

Leicestershire County Council Planning Application Validation Requirements



November 2023

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Contents

1. Introduction	5
2. The Validation Process	6
Electronic Submission	7
Contacts	8
3. Statutory National Validation Requirements	9
The Planning Application Form	9
The Planning Application Fee	9
Ownership / Agricultural Holding Certificates	10
Location Plan	10
Site Plan / Block Plan	11
Other Plans	11
Updated and Superseded Plans	11
Design and Access Statement	11
Environmental Statement	12
4. Leicestershire County Council local validation requirements	13
Supporting Planning Statement	14
Transport Assessment and Transport Statement	15
Draft Travel Plans	16
Parking Provision	17
Planning Obligations – Draft Head of Terms	17
Flood Risk Assessment	18
Hydrological and Hydrogeological Assessment	19
Land Contamination Survey	20
Tree Survey / Arboricultural Report	20
Heritage Statement	21
Archaeological Assessment	22
Biodiversity and Geodiversity Assessment	23

Applications within the National Forest	25
Applications within the River Mease Special Area of Conservation (SAC) –	
Habitats Regulations Assessment (Appropriate Assessment)	26
Noise and Vibration Assessment	26
Air Quality Assessment	27
Health Impact Assessment (HIA) Screening	28
Sunlight / Daylight / Lightning Assessment	29
Landscape and Visual Impact Assessment (LVIA)	30
Economic Statement	31
Aerodrome Safeguarding Assessment	31
Land Stability / Coal Mining Risk Assessment	32
Agricultural Land Classification	33
Mineral Assessment	34
Restoration and Aftercare	34
Sustainability Statement (Climate Change and Carbon Emissions)	36
Statement of Community Involvement	36
Recreation and Open Space Statement	37



1. Introduction

- 1.1 The validation of a planning application is a checking process to ensure that the information required to assess a planning application has been submitted at the start of the process. The purpose of having validation requirements is to make the process of applying for planning permission consistent and to provide clarity to developers about the information that needs to be submitted with an application.
- 1.2 It allows the County Council to deal properly and efficiently with the planning applications it receives and helps to ensure that appropriate and accurate information is submitted from the outset.
- 1.3 Without the necessary information, consideration of an application would be subject to additional delay while the information is requested, provided and then consulted upon; or it could result in refusal of the application on the grounds of insufficient information.
- 1.4 There are two types of validation criteria: the national requirements and any local requirements.
- 1.5 The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the statutory national information requirements that must be submitted with all planning applications. The national requirement includes basic, but key information to be submitted by applicants such as application forms supported by location, layout and block plans and where appropriate, elevation plans. Submission of the correct fee and appropriate certificates also form part of the national requirements.
- 1.6 In addition to the national requirements, the National Planning Policy Framework (NPPF) states that *“Local planning authorities should publish a list of their information requirements for applications for planning permission. These requirements should be kept to the minimum needed to make decisions and should be reviewed at least every two years. Local planning authorities should only request supporting information that is relevant, necessary and material to the application in question”* (NPPF paragraph 44).
- 1.7 This document sets out the minimum requirements for planning applications to enable their proper validation and determination. This will ensure that applications are fit for purpose and minimise the need for the submission of information at a later stage. This will in turn help the County Council provide an efficient planning service and will help to achieve targets for the determination of planning applications. The County Council recognises that the

scale and type of applications vary, and this will require the submission of differing levels of information and supporting documentation. This document takes this into account in the scope of information needed for the various types of application dealt with by the County Council.

Pre-Application Advice

- 1.8** The County Council encourages applicants and their agents to seek pre-application advice. This is particularly relevant for larger, more complex or potentially controversial proposals. This assists applicants in identifying the information and details that are required to be submitted with their application. Such an approach can help to minimise delays later in processing the application and identify whether other consents may be required. The NPPF (Paragraph 39) also encourages pre-application discussions stating that early engagement has the potential to improve the efficiency and effectiveness of the planning application system.
- 1.9** In certain circumstances relating to wind turbine development pre-application engagement with communities is mandatory, although in most cases it is not. Nevertheless, the County Council encourage applicants to consult with and involve local communities at an early stage of the planning process, particularly for larger, more complex or potentially controversial proposals.
- 1.10** The County Council recognises that the scale and type of applications vary, and this will require the submission of differing levels of information and supporting documentation. This document takes this into account in the scope of information needed for the various types of application dealt with by the County Council.

