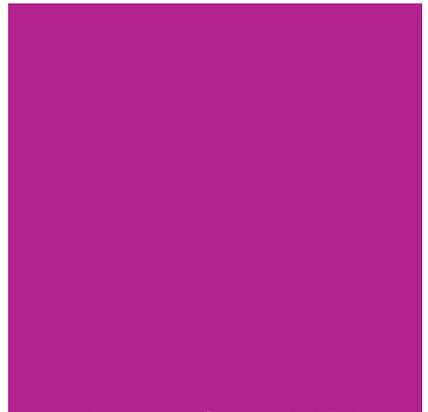


Local Validation Checklist for Planning Applications



Equalities Statement

Bolsover District Council is committed to equalities as an employer and when delivering the services it provides to all sections of the community.

The Council believes that no person should be treated unfairly and is committed to eliminating all forms of discrimination, advancing equality and fostering good relations between all groups in society.

Access for All statement

You can request this document or information in another format such as large print or language or contact us by:

- **Phone** – 01246 242424
- **Email** – enquiries@bolsover.gov.uk
- **BSL Video Call** – a three way video call with us and a BSL interpreter. It is free to call Bolsover District Council with Sign Solutions, you just need wifi or mobile data to make the video call, or call into one of our Contact Centres.
- **Call with Relay UK** via textphone or app on 0800 500 888 – a free phone service provided by BT for anyone who has difficulty hearing or speaking. It's a way to have a real time conversation with us by text.
- **Visiting one of our offices** at Clowne, Bolsover, Shirebrook and South Normanton.

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The Local Planning Authority has chosen to adopt a Local Validation List to ensure that, at the time of submission of a planning application, it has all the information necessary to be able to consider the merits of the proposal(s) in accordance with the relevant provisions of the development plan and other material considerations. Having the right information is crucial to good decision-making (National Planning Policy Framework, paragraph 43), and submitting all the required information with a planning application can help avoid delays and increase the chances of a successful application.

This document includes a list of information, which is required in addition to the national validation requirements set out in the Town and Country Planning (Development Management Procedure) Order (2015), namely:

National Validation Requirements – Part 1

1. Application Form

Applicants are encouraged to submit applications electronically using the '1APP' application form wherever possible via the Planning Portal. If submitted electronically paper copies are not required.

The District Council accepts the submission of a paper-based applications. Offline planning application forms can be downloaded from the Planning Portal website. Although the statutory requirement is for one original and three additional copies of the completed Standard Application Form to be provided, the authority manage applications electronically and therefore only require one copy of the form, which will be uploaded to its online public access platform.

2. Ownership Certificate

An ownership certificate must be completed. It contains details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners (and agricultural tenants). The forms of notice are in Schedule 2 to the Town and Country Planning (Development Management Procedure (England) (Order) 2015.

This is included within the Standard Application Form.

3. Location Plan

A location plan should be based on an up-to-date map. The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper. A location plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear.

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

4. Fee

Planning applications incur a fee except where exempted by legislation. The Planning Portal includes a fee calculator for applicants. The local planning authority is also able to advise applicants on specific cases.

5. Any other plans, drawings and information necessary to describe the development which is the subject of the application

Must be drawn to an identified scale and, in the case of plans, must show the direction of North. As a minimum this must include a block plan (to a scale of 1:500 or larger where appropriate). Block plans are more detailed than location plans. Their main purpose is to identify the detail of the development, to identify the building or land to which the application relates and any access requirements.

6. Design and Access Statement

Required for:

- all major developments, and;
- development within a conservation area involving one or more dwelling or a building or buildings with a floor space of 100 square metres or more.

A Design and Access Statement must:

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

A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly to demonstrate how the design has evolved in response to context and specific site studies such as topographical, drainage, landscape and architectural context.

Design and Access Statements must also 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.

Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been 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 impact on the significance of the listed building which could include its setting.

Where a heritage asset may be harmed then all applications should be accompanied by a Heritage Impact Assessment. All heritage assets include Conservation Areas, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, as well as non-designated heritage assets. There should be enough detail to assess what the harm to significance will be, including to the assets setting and how the application will avoid/minimize any harm to heritage assets.

Design and Access Statements accompanying applications for listed building consent must also explain if relevant 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.

7. Access point for all outline applications

Under article 5(3) of the Development Management Procedure Order 2015, an application for outline planning permission must indicate the area or areas where access points to the development will be situated, even if access has been reserved.

