



Application for Outline Planning Permission with All Matters Reserved Validation Checklist

What information do I submit with my application?

www.barrowbc.gov.uk

Published January 2020. These Local Requirements will expire January 2022 if not renewed.

Introduction

This document should be used by applicants and agents intending to submit an outline planning application to the Authority. It provides a checklist of the supporting documentation that may be required at the time of submission. Under current legislation the Authority can also ask for further information up to 28 days following registration if those details are deemed critical in assessment of the application. The document is intended to be comprehensive in terms of the wide range of developments that it covers and in the majority of cases not all of the criteria will apply. A pre-application meeting with officers should establish the areas of subject matter and level of detail required to support your application.

The checklist will;

- Identify the type and extent of supporting material necessary
- Give you greater certainty
- Help to minimise the likelihood that validation of your submission will be delayed by us having to request more information.

National Requirements¹

Forms

- Completed form (3 copies to be supplied unless the application is submitted electronically)

Plans

- The National requirements are for 'a plan which identifies the land to which the application relates'. This shall be met by providing a plan based on an up-to-date map at an identified metric scale. For built up areas and within villages the location plan shall be at a scale of 1:1250 (or 1:2500 in the case of larger or more remote sites) and indicate the direction of North. Wherever possible the plan shall be scaled to fit onto A4 or A3 size paper. The location plan will clearly identify the land to which the application relates within a red line and within a blue line for any other land owned by the applicant located adjacent to the application site. Three copies need to be supplied unless the application is submitted electronically.
- A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies to be supplied unless the application is submitted electronically) including:
- Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries

Certificates

- **The completed Ownership Certificate** [A, B, C or D – as applicable] as required by Article 14 of The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO). If you are unsure about which Certificate to complete contact the Planning Service for advice.
- **The completed, dated Agricultural Holdings Certificate** as required by Article 14 of The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO).
- In addition **where Ownership Certificates B, C or D have been completed, notice[s] as required by Article 13** of The Town & Country Planning (Development Management Procedure) Order 2015 (DMPO) must be given and/ or published in accordance with this Article.

Other Information

- Design and Access Statement if required
- The appropriate fee

¹ The national guidelines are subject to change at short notice but we will endeavour to update these at the earliest opportunity.

Local Requirements

Shall include the following items, dependant upon the Reserved matters, as may be relevant:

- Affordable Housing Statement
- Arborical Method Statement
- Archaeology Assessment
- Agricultural Buildings Appraisal
- Agricultural/Forestry Workers dwelling appraisal
- Air Quality Assessment
- Biodiversity Survey and Report See - <https://www.barrowbc.gov.uk/residents/planning/planning-policy/planning-policy-documents/supplementary-planning-documents-spds-other-guidance/>
- Biodiversity net gain evidence; see <http://publications.naturalengland.org.uk/publication/5850908674228224>
- Construction and Demolition Statement
- Contaminated Land Assessment
- Energy Statement
- Environmental Impact Assessment (where required by 2017 Regs)
- External Lighting Assessment, including photometric plan for floodlighting schemes
- Existing and proposed car parking and access arrangements
- Flood Risk Assessment
- Foul Sewerage Assessment where non mains drainage proposed
- Green Travel Plan (draft)
- Ground Investigation, including contamination assessment and Remediation Report
- Heritage Statement of Significance and Impact
- Highway details including Management Plan where road is not to be Adopted by the Highway Authority - <http://www.cumbria.gov.uk/planning-environment/flooding/cumbriadevelopmentdesignguide.asp>
- Inclusive Design Statement
- Landscape and Planting Schemes (hard and soft Landscaping or Planting Schemes)
- Landscape Assessment / Landscape and Visual Impact Assessment
- Marketing and Viability Assessment
- Materials Schedule
- Mining/subsidence report/Land Stability Survey – See NPPF link <https://www.gov.uk/guidance/land-stability#considerations-development-management-flowchart>
- Noise Impact Assessment (where located close to noise sensitive sites)
- Open Space Assessment
- Photographs/photomontages
- Planning Obligations; draft Head(s) of Terms (Council's legal costs are borne by the applicant)
- Planning Statement
- Private Water Supply Assessment (for isolated developments)
- Regeneration Statement
- Retail Impact Assessment
- Sequential Test for Main Town Centre Uses – see website for guidance document - <http://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>
- Soil Resource Survey and Plan
- Statement of Significance - if any heritage assets are affected (guidance document available at: <http://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>)
- Statement of Community Engagement
- Structural Survey (especially barn conversions)
- Sunlight and Daylight Assessment – (in accordance with BRE)
- Surface Water Drainage Scheme / Drainage Strategy / Sustainable Drainage system details (SuDs) including management plans for future maintenance of surface waters.
- Telecommunications Statement