2. The Validation Process

- 2.1** All applications received by the County Council will be checked against the statutory national information requirements, and the local information requirements contained in this document.

Invalid Applications

- 2.2** Where an application does not contain all the information listed in the statutory national information requirements the application will be deemed invalid under the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The applicant will be informed in writing of the requirements necessary to validate the application.
- 2.3** Where an application does not include information (either at all or in sufficient detail) listed in the Leicestershire County Council – Local Validation

Requirements that the Council considers should be provided, then the application will be treated as invalid, and the applicant will be informed in writing what information is required to validate the application. The Council will only request supporting information that it considers relevant, necessary and material to the application.

- 2.4** Applicants are encouraged to partake in pre-application discussions with the County Council to agree what information is required before an application is submitted, which can help avoid disputes over the information necessary to validate an application and reduce associated delays. However, where there is a disagreement about the information needed following the submission of an application, the Council will aim to work with applicants and their agents to resolve the matter promptly.
- 2.5** There is no right of appeal against the Council's decision to invalidate an application. However, there is a procedure in the Development Management Procedure Order to help resolve such disputes. An applicant must first send the Council 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 the information requested by the Council, in refusing to validate the planning application, does not meet the statutory tests.
- 2.6** When the Council receives an Article 12 notice, it will consider the merits of the applicant's case and will then 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 information. After issuing a non-validation notice and after the relevant time period has passed without the Council granting or refusing to grant planning permission, an applicant may appeal to the Planning Inspectorate against non-determination of the application. In considering such an appeal the Inspector will consider both the dispute regarding invalidity and the merits of the application itself.

Electronic Submission

- 2.7** Leicestershire County Council's preferred method of receiving planning applications is electronically and these should please be submitted via the Planning Portal at www.planningportal.co.uk. Planning applications and pre-application enquiries can be sent directly to planningcontrol@leics.gov.uk.
- 2.8** Where there are numerous large documents to submit, it is often beneficial for the documents to be submitted in both digital and paper formats. With the exception of Environmental Impact Assessment (EIA) applications, the

authority only wishes to receive one paper copy of application documents but may request additional paper copies for consultation purposes. For EIA applications, applicants should discuss the number of hard copies required with the County Council prior to submission.

2.9 It is recommended that for the electronic submission of planning documents, the following is adhered to, to assist the County Council in the handling of electronic information:

- Portable Document Format (pdf) is the recommended file format to ensure that documents are accessible to consultees;
- All drawings should be saved in a single layer and should avoid covering multiple issues in one plan, such as existing and proposed vegetation or superimposing the proposed development on existing;
- All drawings should be correctly orientated for on-screen display;
- All drawings should include a scale bar and key dimensions, paper size and scale (for example 1:1250 at A3). The pdf document page size should correspond to the 'print @' scale specified on the plan;
- All documents and drawings should be clearly labelled/titled, with drawings given a unique plan reference;
- Updated or revised versions of plans or documents should be clearly named to show a change, and so that new documents can be easily identified.

Contacts

2.10 If you have any enquiries relating to planning, please contact us on:

Telephone: 0116 305 1085

Email: planningcontrol@leics.gov.uk

Address: Planning, Historic and Natural Environment
Leicestershire County Council
County Hall
Glenfield
Leicester
LE3 8RA

Further Guidance

[Link to National Planning Portal](#)

[Link to Leicestershire County Council](#)

[Link to Planning Practice Guidance](#)

3. Statutory National Validation Requirements

- 3.1** The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires the following forms, fee, plans and information to be submitted with all applications (unless otherwise stated).

