazard	n/a

	that such instability could create both to the development itself and to the neighbouring area and will be required Where dewatering or abstraction is proposed in a Catchment Abstraction Management Area or where it is proposed to infill with any materials other than clean fill in former mineral workings. Landfill or land raising sites as well as proposals for the re-working or reclamation of former landfill sites will required an Unstable Land Assessment. The likelihood of instability of working faces, tips and associated structures should be discuss with the Planning Authority at the pre-application stage. A Stability Report should be presented which should include a geotechnical analysis and should propose measures which will be taken to reduce the risk of instability.	
Landscape and Visual Impact Assessment including hard and soft landscape details	For all planning applications major and minor if they would have a landscape impact, showing both retained and proposed landforms, water bodies and vegetation (including species and plant size). It should show how the proposal reflects and is informed by the existing landscape characterisation and the historic landscape characterisation. The scale of the proposal should reflect the depth of the assessment. Specify timing of landscape works in relation to other proposed site development works. Where applications fall within or affect an AONB or National Park, the assessment should show how the proposal does not conflict with the purposes of the designation. Sufficient information should be submitted to indicate the extent of visual impact of the proposed development and operations. Methods used may, for example, include visual envelope maps or photomontages. It is important to submit information to indicate the extent, nature and location of any earth modelling, hard and soft landscape works to be undertaken during operations to screen the site from public view or otherwise to mitigate the visual impact distinguishing between permanent and temporary features. Plans, normally to a scale of 1:2500, will cover such matters as: • the landscape design concept for the site during its operation and at restoration with particular reference to the character of the surrounding landscape; • the identification, protection and management of existing features with the site; • the initial screen planting proposals (both on- and off-site); • proposals to mitigate and to screen the impact of the development with particular reference to dwellings and other sensitive properties roads, footpaths, recreation are and viewpoints etc.; • the location, design and formation of screen landforms; • the progressive phasing of planting; • the location of planting and specification including soil preparation, timing, species, size, density, planting method, and protection • maintenance and management of all new planting noted above; • the final landform including contours of the site; • the final water features including grading of banks, depth of water and water levels in relation to surrounding land; and, • the location of any buildings or structures (existing or proposed) in the final landform.	Yes
Lighting Assessment	If the application involves significant new lighting, in terms of floodlighting, or lighting to car parks or open land, then a lighting assessment prepared by a suitably qualified lighting engineer will be required both to minimise the effect upon nearby residential properties and ensure that light pollution is minimised. Particular care will be needed with lighting in the countryside. Further advice on this can be found in 'Lighting in the Countryside: Towards Good Practice' (1997) and in the Institution of Lighting Engineers (ILE) "Guidance Notes for the Reduction of Obtrusive Light".	Yes

Noise Impact Assessment/Vibration Impact Assessment	Application proposals that raise issues of disturbance or are considered to be a noise sensitive development in what are considered to be noise sensitive areas should be supported by a Noise Impact Assessment prepared by a suitably qualified acoustician. Application proposals that raise specific issues regarding vibration should be supported by a Vibration Impact Assessment prepared by a suitably qualified acoustician. Further guidance is available in BS6472: 1992, which deals with human response to vibration in buildings; BS5228: Part IV 1992, which deals with construction vibration; and BS7385: Part 2 1993 which deals with buildings. Applicants should provide information on proposed noise levels through the different stages of work. Information should also include the predicted or actual noise emissions from specific plant, the length of time plant will be in use, measures taken for controlling noise, (e.g. screening barriers or other forms of noise barrier erected) and methods of calculating noise emissions. Where the proposed development is to take place in proximity to noise sensitive property, such as dwellings, schools, hospitals and recreation areas, or in areas containing sensitive ecological receptors, applicants should provide details of noise levels at these properties or areas. If no noise sensitive properties are likely to be affected then applicants should give noise levels at site boundaries. The applicant should indicate whether there will be a need for temporary raising of noise limits for activities of a temporary nature and specify what these are. Proposed methods for noise monitoring and measures for controlling noise should also be specified. Such information is best dealt with in a supporting statement. Submissions should demonstrate how it is proposed to control environmental effects including noise and dust and also how these matters might be dealt with through the imposition of conditions in respect of minerals workings.	Yes
Odour Impact Assessment	For waste-related development proposals, applications should be accompanied by an Odour Impact Assessment.	Yes
Parking Provision	Existing and proposed details of parking and access need to be provided for all new developments and clearly shown on the submitted plans. If no parking is to be provided, this should be clearly stated. All new developments should have access to a public highway shown in red as part of the application site.	Yes
Photographs and Photomontages	These are essential and can be helpful to members of the public, Officers and Councillors in understanding the context of the application. Photographs are expected to support major or complex schemes or proposals in sensitive locations.	Yes
Planning Obligations/Draft Heads of Terms	Planning Obligations or “Section 106 Agreements” are private agreements negotiated between Local Planning Authorities and persons with an interest in a piece of land. Agreements are usually required in connection with major or complex schemes and occasionally with certain minor developments. A model Section 106 Agreement is available on the Communities and Local Government website. Applications where there is an anticipation of a Legal Agreement being entered into must be accompanied by a draft planning obligation/agreement which shall contain sufficient information that ensures that what is being proposed is readily understood by all concerned.	n/a
Planning and Sustainability Statement	This will usually be required in connection with major or complex schemes and will usually explain the need for the development and assess how the scheme accords with relevant national, regional and local planning policies as well as explaining the context and background to the development. Where the proposal does not comply with extant planning policies relating to the application site, a statement justifying the development and the reasons that outweigh the policy considerations will be required. In the interests of making a difference to climate change, applicants will also be expected to demonstrate how their proposals are making best use of renewable energy such as solar or wind power and/or using best practical means to reduce the carbon footprint of all new buildings. Elements of schemes that address sustainability issues (economic, social or environmental) may include using locally sourced or recycled building materials, sustainable drainage systems, sustainable water management etc. For all minerals and waste related development proposals, applicants will be expected to have regard to the National Planning Policy Framework. Applicants	Yes