8. Biodiversity Net Gain Information:

(Required for development where the applicant believes that planning permission if granted would be subject to the biodiversity gain condition)

- A completed biodiversity metric calculation tool or tools (as the case may be) showing the calculation of the biodiversity value of the onsite habitat on:
 - (aa) the date of the application, or
 - (bb) an earlier date proposed by the applicant, and
 - (cc) in either case, the date immediately before any activities of the type mentioned in paragraph 6 (carrying out of activities other than in accordance with planning permission on or after 30 January 2020) or 6A (implementation of a planning permission on or after the 25 August 2023) of Schedule 7A to the 1990 Act have been carried out on the land which have resulted in a lower biodiversity value;
the biodiversity value or values
the publication date of the biodiversity metric calculation tool or tools (as the case may be) used to calculate the values (if an earlier date is proposed by the applicant under paragraph (i)(bb), the reasons why that earlier date is proposed)
if any activities of the type mentioned in paragraph 6 or 6A of Schedule 7A to the 1990 Act have been carried out on the land—
 - (aa) a statement that such activities have been carried out,
 - (bb) confirmation of the date immediately before those activities were so carried out, and
 - (cc) any available supporting evidence for the date referred to in sub-paragraph (bb) and for the value referred to in paragraph (i)(cc).
- a description of any irreplaceable habitat, corresponding to the descriptions in Table 1 or in column 1 of Table 2 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024, that—
 - (aa) is on the land to which the application relates, and

- (bb)exists on the date referred to in paragraph);
- (vii)a plan showing the location, on the date referred to in paragraph (i)(aa) or (bb) (as applicable), of—
- (aa)the onsite habitat included in the calculations referred to in paragraph (i), and
- (bb)any irreplaceable habitat.

The information requirements were introduced by The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024. They amend the general requirements in the Development Management Procedure Order 2015.

9. Fire Statement

Multi-occupied residential buildings of 18 metres or more in height, or 7 or more storeys, must be accompanied by a Fire Statement completed by an expert.

Article 9A of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (“the 2015 Order”). Introduced by article 4 of the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021).

Local Validation List Requirements – Part 2

Part 2 of this validation checklist has been prepared to clarify the information required to be submitted with a planning application to Bolsover District Council. In addition to helping to facilitate good decision making, submitting an appropriate level of information with a planning application can help avoid delays and increase the chances of it being approved by the Local Planning Authority.

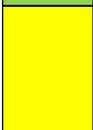
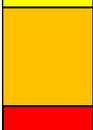
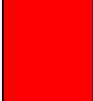
The National Planning Policy Framework (NPPF) advises that Local Planning Authorities should publish a local list of their information requirements for planning applications. Local lists should clarify what information is usually required for applications of a particular type, scale or location.

Although applicants are encouraged to discuss proposals in advance of the formal submission of a planning application to ensure that an appropriate amount of information is provided with each application, the Local Planning Authority has prepared the following local list to assist them, reduce the likelihood of applications being refused on lack of information grounds and to assist with timely decision making. There may be certain application types which are not covered by this guidance, such as high hedge complaints, prior notification applications, applications or notice to carry out works to trees, environmental impact assessment development, hedgerow removal and others. You are recommended to contact the planning department at dev.control@bolsover.gov.uk to discuss specific validation requirements for these types of applications.

The local list has been prepared having regard to the statutory tests set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3) (c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015, namely:

- *reasonable having regard, in particular, to the nature and scale of the proposed development; and*
- *about a matter which it is reasonable to think will be a material consideration in the determination of the application.*

To assist with understanding when local information requirements will generally be required, the following key has been adopted to represent the different application types. The key and description will appear against each local validation requirement.

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5 ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

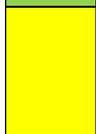
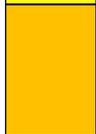
1. Indicative Post Development Biodiversity Gain Plan

Where the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition and where it effects more than 5 units of habitat or any amount of habitat of medium – high distinctiveness, the following should be submitted:

- Fully completed metric, even if based on draft post-development plan and subject to change. The metric should be in the interactive Excel format.
- Indicative Biodiversity Gain Plan, to include proposals for achieving at least 10% net gain. This shall specify what onsite gains are feasible and any requirement for offsite gains. It shall identify where legal agreements are necessary to secure gains and set out the provisions for future management and monitoring.

The Indicative Biodiversity Gain Plan shall demonstrate consideration of the the mitigation hierarchy (avoid-mitigate-compensate) and the BNG hierarchy (onsite gains>offsite gains>statutory credits).

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

This will be necessary for the LPA to be satisfied that a development can deliver a 10 % biodiversity gain, on or off-site or a combination of both.

This is supported by national planning policy and guidance, which seeks to deliver net gains for biodiversity, the requirements of the Environment Act 2021 and Policies SS1 SC3 and SC9 of the Local Plan for Bolsover District (2020).

2. Bat Survey and Assessment

Bat survey(s) should be undertaken if a development proposal is likely to negatively affect bats or their:

- roost habitats
- foraging habitats
- commuting habitats

A survey is needed if one or more of the following applies:

- distribution and historical records suggest bats may be present – you can search the National Biodiversity Network Atlas by species and location
- the development site includes buildings or other built structures, underground structures or trees that could provide roosting opportunities for bats
- the proposals include flood lighting of buildings, menages or green space close to habitats that bats tend to use

- the proposals are close to water bodies, quarries or natural cliff faces
- it is a wind farm proposal close to a site designated for bats or close to habitats that bats use for commuting and foraging
- there will be a loss of existing foraging habitats, such as fields, hedgerows, scrub or woodland e.g. for a major housing development
- there will be severance of commuting features, such as extensive hedgerow networks or woodland

The likelihood of bats roosting in buildings is increased if they meet the following criteria:

- has little or no disturbance from artificial lighting
- is close to woodland or water
- has uneven roof tiles and large roof timbers
- has cracks, crevices and small openings
- has a roof that warms in the sun with a large roof space for flying
- has hanging tiles or timber cladding on south-facing walls and has not been used for several years.