The Planning Application Form

- 3.2** Please ensure that planning applications are made on the relevant planning application form and submitted electronically to the County Council via the Planning Portal: www.planningportal.co.uk or via the County Council's email address: planningcontrol@leics.gov.uk. The relevant standard (1APP) application forms are the appropriate forms to be used for all applications, except for those for minerals development which are to be submitted using the application forms available on the County Council's website.
- 3.3** Downloadable, printable applications forms are available on the Planning Portal website, via the link below:

[Link to Planning Portal Downloadable Forms](#)

- 3.4** Please ensure that forms are signed and dated, with all relevant sections of the forms completed.

The Planning Application Fee

- 3.5** Planning applications are (in almost all cases) subject to a planning application fee, as set out in the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended). If there are any questions about the appropriate fee or whether an exemption applies, applicants are guided towards the Planning Portal's Fee Calculator, which is available via the link below. If further help is required, LCC Planning Officers will assist with queries and can be contacted via the details provided above.

[Link to Planning Portal Fee Calculator](#)

- 3.6** Leicestershire County Council can accept planning application fee payment via the Planning Portal or by cheque. For development where the County Council is the developer (i.e., Regulation 3 development), payment via Internal Transfer Journal (ITJ) is also acceptable.

Ownership / Agricultural Holding Certificates

- 3.7** A completed, signed and dated ownership/agricultural holding Certificate A, B, C or D confirming the site ownership and whether any of the land to which the application relates is, or is part of, any agricultural holding is required. These certificates are part of the standard application forms. For the purpose of completing these forms, an 'owner' is anyone with a freehold interest, or leasehold interest with at least 7 years left to run. 'Agricultural tenant' means any person who is the tenant of an agricultural holding or farm business tenancy of land, any part of which is comprised in the application site.
- 3.8** Applicants are reminded that an applicant for planning permission must give requisite notice of the application to any person (other than the applicant) who on the prescribed date is an owner of the land to which the application relates, or a tenant, in accordance with Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Location Plan

- 3.9** The location plan is normally required to be at a scale of 1:1250 or 1:2500, based on a metric OS map, indicated north point and give a drawing reference number. It is recognised that there are certain circumstances, such as development covering a large area, where location plans of a smaller scale may be more appropriate to enable the application site to be identified.
- 3.10** The application site is required to be edged clearly with a red line. Where the proposal involves a new building or extension on a large application site the proposed building should be hatched in red to provide extra clarity for consultation purposes.
- 3.11** The plan is to include all land necessary to carry out the proposed development – for example, land required for access to the site. A blue line is to be drawn around any other land owned by/under the control of the applicant, close to or adjoining the application site.
- 3.12** It would be appreciated and assist in the process if the location plan, wherever possible, could show at least two named roads, surrounding buildings, and features. In the interests of clarity, the location plan is not required to include

other information that is provided on other plans, such as topographical details.

Site Plan / Block Plan

- 3.13** The site plan is advised to be submitted at an appropriate scale for the development proposed. Please accurately show the direction of north on the plan and the proposed development in relation to the site boundaries and other existing buildings, with written dimensions. The site plan is also encouraged to show the following, unless these would not influence or be affected by the proposed development: all the buildings, roads and footpaths adjoining the site including access arrangements, all public rights of way, the position of all trees on the site and those on the adjacent land, the extent and type of any hard/soft landscaping and any boundary treatment.

Other Plans

- 3.14** This will vary according to the type of development proposed, but where there is built development, this will include elevation plans (both existing and proposed). It could also include floor plans, roof plans and section plans. All plans are required to be at an appropriate scale, usually 1:50 or 1:100, and include a unique drawing reference number and title. It would also be beneficial if all plans specify critical dimensions (external measurements) such as building footprint, and height to eaves and ridge. If there is any uncertainty over what plans are required to be submitted LCC Planning Officers are happy to assist.

Updated and Superseded Plans

- 3.15** Any plans or supporting documents which supersede those originally submitted should be clearly labelled and sent electronically to the County Council.