- Transport Assessment
- Transport Form (Cumbria CC) link; <http://www.barrowbc.gov.uk/residents/planning/development-control/planning-forms-and-guidance/>
- Town Centre Use Assessment
- Tree and Hedgerow survey to include trees/hedgerows present, trees/hedgerows to be removed, the extent of root protection areas, and a management plan for protecting trees/hedgerows during construction, to be in accordance with BS5837:2012
- Utilities Survey (for isolated developments)
- Viability Assessment
- Visual Impact Assessment
- Ventilation/extraction equipment details; scale drawings to include external appearance of flues also the noise ratings for fans and associated equipment
- Waste Management Statement

Other Local Requirements

- ALL plans must include a scale bar.
- If paper copies are submitted you must state the scale and original paper sheet size, in order to avoid confusion if the document is reprinted.
- Unique reference numbers on plans and drawings
- All location plans must be correctly licenced and show a valid licence number. This is to ensure that the council do not breach copyright or national agreements by displaying un-copyrighted material
- A clear and full description of the proposed works
- Under [article 5\(3\) of the Development Management Procedure Order 2015](#), an application for outline planning permission must also indicate the area or areas where access points to the development will be situated, even if access has been reserved.

Finally.... It will help if you;

- Include all of the information at the start
- Pay the fee at the time of submission
- Include a document schedule
- Avoid the use of large file sizes (please contact us if files are unavoidably large)
- Please correspond via email

The Council has a dedicated mailbox for submitting electronic applications - planninghub@barrowbc.gov.uk

Using this mailbox you can:

- submit applications (up to 20MB).
- pay online securely via emailed link to applicant or agent.
- request editable versions of all forms.
- order ordnance survey plans (pdf format).

If you would like more information or would like to speak to someone about electronic planning applications please contact Pam Kayes on the number shown below.

Contact us:

Policy Regeneration and Information
Development Control
Town Hall
Duke Street
Barrow-in-Furness
LA14 2LD Tel 01229 876387 or Email: planningapp@barrowbc.gov.uk

Pre-application Advice and Fees

If you need planning permission, we advise you to discuss your proposals with one of our planning officers using our Pre-application Advice service.

This will help us understand the project and any potential problems. It also offers a chance to consider wider consultation, where appropriate, with the public and other groups which can lead to a better outcome for everyone.

For applicants, paid pre-application engagement will provide greater understanding of the likely issues and policies, this should reduce the potential for unacceptable schemes to be worked up in detail, resulting in unnecessary expenses being incurred.

Benefits of pre-application discussions include:

- the opportunity to identify improvements at a stage when a proposal can still be modified, resulting in better quality developments
- the increased likelihood of getting planning permission
- the opportunity to coordinate investment
- a shared understanding of constraints and opportunities
- the opportunity to agree what supporting information is required
- Identification of proposals which are unlikely to be supported
- to establish timescales and explain the planning processes
- to speed up the application process and reduced delays further down the line

You are strongly advised to use this service, however it should be noted that the scheme is voluntary and we will determine applications that have not been subject to the scheme. However, we cannot accept liability for projects that are either delayed due to a lack of information or ultimately refused due to matters that could have been resolved prior to submission.

Guidance and fees for Pre-application Advice on new developments

A request for pre-application advice can be made on the application form.

Pre-application Advice Request Form - <https://www.barrowbc.gov.uk/residents/planning/development-control/pre-application-advice/>

Please read the guidance and fees note below. This will help you to provide as much relevant information as possible to ensure we can give appropriate advice.

Pre-application Advice Guidance Notes - <https://www.barrowbc.gov.uk/residents/planning/development-control/pre-application-advice/>

Charging rates are as follows (correct at March 2018):

- Simple Schemes - £120 plus VAT
- Small Minor Schemes - £270 plus VAT
- Large Minor Schemes - £440 plus VAT
- Major Schemes - £680 plus VAT
- Strategic Schemes - £880 plus VAT

There is no fee for:

- registered charities, except those operating as a business
- disabled adaptations
- social clubs and non professional sports clubs
- community organisations undertaking work for the public benefit

Note

Pre-application advice is officer level advice given without prejudice to any formal decision that the

Planning Authority may make in dealing with a formal application for planning permission. It is not a formal decision by the Council as Planning Authority and cannot bind in any way the Council's final decision on any planning application.

You should not rely on the advice as an assurance as to the likelihood of an application being successful/unsuccessful.

We will not enter into preliminary discussions on applicable schemes outside of the pre-application advice service.

Processing of subsequent planning applications

The planning service will try and process applications within the nationally set timescales of 8, 13 or 16 weeks depending on the type of application. However, applications submitted following pre-application advice may take less time to determine.