The above lists are not exhaustive and a professional ecologist should be contacted for advice on the type and number of surveys required, dependent on proposals.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
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	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

Bats: advice for making planning decisions note on the gov.uk website.

Wildlife and Countryside Act 1981.

Planning Practice Guidance on the Natural Environment

Policies SS1, SC3 and SC9 of the Local Plan for Bolsover District (2020).

3. Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA)

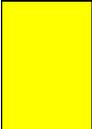
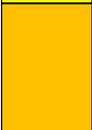
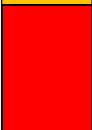
A site survey by a suitably qualified ecologist is required for:

- Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.
- Major proposals within 500m of a pond or Minor proposals within 250m of pond.
- Proposals affecting or within 30m of rivers, streams, canals, lakes, or other aquatic habitats.
- Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.
- Development on previously undeveloped (Greenfield) land.
- Proposed development on, adjacent to or otherwise affecting internationally, nationally or locally designated biodiversity or geodiversity sites.
- Proposed development affecting any buildings, structures, feature or locations where protected, or priority species or habitats are known to be present.

The Preliminary Ecological Appraisal (PEA) report should identify the need for further surveys and, unless impacts are very low, it should be developed into an Ecological Impact Assessment (EclA). Ecological information that will be required is as follows:

- the habitats on site (UKHabs),
- the suitability of the site for protected species and/or species of conservation concern or species listed in the Derbyshire Local Nature Recovery Strategy
- the results of all further species surveys as recommended by the PEA
- an assessment of the impact of the development details of measures needed to address impacts including avoidance, mitigation and compensation measures.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
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	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

The local planning authority has a statutory duty to consider the conservation, protection and enhancement of biodiversity when determining a planning application. The presence of European Protected Species, UK Protected Species, internationally, nationally or locally designated sites and priority habitats and species on or adjacent to a development site are material considerations within the planning process.

The Conservation of Species and Habitats Regulations 2010 (as amended)

The Wildlife and Countryside Act 1981

The Protection of Badgers Act 1992

The Natural Environment and Rural Communities Act 2006

The Countryside and Rights of Way Act 2000

Planning Practice Guidance Natural Environment

Policies SS1, SC3 and SC9 of the Local Plan for Bolsover District Adopted Bolsover Local Plan (2020).

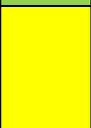
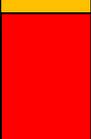
Environmental Act (2021)

4. A Site-Specific Flood Risk Assessment

A site-specific flood Risk Assessment will be required for all development proposed:

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

Applicable application types:

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
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	Large Scale Major Application - More than 150 dwellings or >2ha site area.

Where applicable, evidence that a proposal can pass the Sequential Test should be submitted as part of the Flood Risk Assessment.

The Sequential Test should compare the site you're proposing to develop with other available sites to find out which has the lowest flood risk.

If there are other available alternative sites at a lower probability of flooding that could accommodate the proposed development, then the Sequential Test will be failed and a Flood Risk Assessment would be irrelevant.

If the Sequential Test, shows that it is not possible to use an alternative site, an Exception Test is then required if the development's flood risk vulnerability classification is:

- 'Highly vulnerable' in flood zone 2
- 'Essential infrastructure' in flood zone 3a and 3b
- 'More vulnerable' in flood zone 3a

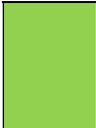
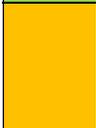
POLICY DRIVER:

This is advocated by the national planning policy and guidance and Policy SC7 of the Local Plan for Bolsover District (2020).

5. Sustainable Drainage Strategy

A Sustainable Drainage Strategy will be required if the application is for major development with surface water drainage or development with surface water drainage in an area at risk of flooding such as flood zones 2 or 3, or at risk of surface water flooding.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

This is advocated by national planning policy, and guidance and Policy SC7 of the Local Plan for Bolsover District (2020).

6. Statement of Significance and Heritage Impact Assessment

A Statement of Significance and Heritage Impact Assessment will be required for all development that affects a designated heritage asset.

The information should include a statement of the significance of the historic building/area, details of the proposed works (item by item) and how the proposed works will impact on the significance of the historic building/area.

As a minimum, applicants should check: the Local Development Plan; the main local and national records (including the relevant Historic Environment Record (HER); statutory and local lists; the National Monuments Record (NMR), the Heritage Gateway and other relevant sources of information that would contribute towards an understanding of the history of the place (building/site), and the value the asset holds for society.

Applicable application types:

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
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	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

Policies SC16, 17, 18, 19 and 20, 21 of the Local Plan for Bolsover District (2020).

7. Archaeological Information

Archaeological heritage assets include below-ground remains, earthworks and sometimes built heritage. Many archaeological sites are known and mapped on the Derbyshire Historic Environment Record (HER). Other sites with no known archaeology may be judged to have 'archaeological potential' – this means that there is a strong likelihood that archaeological remains are present below ground – for example within the core of a historic medieval town, or adjacent to sites with known archaeological remains.