Design and Access Statement

- 3.16** A Design and Access Statement is required to accompany the following:
- All applications for major development (as defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015), other than for the exceptions set out below;
 - Development within a designated area (Conservation area or World Heritage Site), for development consisting of one or more dwellings, or a building or buildings with a floor space of 100m² or more;
 - Applications for listed building consent.

- 3.17** Applications for waste development, a material change of use, engineering or mining operations do not need to be accompanied by a Design and Access Statement.
- 3.18** In addition, applications to amend the conditions attached to a planning permission do not require a Design and Access Statement.
- 3.19** The purpose of a Design and Access Statement is to (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to consider the context of the proposed development, and how the design of the development takes that context into account.
- 3.20** A development's context refers to the specific 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.
- 3.21** Design and Access Statements are also used to explain the applicant's approach to access and how relevant Local Plan policies have been considered. Any specific issues which might affect access to the proposed development could also be addressed in this document.
- 3.22** The applicant is encouraged to detail any consultation undertaken in relation to access issues, if this has been done, and how the outcome of this consultation had informed the proposed development.

Further Guidance

[Link to Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#)

[Link to National Planning Policy Framework](#)

[Link to National Planning Practice Guidance](#)

Environmental Statement

- 3.23** The aim of Environmental Impact Assessment (EIA) is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant

effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making processes. An Environmental Statement is the document within which an EIA is presented.

- 3.24** The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the types of development that require an EIA to be undertaken. All developments listed in Schedule 1 of the Regulation require an EIA to be undertaken, as do some developments listed in Schedule 2 depending on if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. The documents listed below provide detailed guidance, including indicative criteria and thresholds for proposals requiring EIA.
- 3.25** A 'screening opinion' can be obtained from the County Council as to whether a proposed development falls within the scope of the EIA Regulations. The EIA Regulations provide a list of matters in Schedule 3 to be considered when an authority comes to a 'screening opinion' as to whether an EIA is necessary.
- 3.26** Schedule 4 of the EIA Regulations sets out the information that is to be included in an Environmental Statement. You are entitled to request a 'scoping opinion' from the County Council as to the key environmental issues the Environmental Statement should cover. Early consultation with Planning Officers is recommended prior to making an application.

Further Guidance

[**Link to The Town and Country Planning \(Environmental Impact Assessment\) Regulation 2017**](#)

[**Link to National Planning Policy Framework**](#)

[**Link to National Planning Practice Guidance**](#)

4. Leicestershire County Council local validation requirements

- 4.1** In addition to the national requirements above, the list below sets out further information and assessments that are required to be submitted with planning applications depending on their nature and scale.

- 4.2 The County Council will only request information about a matter which is relevant, necessary, and material to the determination of the application. This information will be required to enable the validation of the application. As requirements will vary from case to case, please contact us at an early stage if you are unsure about what information needs to be submitted.
- 4.3 All of the below sections include references where further information and guidance can be found.
- 4.4 There is a checklist at the end of the document which will assist in validation and can be completed and submitted with an application to help identify what information has been provided.

Supporting Planning Statement

- 4.5 A statement is required for planning applications explaining the need for the proposed development. It is recommended that these statements are proportionate and specific to the development and, for the most minor of development, could comprise a covering letter.
- 4.6 Where appropriate, it should also seek to demonstrate how the proposed development complies with policies in the development plan, national policy and guidance and other relevant documents.
- 4.7 Where a proposal does not comply with development plan policies an explanation is to be provided to justify the need for the development and set out the overriding reasons as to why the proposal should go ahead. The supporting statement is also the appropriate place for the applicant to outline details of the proposed development in terms of its achievement of sustainable development. This would generally include economic, social and environmental issues.
- 4.8 Details of any consultation with Planning or other County Council Officers and wider community/statutory consultees undertaken prior to submission would also be beneficial to be included in the supporting statement.
- 4.9 The Supporting Planning Statement submitted with proposals on **school sites** should also set out existing and proposed pupil and staff numbers, parking provision and nearby school information where there is a proposed change to pupil/staff numbers.
- 4.10 For school developments which impact upon or involve the loss of playing field area, existing and proposed summer and winter pitch layouts should be provided and confirmation as to why the particular location within the site has been chosen.