	should provide details of how waste will be dealt with. Additional employment arising from the development can be highlighted.	
Pollution Control	Where relevant, an outline of proposed measures to control potential pollution to protect ground and surface water should be provided plus an indication of any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open water courses.	Yes
Restoration and After-Care Plan	Whilst after-care conditions will normally be imposed on all mineral extraction permissions where the intended after-use will be for agriculture, forestry or amenity purposes, after-care details must accompany submissions demonstrating that the site can be reclaimed satisfactorily. This is normally achieved through a separate supporting restoration plan at the outset based on detailed site investigation and fully integrated with the working programme. For after-uses which involve some form of plant growth (e.g. agriculture, forestry or amenity) the plan should normally involve four main stages: (a) stripping of soils and soil making materials and either their storage or their direct replacement (i.e. restoration on another part of the site; (b) creating final landform, including filling operations (if required); (c) restoration; (d) aftercare. Points (a) and (c) above should be submitted as part of the application and the proposed after-use(s) for the site and outline proposals for aftercare should be specified. Details of filling proposals identified in point (b) should be submitted where relevant. Where feasible, a progressive scheme of working should be prepared which minimises the amount of land taken out of agricultural or other use at any one time and which facilitates the early progressive restoration of the site. Special consideration should be given to the location and design of all soil and overburden storage mounds and the timing of their construction and removal should be indicated. If an amenity after-use is proposed then an indication whether a part(s) or whole of the site is intended for nature conservation, informal recreation or sports should be provided. If a nature conservation after-use or mixed after-use including nature conservation is proposed, applicants should consider designing a scheme that is compatible with the aims and objectives of the local Bio-diversity Action Plan for the area in which the application site falls. If water areas are to be created, then an estimation of the intended depths and areas of water, hydrology and water quality is required. Proposed profiles of banks; creation of islands; preservation and use of soil; the treatment and planting of water and land margins; and proposals for subsequent management should be submitted if they are part of the overall restoration scheme. Certain minerals and waste developments can have significant long-term life-spans and in such instances, the proposals should include details of arrangements for longer-term management of the restored site detailing any other party who will or may be responsible for the site during the aftercare period (e.g. if a farmer, tenant farmer or landowner); and particularly sites to be used for nature conservation or recreation; what arrangements are likely for management of the land in the longer term. Applicants should also indicate if these matters are the subject of a proposed Planning Obligation/voluntary agreement.	Yes
Site Waste Management Plan	Such a Plan will be required where excavations are proposed as part of or as a consequence of the development or where demolition/removal of existing permanent or temporary buildings is proposed. Details of wastes arising from the main extraction operations including the nature of wastes and estimated total quantity produced (excluding overburden) should be provided, including the proportion of wastes to be retained on site. Methods of disposal of wastes not retained on the site should also be given. If significant quantities of wastes are to be tipped separately in distinct surface areas on a long term basis, such details should be provided. Opportunities for re-use and/or recovery of materials should be identified together with a demonstration of the	Yes