Within Bolsover District the historic centre of Bolsover itself is of particular archaeological importance with its planned medieval settlement associated with the 12th century Bolsover Castle and set within the 'Intrenchment' earthworks. The centres of other historic settlements such as Clowne also have known medieval archaeology, and the Magnesian Limestone gorges and plateau have important prehistoric cave and lithics sites – the most recognised of these being Creswell Crags.

When making a planning application you must provide sufficient information to establish the significance of any archaeological remains within your site.

Government planning guidance anticipates that only 3% of planning applications will need some form of archaeological assessment (Historic environment - GOV.UK para 041)

If your proposals will lead to significant archaeological impacts then the local planning authority may attach planning conditions requiring you to arrange an appropriate form of archaeological investigation and recording to satisfy national planning policy. Alternatively you may wish to avoid or minimise impacts by design. In very rare cases archaeological remains can be a reason for refusal, usually where harms to nationally important remains would arise.

We use a system of 'tiers' to rank sites in order of archaeological importance and to target those sites which need formal archaeological input within the planning process. You can use the following checklist to identify potential archaeological interest, and the check against the tables on the following pages to see whether you might to submit archaeological information. Be aware that larger sites may have archaeological potential even when no previous archaeological discoveries have been made on site (see tiers list).

The following checks and information sources can help to identify a known or potential archaeological interest.:

- Heritage designations: nationally designated sites (Scheduled Monuments, Listed Buildings, Registered Parks and Gardens) can be checked via the National Heritage List for England, where there is a map search option: Search the List - [Search the List - Find listed buildings, monuments, battlefields and more | Historic England](#)
- Bolsover District Council has an adopted Area of Archaeological Interest corresponding to the historic core of Bolsover town <https://committees.bolsover.gov.uk/documents/s5326/Appendix%20B-1%20-%20Policies%20Map%20Central%20Area.pdf> (brown boundary and stippling), where there is potential for archaeological remains of medieval date.
- Bolsover District Council also defines other historic settlement cores with potential for medieval archaeology in Barlborough, Blackwell, Clowne, Elmton, Glapwell, Palterton, Scarcliffe, Shirebrook, South Normanton, Tibshelf and Whitwell. These can be found in the Council's Historic Environment Supplementary Planning Document (maps at p41 ff): <https://www.bolsover.gov.uk/component/edocman/12032-historic-environment-spd-2/download>
- Derbyshire Historic Environment Record (HER) maps both designated and undesignated heritage and archaeological sites across the county. These can be searched via the Derbyshire HER website, where a map search is available <https://her.derbyshire.gov.uk/>. Check whether you have HER records on or near your site, and if so check the description and date (period) for each HER record.
- Having done these checks if you are not sure whether archaeology might be an issue then please contact Derbyshire County Council's archaeology team Archaeology - [Archaeology and planning - Derbyshire County Council](#), who provide archaeological advice to Bolsover District Council.

Which 'tier' is my site in?

We use a system of 'tiers' to rank sites in order of archaeological importance and to target those sites which need formal archaeological input within the planning process. Once you have run the checks above you should be able to confirm which tier your site is in using the following table:

Tier 1

Scheduled Monument on or immediately adjacent to the site.

Tier 2

- Derbyshire HER: known archaeology of medieval or earlier date on the site (excluding ridge and furrow earthworks and findspot records).
- Scheduled Monument <100m from the site boundary.
- Bolsover Town Area of Archaeological Interest, area of potential for medieval archaeology in Clowne.
- Includes or immediately adjacent to Grade I/Grade II* Listed Building.
- In Grade I/Grade II* Registered Park/Garden.

Tier 3

- Derbyshire HER: known archaeology of post-medieval or later date, or medieval ridge and furrow earthworks on the site. Undesignated built heritage. Early findspot records (medieval or earlier).
- Area of potential for medieval archaeology in Barlborough, Blackwell, Elmton, Glapwell, Palterton, Scarcliffe, Shirebrook, South Normanton, Tibshelf and Whitwell.
- Tier 2 archaeology <100m from the site boundary.
- Includes or immediately adjacent to Grade II Listed Building (pre-1700).
- In Grade II Registered Park/Garden.

Tier 4

Previously undeveloped site (greenfield) with no known archaeological or heritage assets within or adjacent (Derbyshire HER), or with HER entries that are no longer extant (such as ploughed-out ridge and furrow).

Tier 5

Previous development involving ground-level reduction (e.g. quarrying, landfill, opencast extraction) has removed all archaeological potential. Developed urban areas (particularly 20th century housing development) with no assets in higher tiers.

What archaeological information do I need to submit with my planning application?

Once you've worked out which tier your site is in, check the table below to see whether you need to submit archaeological information with your planning application. The types of report are explained below.