Further Guidance

[Link to Sport England Playing Fields Policy](#)

[Link to National Planning Policy Framework](#)

[Link to National Planning Practice Guidance](#)

Transport Assessment and Transport Statement

- 4.11** All developments that generate significant numbers of vehicular movements are required to be supported by a transport assessment or transport statement. Transport assessments are thorough assessments of the transport implications of development, and transport statements are a 'lighter-touch' evaluation to be used where this would be more proportionate to the potential impact of the development (i.e., in the case of development with anticipated limited transport impacts).
- 4.12** Table PDP1 of the [Leicestershire Highway Design Guide](#) identifies the types of development and the relevant thresholds for which a transport statement and/or transport assessment would be required as part of an application. Detailed guidance in relation to what would be required to be included within a Transport Assessment or Statement is included in the Leicestershire Highways Design Guide Appendix C – Assessing the transport impacts of development proposals.
- 4.13** It would be beneficial if the need for a transport assessment or statement, and its scope, is discussed with the County Council's Planning and Highways teams at the earliest opportunity. This approach is strongly recommended within the Leicestershire Highway Design Guide and [Manual for Streets](#).

Further Guidance

[Link to the National Planning Policy Framework - Chapter 9. Promoting Sustainable Transport](#)

[Link to Planning Practice Guidance – Travel Plans, Transport Assessments and Statements](#)

[Link to Manual for Streets](#)

[Link to Leicestershire Highways Design Guide](#)

[Strategic road network and the delivery of sustainable development \(Dec 2022\)](#)

Draft Travel Plans

- 4.14** Where a development will generate significant amounts of movements a travel plan should be provided to accompany the application (NPPF paragraph 113). A travel plan is a long-term management strategy that seeks to deliver sustainable transport objectives. It will normally be prepared alongside a transport assessment/statement.
- 4.15** Travel plans identify the specific required outcomes, targets, and measures, and set clear future monitoring and management arrangements all of which should be proportionate. They also consider what additional measures may be required to offset unacceptable impacts if the targets are not capable of being met. Table PDP1 of the [Leicestershire Highway Design Guide](#) identifies the types of development and the relevant thresholds for which travel plans would be required as part of an application.
- 4.16** Further guidance in relation to what is advised to be included within a Travel Plan is included in the Leicestershire Highways Design Guide Appendix C – Assessing the transport impacts of development proposals.

Further Guidance

[Link to the National Planning Policy Framework - Chapter 9. Promoting Sustainable Transport](#)

[Link to Planning Practice Guidance – Travel Plans, Transport Assessments and Statements](#)

[Link to Leicestershire Highways Design Guide](#)

Parking Provision

- 4.17** All applications that require the provision of new and additional parking facilities or ones which would result in the loss of parking should provide parking provision information, in accordance with [NPPF](#) Chapter 9: Promoting sustainable transport and [Leicestershire Highways Design Guide](#). It would be beneficial if parking provision is provided as part of a transport assessment or statement (see above) and is discussed with the County Council's Planning and Highways teams at the earliest opportunity.

Further Guidance

[Link to the National Planning Policy Framework - Chapter 9. Promoting Sustainable Transport](#)

[Link to Leicestershire Highways Design Guide](#)

Planning Obligations – Draft Head of Terms

- 4.18** Planning obligations are legal obligations entered into to mitigate the impacts of a development. A planning obligation may be sought where a requirement is identified that cannot be met by the imposition of a planning condition. Planning obligations must only be sought where they meet all of the three tests as set out in the CIL Regulations and paragraph 57 of the NPPF – a) necessary to make the development acceptable in planning terms; b) directly related to the development; and c) fairly and reasonably related in scale and kind to the development.
- 4.19** A planning obligation can be entered into under section 106 of the Town and Country Planning Act 1990 by a person with an interest in the land and the County Council; or via a unilateral undertaking entered into by a person with an interest in the land without the County Council. Planning obligations run with the land and are legally binding and enforceable.
- 4.20** Where considered essential by the County Council the draft heads of terms for a Section 106 agreement or unilateral undertaking should be provided with the submission of a planning application. Draft heads of terms will only be required for validation purposes where this has been made clear during discussions at the pre-application stage.