	measures taken to minimise and manage off-site disposal of waste materials.	
Soil Survey	The results of soil surveys and site investigations will preferably be summarised in a supporting statement, with the full logs and results of any laboratory tests being provided as an appendix to the statement. Special consideration should also be given to the location and design of all soil and overburden storage mounds and the timing of their construction and removal should be indicated. Indication should be given of the grade of any agricultural land affected by the proposed development (Grades 1, 2, 3a, 3b, 4, 5) and should be accompanied by a clear indication of how the agricultural grade of the soil has been determined (e.g. using Agricultural Land Classification Maps or a special survey).	Yes
Statement of Community Involvement	In line with national advice and guidance, applications for major schemes and those accompanied by Environmental Statements, a Statement of Community Involvement will be required	Yes
Structural Survey	Where minerals and waste proposals involve existing buildings which may be a interest, structural surveys will be required in cases where it needs to be demonstrated that either a building is capable of being retained and converted, or that a building is incapable of conversion and needs to be removed. In either case factual evidence will be required to support the case.	n/a
Transport Assessment	A Transport Assessment (TA) should be submitted as part of the minerals and/or waste related planning application. The coverage and the detail of the TA should reflect the scale of the development and the extent of the traffic implications. Information should include all existing and proposed vehicular movements to and from the proposed development. For small schemes the TA should simply outline the transport aspects of the scheme but for major proposals the TA should illustrate accessibility to the site by all modes of transport, as well as giving details of measures which will a) improve public transport; b) reduce the need for parking; and, c) mitigate transport impacts. Further guidance can be found in the National Planning Policy Framework. There may be instances where there is likely to be a conflict, disturbance and /or significant impact on a local highway network or strategic highway network during the construction phase. In such circumstances, a construction traffic management plan will be required. For road transport, a supporting plan showing the traffic levels along the proposed routes for laden and unladen lorries is particularly helpful. For other modes, applicants should provide details of the tonnages likely to be moved, the range of market destinations, and the timing of movements. Where there is a need for highway improvements to be carried out as a consequence of the proposed development, applicants will normally be required to undertake these at their own expense or reimburse the Highway Authority for the cost of undertaking such improvements. If the proposal is likely to generate significant amounts of heavy vehicle traffic and/or heavy vehicles would use roads of poor construction, width or alignment, applicants are strongly advised to contact the Highway Authority. Specifically for waste development applications: • type of vehicles; • access & visibility; • number of existing and proposed vehicle movements; • timing, hours & days of operation/vehicle movements; • routing arrangements; and • vehicle parking & turning arrangements	Yes
Travel Plan	Where developments are likely to generate significant additional traffic or journeys to work a Travel Plan will be required which outlines the way in which the transport implications of the development are proposed to be managed in order to ensure	n/a

	economic, social and environmental impacts are minimised.	
Tree and Hedgerow Survey	For applications where proposals are likely to affect existing trees, hedgerow trees or hedgerows or where there are trees/hedgerow trees/hedgerows on or adjacent to the application site. The survey should include details of height, canopy spread, trunk diameter, root spread, species and condition for all trees/hedgerow specimens identified on the site plan and levels survey.	n/a
Ventilation/Extraction Statement	Particularly with respect, but not solely confined to, materials recycling facilities and waste transfer stations, applications will be required to provide details of the position and design of ventilation and extraction equipment including odour abatement techniques and acoustic noise characteristics where substantial equipment is proposed to be installed.	n/a
Specifically for Waste Development Applications:	• the site and surrounding area; • type of operation to be undertaken at the site (eg. Landfill, waste transfer etc); • type of waste; • source(s) and quantity/throughput of the waste materials to be handled at the site; • end use of waste; • context and need for the development and catchment area; • existing and proposed vehicle movements; • type of plant and machinery to be used; • confirmation of any external storage/processing of waste; • ground modelling, fencing or planting for site screening; • site drainage and details of surface & ground water protection; • details of any proposed external lighting; i.e. location, mounting height, beam orientation, lighting power, and hours of use; • the extent and type of any hard surfacing; • details of any Environment Agency permits held and/or applied for; • noise and odour attenuation measures, pollution control and visual amenity proposals; and, • details of any proposed boundary treatments including walls, hedging or fencing	n/a

N.B. Where applicants/agents form the view that a criteria above is not applicable, a justification statement will be required. A form without either an indication of a "√"or "n/a" will not be acceptable and will invalidate any application.