	Householder	Minor development <i>with new build or extended floor space > 100m² (otherwise treat as householder)</i>	Major development	Large Major
Tier 1	Professional heritage impact assessment. May require evaluation trenching or test pitting where there is a new build element.	DBA and field evaluation.	DBA and field evaluation	DBA and field evaluation.
Tier 2		DBA. Some cases may require evaluation trenching	DBA and field evaluation	DBA and field evaluation
Tier 3			DBA Built heritage appraisal for undesignated buildings	DBA and geophysics. Some cases may require evaluation trenching.
Tier 4				DBA/geophysics for very large majors over 5ha

Tier 5				
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Archaeological potential varies on a case by case basis. The above table is intended as a best-fit guide but may not identify every site where an archaeological input is needed. If you need further advice on your planning application please contact Derbyshire County Council’s archaeology team Archaeology - Derbyshire County Council who provide archaeological advice to Bolsover District Council.

Archaeological inputs: pre-determination

Heritage reports should be prepared by suitably accredited and experienced heritage professionals (CIfA for archaeology and IHBC for historic buildings).

Heritage impact assessment or ‘heritage statement’: for smaller scale works (householder and similar scale) it is often not necessary to submit a formal archaeological survey to accompany a planning application, although if the application is on or adjacent to a designated heritage asset (Scheduled Monument, Listed Building etc) a brief and targeted professional archaeological assessment might be required.

Note that direct impacts to a Scheduled Monument with a few exceptions (class consents) require Scheduled Monument Consent. This is a separate consents regime administered via Historic England (Scheduled Monument Consent | Historic England).

Archaeological desk-based assessment (DBA): archaeological desk-based assessment is a formal assessment of archaeological potential, looking at all existing strands of evidence for the site and a buffer area around it, which usually includes Derbyshire Historic Environment Record, historic mapping, aerial and satellite photography, LiDAR, Portable Antiquities Scheme, palaeochannel mapping, cropmark plots, Portable Antiquities Scheme, archive sources (Derbyshire Record Office and other sources including trade directories), bibliographic search, and a walkover of the site with photography. This information is used to assess archaeological potential within the site. For sites with built heritage the DBA should include a built heritage appraisal with internal/external photography, interpretation and a statement of significance.

Archaeological field evaluation: field evaluation is the initial phase of on-site archaeological data-gathering for a site. Non-intrusive evaluation might involve geophysical techniques and/or fieldwalking for artefacts. Intrusive evaluation usually involves excavation of trial trenches to test the presence/absence, character and significance of archaeological remains on the site.

Archaeological inputs: post-consent

The local planning authority may attach planning conditions requiring archaeological work to mitigate the impacts of a development, to satisfy national planning policy. In some cases – particularly for smaller scale developments – a condition may be attached post-consent instead of requiring archaeological work before determination.

Post-consent archaeological work can vary enormously in scope and cost, from a one person ‘watching brief’ (a single archaeologist monitoring groundworks), through built heritage recording, to larger schemes involving trial trenching, area strips and open area excavations. Post consent requirements will always be proportionate to the development impact.

Post-consent work is always defined by a Written Scheme of Investigation (WSI), a method statement for archaeological work which is produced by the archaeological contractor on behalf of the planning applicant, and submitted to the local planning authority for approval.

For further information and site-specific guidance please contact Derbyshire County Council’s archaeology team Archaeology - <https://www.derbyshire.gov.uk/environment/conservation/archaeology/archaeology-and-planning.aspx>

Applicable application types:

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policies SC18 and 19 of the Local Plan for Bolsover District (2020).

8. Structural Survey

A structural survey should be carried out by a competent building surveyor for all applications involving the change of use and conversion of buildings in the countryside and the demolition of listed structures or buildings in conservation areas.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

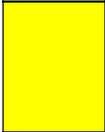
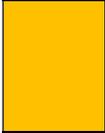
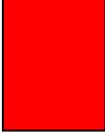
POLICY DRIVER:

Policies SC5, SC16, 17, and 21 of the Local Plan for Bolsover District (2020).

9. Land Contamination Assessment

Applications proposing built development on sites known or suspected to be contaminated (for example, which have been previously in use for industrial processes, or includes developing on made ground that has previously been developed) will need to be accompanied by a “Phase 1” Desk Top Study.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policies SC2 and SC14 of the Local Plan for Bolsover District (2020).

10. Coal Mining Risk Assessment Report

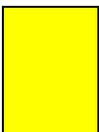
All applications for development that involves ground excavations (excluding householder applications) in “Coal Mining Development High Risk Areas”.

The Coal Mining Risk Assessment (CMRA) should follow the guidance and format of the advice in the Planning Practice Guidance Land Stability and should:

1. Contain site specific coal mining information (including past/present/future underground mining, shallow coal workings, mine entries (shafts or adits), mine gas, within an area which has a current license to extract coal, geographical features, any recorded surface hazards or within a former or present surface mining (old opencast) area);
2. Identify what risks these coal mining issues, including cumulative effects, pose to the proposed development, and;
3. Identify how coal mining issues have influenced the proposed development and whether any other mitigation measures are required to manage those issues and/or whether any changes have been incorporated into the development.

N.B: Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mining workings or mine entries will require the prior written permission of the Mining Remediation Authority (previously known as the Coal Authority).

Applicable application types:

	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
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	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policies SS1, SC2 and SC14 of the Local Plan for Bolsover District (2020).

11. Ground Conditions and Land Stability Report

All development within Zones 1 – 2 and dwellings or buildings of a similar size in Zones 3 – 4 of the Landslide Hazard Survey Main Report by Eastwood and Partners (September 1998). The report can be found [here](#).