Further Guidance

[Link to National Planning Policy Framework - Planning Obligations \(paragraphs 55 - 58\)](#)

[Link to National Planning Practice Guidance - Planning Obligations](#)

Flood Risk Assessment

- 4.21** A site-specific Flood Risk Assessment (FRA) is required to be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in the future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.
- 4.22** Where an FRA is being prepared by the applicant, it is recommended that this is carried out in consultation with the County Council (as the Lead Local Flood Authority – LLFA), the Environment Agency and the Internal Drainage Board where appropriate.
- 4.23** The purpose of the FRA is to consider the risk to the development from all forms of flooding, and the risk to others as a result of the development. It is also advised that the FRA demonstrate how these risks will be managed now, and in the future, taking climate change into account.
- 4.24** The FRA is required to include a sequential test where necessary ([Paragraphs 161 - 162 of the NPPF](#)). A sequential test ensures that a sequential approach is followed to steer new development to areas with the lowest probability of flooding (Flood Zone 1). Where there are no reasonably available sites in Flood Zone 1, local planning authorities in their decision making are required to take into account the flood risk vulnerability of land uses and consider reasonably available sites in Flood Zone 2, applying the exception test if required ([Paragraph 163 - 165 of the NPPF](#)).
- 4.25** Only where there are no reasonably available sites in Flood Zones 1 or 2 should the suitability of Flood Zone 3 be considered. It is recognised that mineral deposits have to be worked where they are (and sand and gravel extraction is defined as ‘water compatible development’, acknowledging that these deposits are often in flood risk areas).
- 4.26** The FRA should also seek to include a surface water management systems strategy, including Sustainable Drainage Systems (SuDS). Early consultation with the LLFA is advisable.
- 4.27** A sustainable approach is the preferred approach to be taken to the discharge of surface water following the sequential preference: (i) soakaway; (ii) watercourse; (iii) mains drainage. Where a less sustainable form of surface water drainage is proposed, the applicant is encouraged to demonstrate why a more sustainable method of surface water drainage cannot be used.

Further Guidance

[Link to National Planning Policy Framework - Meeting the challenge of climate change, flooding and coastal change \(paragraphs 152 - 173\)](#)

[Link to National Planning Practice Guidance - Flood Risk and Coastal Change](#)

[Link to Leicestershire County Council Flooding and Drainage](#)

[Link to The Environment Agency](#)

Hydrological and Hydrogeological Assessment

- 4.28** For minerals and/or waste related development proposals where dewatering is proposed or where proposals may affect the water table or surface water flows, hydrological and/or hydrogeological assessments should be submitted as part of the application.
- 4.29** The assessment typically includes the calculations of the extent and volumes of dewatering. Information to support this may need to include details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depths, bedrock geology and details of any borehole reports including any information about both licensed and unlicensed abstractions.
- 4.30** Applicants are advised to aim to identify the natural water table including its depth, source catchment areas and characteristics. Conditions of the potential impact upon any wetland (surface or groundwater) dependant ecological sites is also to be included.
- 4.31** The assessment is required to show whether any third parties would be affected by dewatering. Where investigations show that dewatering is likely to have an impact on public or private water supplies, waterbodies or water courses, details of mitigation measures are required to be included in the application (e.g., recharging).
- 4.32** Details of proposed methods of dewatering and proposed methods of water disposal are to be provided. Applicants should also include proposed measure to control potential pollution to protect ground and surface water and also give 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 watercourses.