Applicable application types:

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policy SC14 of the Local Plan for Bolsover District (2020).

12. Noise / Nuisance Impact Assessment

(To be carried out by suitably qualified acousticians). This should outline the existing noise environment, the potential noise sources from the development or the noise sources likely to affect the development, together with any mitigation measures.

Required for:

- Potentially noise generating developments (such as pubs, clubs, industrial units, children’s homes) in the vicinity of existing noise sensitive developments (such as housing).
- Noise sensitive uses in the vicinity of existing noise generating uses (such as major roads and railways).
- Mixed use applications proposing both noise generating and noise sensitive

developments.

- Commercial applications including extractor or cooling units in the vicinity of noise sensitive development.

For applications involving the creation of children’s homes outside of a C3 class use and/or that have more than 5 bedrooms will require a statement of purpose and management plan, which sets out how any noise nuisance will be minimised and how complaints will be processed and dealt with will need to be submitted alongside any assessment.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policies SC3 and SC11 of the Local Plan for Bolsover District (2020).

13. Affordable Housing and Developer Contributions Statement

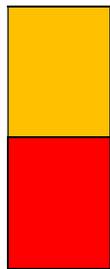
All applications for residential development of 10 units or more. The statement should include provision for contributions towards education, health, library, improvements to sports facilities on and off-site and any other infrastructure requirements arising from the development and the mechanisms for delivery.

In addition to the aforementioned requirements, all applications for residential development of 25 units or more will also be required to make provisions for the following:

- Affordable Housing (Local Plan Policy LC2)
- New Green Space & play provision (Local Plan Policy ITCR5).

Infrastructure requirements arising in relation to other forms of development should be considered in relation to the nature of the development and the requirements set out in Policy II1.

Applicable application types:



Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.

Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policies II1, ITCR5, ITCR7 and LC2 of the Local Plan for Bolsover District (2020).

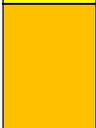
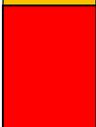
14. Transport Assessment

All applications that exceed the following adopted 6 C's Design Guidance Thresholds:

- Retail 800m²
- Offices and R&D > 1500m²
- Hotels > 75 Bedrooms
- Non-residential institutions > 500m²
- Financial & Professional Services > 1000m²
- General Industry > 2500m²
- Residential institutions > 30 Bedrooms
- Leisure > 500m²
- Cafes/Restaurants > 300m²
- Warehousing > 3000m²
- Dwellings > 50 dwellings
- Drinking establishments > 300m²
- Hot food takeaways > 250m²

The Transport Assessment should evaluate the potential transport impacts of a development proposal and should look to encourage sustainable travel; lessen traffic generation and its detrimental impacts, reduce carbon emissions and climate impacts, create accessible, connected, inclusive communities; improve health outcomes and quality of life; improve road safety; and reduce the need for new development to increase existing road capacity or provide new roads.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

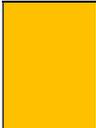
POLICY DRIVER:

National planning policy and guidance, Manual for Streets and Policies SS1 and ITCR10 of the Local Plan for Bolsover District (2020).

15. Climate Change Statement

Required for all major development. The statement should set out the measures that the scheme will incorporate to help mitigate the effects of and adapt to climate change.

Applicable application types:

	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and Policies SS1 and SC2 of the Local Plan for Bolsover District (2020).

16. Self and Custom Build Housing Proforma

All developments comprising of one or more self and custom build dwellings shall be accompanied by the Self and Custom Build Housing Proforma Form which can be found [here](#) duly completed which confirms that the development will meet the legal definition of Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016 and Levelling Up and Regeneration Act 2023), namely:

“self-build and custom housebuilding” means the building or completion by-

- a) individuals,
- b) associations of individuals, or
- c) persons working with or for individuals or associations of individuals, of houses to be occupied as homes by those individuals.

(A2) But it does not include the building of a house on a plot acquired from a person who builds the house wholly or mainly to plans or specifications decided or offered by that person”

If the initial occupant will not have a primary input into the design and layout of the home prior to the submission of the planning application, an outline application is recommended.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

The Town and Country Planning (Development Management Procedure (Order) 2015 (as amended) in respect of Biodiversity Net Gain Plan requirements and national planning policy and guidance.

17. Masterplan and Design Statement

Required for all sites of 2ha or more or 150 dwellings or more. The Design Statement should assess the development against the criteria contained within the National Design Guide and shall have considered measures for designing out crime. Design Codes in line with the National Model Design Codes will be requested for all strategic site allocations in the development plan for the area.

Applicable application types:

	Large Scale Major Application - More than 150 dwellings or >2ha site area.
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POLICY DRIVER:

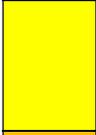
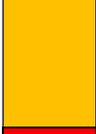
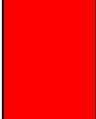
National Planning Policy and Policy SC3 of the Local Plan for Bolsover District (2020).