Further Guidance

[Link to National Planning Policy Framework](#)

[Link to National Planning Practice Guidance – Minerals](#)

Land Contamination Survey

- 4.33** An appropriate contaminated land assessment is required to be submitted with any application where it is stated on the planning application form that land is known and/or suspected to be contaminated or the proposed use would be vulnerable to the presence of contamination.
- 4.34** A desktop study to establish the extent of contamination and the proposed remedial works will be required in support of all planning applications involving sites which have previously been used for industrial purposes, landfill, or other potentially contaminating uses.
- 4.35** Where contamination is known to exist more detailed investigation will be required to be carried out to support the application. This document is encouraged to aim to demonstrate whether the site is suitable for the proposed use considering pollution from previous uses and any measures for mitigation.
- 4.36** Applications involving works to school buildings known, or suspected, to contain asbestos are to be identified as such on the planning application forms and include, as a minimum, a desk top study. If the desk top study identifies that further investigation is critical to the determination of the application (i.e., could not be the subject of a planning condition) an investigation will be required to enable the validation of the application.

Further Guidance

[Link to National Planning Policy Framework Chapter 15. Conserving and enhancing the natural environment – Ground conditions and pollution \(paragraphs 174 – 178\)](#)

[Link to National Planning Practice Guidance – Land affected by contamination](#)

Tree Survey / Arboricultural Report

- 4.40** Where a proposal involves work that affect any trees or hedgerows within Or adjacent to the application site, the position, species, spread and roots of trees should be shown accurately on a plan. Any trees which are to be felled or are otherwise affected by the proposed development are also to be identified. Tree

reports should conform to BS 5837 : 2012 – Trees in relation to Design, Demolition and Construction Recommendations.

- 4.37** For large scale proposals, or those on sites with significant tree coverage, it may be appropriate to submit a detailed tree survey and Arboricultural report with the application. The report is generally required to assess the impacts on trees affected, their health, their value to local amenity and how tree loss / damage will be mitigated. The location of any trees within adjacent sites, including highway trees, which may be affected by the application, are also advised to be shown. Information regarding which trees are to be retained and the means of protecting retained trees during construction works could also be included. The information would benefit by being prepared by a suitably qualified and experienced arboriculturist.

Further Guidance

[Link to National Planning Policy Framework - Chapter 12 Achieving well designed places and Chapter 15 Conserving and Enhancing the Natural Environment](#)

[Link to Tree Preservation Orders and trees in conservation areas](#)

[Link to Leicestershire Tree Management Strategy-2020-2025](#)

[Link to The Forestry Commission](#)

[Link to BS 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations](#)

[LCC Apply for permission to work on a protected tree](#)

Heritage Statement

- 4.38** A Heritage Statement is to be submitted with all planning applications where the development may affect heritage assets, either directly or indirectly. Heritage assets include Listed Buildings, Conservation Areas, Scheduled Ancient Monuments, Registered Battlefields, Registered Parks and Gardens, sites of archaeological interest and assets of heritage interest identified by the County Council. This requirement also applies to non-designated heritage assets, such as buildings of 'local interest'.
- 4.39** A Heritage Statement is generally required to describe the significance of the heritage assets affected, including any contribution made by their setting and the effect of the development on the assets. The level of detail is to be proportionate to the assets' importance and no more than is sufficient to understand the potential impact on the proposal on the assets' significance.

- 4.40** Please contact the Leicestershire County Council's Heritage team for further advice and guidance. Additional advice can be obtained from conservation officers within the relevant District or Borough Council.