18. Tree Survey/Arboricultural Impact Assessment

Required where application sites include or are located adjacent to trees protected by Tree Preservation Orders (TPOs) or within a conservation area. All surveys / assessments should be carried out by a competent professional in accordance with British Standard BS5837:2012 and should include (where applicable):

- A survey of all trees which are likely to be impacted upon by the proposed development, with details and categorisation results provided in an appropriate schedule (as per BS5837:2012 sections 4.4 - 4.6)
- Trees clearly identified as either retained or removed (including trees on land adjacent to the site with canopies or RPAs which encroach onto the site).
- Clear specifications for all proposed management works to retained trees.
- A realistic assessment of the probable impacts between the trees and development (as per BS5837:2012 section 5.3.4)
- Root protection areas (RPA) and construction exclusion zones.
- Exclusion zone protective barriers (giving precise locations and specification).
- The position of all new underground services in relation to RPAs.
- Detailed specification and installation method statement for any proposed new structure, hardstanding, underground service or works access into RPAs.
- Method statements for all other construction operations which impact on trees.
- Positions and specification (following BS8545:2014 'Trees: from nursery to independence in the landscape - Recommendations' as appropriate) for all new tree planting.
- Reinstatement and ground preparation for new tree planting and areas of soft landscaping.

Applicable Application Types:

	Householder Application - Proposals to alter or enlarge a single house, including works within the garden of a house).
	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use, Applications for Advertisement Consent and Listed building consent.
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National Planning policy – Conserving and enhancing the natural environment and Policies SS1, SC3 and SC10 of the Local Plan for Bolsover District (2020).

19. Playing Field Impact Assessment

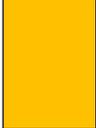
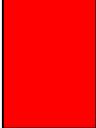
All applications that involve the loss of, or development likely to prejudice a playing field(s) including school 'playing fields' shall be accompanied by the following information:

- A plan showing the development in relation to the affected playing field;
- A statement setting out how the development will impact on an existing playing field and any mitigation required so as to not prejudice its ongoing use; and,
- A ball strike assessment where development would be located adjacent to a sports field/facility.

Developments involving the loss of a playing field and/or a sports facility should be accompanied by the following information:

- Details of the field/facility to be lost in terms of dimensions, condition, and size;
- Justification as to why the facility is no longer required;
- If the application involves the provision of alternative facilities to compensate for this loss a statement setting out how the development will be of benefits to sports.

Application Types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy – Promoting Healthy and Safe Communities and Policies ITCR5, ITCR7, and ITCR8 of the Local Plan for Bolsover District (2020).

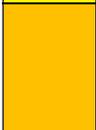
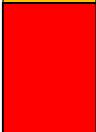
20. Sequential Test and Retail or Leisure Impact Assessment

Applications for retail and leisure development in edge-of-centre or out-of-centre locations which include:

- a) Over 200m² of net retail or leisure floorspace within 500m of local centres
- b) Over 280m² of net retail or leisure floorspace within 500 metres of the town centre boundaries, and
- c) Over 500m² of net retail and leisure floorspace across the remainder of the district.

The assessment should be prepared in accordance with national guidance and look at the availability of sites within the main town centres and other centres identified within the local plan. Only then should edge of centre and out of centre sites be considered. Details of the availability of other sites closer to a centre will be required together with reasons these sites were discounted. Evidence should be provided to show that there are no sequentially preferable sites.

Applicable application types:

	Minor Applications - Residential development of between one and nine dwellings, Development where the floorspace is less than 1,000 sq m, Development on sites less than one hectare and Gypsy and traveller sites – up to nine pitches.
	Other Applications - Changes of use
	Major Planning Application - Development of 10 or more dwellinghouses or on a site area of 0.5ha or more and the number of dwellinghouses is unknown, Development involving floorspace of 1,000 sq m or more or Development on sites over 1 ha or more.
	Large Scale Major Application - More than 150 dwellings or >2ha site area.

POLICY DRIVER:

National planning policy and guidance and Policy WC5 of the Local Plan for Bolsover District (2020).

Please note that the above local list is not exhaustive and does not include certain application types (including high hedge complaints, prior notification applications, applications or notice to carry out works to trees and hedgerow removal applications) or the information requirements for development covered under The Town & Country Planning (Environmental Impact Assessment) Regulations, which may need to be accompanied by an Environmental Statement. The need for and scope of any Environmental Statement should be established at the screening and scoping stages of the EIA regime.

The Council will continue to be able to request further information during the determination process and the application could still be refused on the grounds of inadequate information even if it meets these validation criteria.

Meeting the Information Requirements and Appeals

All applications for planning permission must include National validation information requirements (Part 1) as well as the relevant local information requirements (Part 2).

<https://www.gov.uk/guidance/making-an-application>

If your application does not contain the required information as set out in these requirements it will not be registered as a valid application. You will be informed in writing of the requirements necessary to validate it. No further action will be taken until the necessary information is received. If you do not provide the information (or agree a date for its submission with the Council) within 56 days of being told that your application is invalid it will be returned to you. A reminder for the information requested will be sent after 28 days.

Pre-application discussions can be a useful way for an applicant and local planning authority to agree what information is required before an application is submitted. This can help avoid disputes over the information necessary to validate an application and reduce associated delays.

There is a procedure in the Development Management Procedure Order to resolve such disputes. An applicant must first send the local planning authority a notice under article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (an 'article 12 notice'). This must set out the reasons why the applicant considers that the information requested by the local planning authority, in refusing to validate the planning application, does not meet the statutory tests.

When the local planning authority receives an article 12 notice, it will consider the merits of the applicant's case as to why the information requested does not meet the statutory tests. The local planning authority will then either issue a 'validation notice', stating that it no longer requires the information specified in the article 12 notice, or a 'non-validation notice' stating that it still requires the applicant to provide the information requested.

A local planning authority must respond to an article 12 notice within the statutory time period for determining the application in question. Depending on the type of application, this would be 8, 13 or 16 weeks after the day the application is received, or an extended period agreed in writing between the applicant and local planning authority. Where possible, local planning authorities are encouraged to respond to such notices as soon as possible to facilitate further negotiations between the parties. If the statutory time period has already passed or will pass in 7 working days or less, the local planning authority must respond to the article 12 notice within 7 working days.

If the local planning authority fails to respond to an article 12 notice or determine the application within the relevant time periods, the applicant has a right of appeal to the Planning Inspectorate against non-determination.

Appendix 1 - Possible information requirements based on application type – national and local (subject to meeting the specified criteria)

Application Type	Possible Information Requirement
<i>Householder Application</i>	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Location Plan • Fee • Scale Drawings and Information Necessary to Describe the Development • A Site-Specific Flood Risk Assessment • Statement of Significance and Heritage Impact • Archaeological Information (Tier 1) • Ground Conditions and Stability Report • Tree Survey/Arboricultural Impact Assessment
<i>Minor Applications</i>	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Location Plan • Fee • Scale Drawings and Information Necessary to Describe the Development • Design and Access Statement • Access Point for Outline Applications • Biodiversity Net Gain Information • Indicative Post Development Biodiversity Gain Plan • Bat Survey and Assessment • Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA) • A Site-Specific Flood Risk Assessment • Sustainable Drainage Strategy • Statement of Significance and Heritage Impact • Archaeological Information (Tiers 1 and 2) • Structural Survey • Land Contamination Survey • Coal Mining Risk Assessment Report • Ground Conditions and Stability Report • Noise / Nuisance Impact Assessment • Transport Assessment • Self and Custom Build Housing Proforma • Tree Survey/Arboricultural Impact Assessment • Playing Field Impact Assessment • Sequential Test and Retail or Leisure Impact Assessment
<i>Other Applications</i>	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Location Plan • Fee

	<ul style="list-style-type: none"> • Scale Drawings and Information Necessary to Describe the Development • Design and Access Statement • Biodiversity Net Gain Information • Indicative Post Development Biodiversity Gain Plan • Bat Survey and Assessment • Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA) • A Site-Specific Flood Risk Assessment • Statement of Significance and Heritage Impact • Structural Survey • Land Contamination Survey • Noise / Nuisance Impact Assessment • Transport Assessment • Tree Survey/Arboricultural Impact Assessment • Playing Field Impact Assessment • Sequential Test and Retail or Leisure Impact Assessment
<p><i>Major Application</i></p>	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Location Plan • Fee • Scale Drawings and Information Necessary to Describe the Development • Design and Access Statement • Access Point for Outline Applications • Biodiversity Net Gain Information • Fire Statement • Indicative Post Development Biodiversity Gain Plan • Bat Survey and Assessment • Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA) • A Site-Specific Flood Risk Assessment • Sustainable Drainage Strategy • Statement of Significance and Heritage Impact • Archaeological Information (Tiers 1, 2 and 3) • Structural Survey • Land Contamination Survey • Coal Mining Risk Assessment Report • Ground Conditions and Stability Report • Noise / Nuisance Impact Assessment • Affordable Housing and Developer Contributions Statement • Transport Assessment • Climate Change Statement • Self and Custom Build Housing Proforma • Tree Survey/Arboricultural Impact Assessment • Playing Field Impact Assessment

	<ul style="list-style-type: none"> • Sequential Test and Retail or Leisure Impact Assessment
<p><i>Large Scale Major Application (More than 150 dwellings or >2ha site area.)</i></p>	<ul style="list-style-type: none"> • Application Form • Ownership Certificate • Location Plan • Fee • Scale Drawings and Information Necessary to Describe the Development • Design and Access Statement • Access Point for Outline Applications • Biodiversity Net Gain Information • Fire Statement • Indicative Post Development Biodiversity Gain Plan • Bat Survey and Assessment • Preliminary Ecological Appraisal (PEA) or Ecological Impact Assessment (EclA) • A Site-Specific Flood Risk Assessment • Sustainable Drainage Strategy • Statement of Significance and Heritage Impact • Archaeological Information (Tiers 1, 2, 3 and 4) • Structural Survey • Land Contamination Survey • Coal Mining Risk Assessment Report • Ground Conditions and Stability Report • Noise / Nuisance Impact Assessment • Affordable Housing and Developer Contributions Statement • Transport Assessment • Climate Change Statement • Self and Custom Build Housing Proforma • Masterplan and Design Statement • Tree Survey/Arboricultural Impact Assessment • Playing Field Impact Assessment • Sequential Test and Retail or Leisure Impact Assessment