Further Guidance

[Link to National Planning Policy Framework - Chapter 16 Conserving and Enhancing the Historic Environment \(paragraphs 189 - 208\)](#)

[Link to National Planning Practice Guidance – Historic Environment](#)

[Link to Historic England Statements of Heritage Significance: Analysing Significance in Heritage Assets - Advice Note 12](#)

[Link to Leicestershire Historic Environment Record](#)

Archaeological Assessment

- 4.41** Applicants submitting proposals which could potentially impact upon sites of archaeological interest will be required to undertake an archaeological assessment and where necessary carry out further archaeological investigations to allow the significance of the archaeology to be understood. The result of this work is required to be included within the application to enable the County Council's Heritage team to understand the significance of any potential impacts upon archaeology.
- 4.42** The level of assessment required will depend on the archaeological potential and sensitivity of the site. Advice is available from the County Council's Heritage team (details below) and early engagement is recommended if there are any uncertainties over submission requirements. Documentation to support the application should be submitted in accordance with policy advice set out in the [National Planning Policy Framework](#).

Further Guidance

[Link to National Planning Policy Framework - Chapter 16 Conserving and Enhancing the Historic Environment \(paragraphs 189 - 208\)](#)

[Link to National Planning Practice Guidance - Historic Environment](#)

[Link to Historic England](#)

[Link to Historic Environment Record](#)

Biodiversity and Geodiversity Assessment

- 4.43** Where a proposed development may have potential impacts on biodiversity and/or geodiversity, an assessment of these impacts should be submitted with any application. In all instances where there is significant harm to biodiversity, the sequential steps of the mitigation hierarchy are to be followed, specifically: avoidance (through locating on alternative sites with less harmful impacts), adequately mitigated, or as a last resort, compensated for.
- 4.44** Major developments and others that have potential significant impacts should include a desktop study (to include consultation on scoping with the Leicestershire and Rutland Environment Records Centre – LRERC and relevant nature conservation organisations, groups and individuals) and the results of surveys to determine the presence/absence of notable habitats, protected species or species of principle importance for the conservation of biodiversity in England. These include ancient woodland and recognised Phase 1 priority habitats, listed by the [Joint Nature Conservation Committee \(JNCC\)](#), which are as follows:
- A – Woodland and Scrub
 - B – Grassland and marsh
 - C - Tall herb and fen
 - D – Heathland
 - E – Mire
 - F – Swamp, marginal and inundation
 - G – Open water
 - H – Coastland
 - I – Exposure and waste
 - J – Miscellaneous
- 4.45** Amongst these, 155 specific habitat types are recognised, each having its own name, alpha-numeric code, description and mapping colour and the [Handbook Phase 1](#) should be consulted.
- 4.46** Internationally and nationally designated sites should be recognised and assessed to ensure they are appropriately considered for direct and indirect effects to their function. International designations include Special Protection Areas (SPAs) and Special Areas of Conservation (SAC). They also cover those sites protected by the Ramsar Convention. National designations include Sites of Special Scientific Interest (SSSI).
- 4.47** Locally designated sites, such as Local Wildlife Sites (LWS), should be considered as these have important ecological function within the local context. Applicants should consider the impacts of the proposed development on any local wildlife or geodiversity sites, in line with paragraphs 174 and 179

of the NPPF and any relevant development plan policy. There may also be opportunities to enhance local sites and improve their connectivity. Further information should be obtained from appropriate bodies, such as the local records centre, wildlife trust, geo-conservation groups or recording societies.

- 4.48** Such work must be undertaken by a suitable qualified person, following nationally recognised guidelines.
- 4.49** When considering impacts on biodiversity and/or geodiversity, consideration is to be given to both direct impacts (such as habitat loss) and indirect impacts (such as changes to hydrology, air quality, noise, light and disturbance). Where proposals include mitigation and/or compensation measures, information to support these measures will be needed. Proposals are encouraged to seek to provide ecological enhancements wherever possible and make provision for the maintenance and management of retained or created biodiversity/geodiversity features.
- 4.50** Under the [Environment Act 2021](#), all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using [Defra Biodiversity metric](#) and habitats will need to be secured for at least 30 years. The calculation and results of the biodiversity metric should be submitted where net gain is a requirement.
- 4.51** Whilst biodiversity net gain is not currently a validation requirement, it will become one in January 2024. Nevertheless, where applications involve the loss of biodiversity and restoration/replacement habitat, biodiversity net gain calculations supporting planning applications are encouraged and the County Council's Ecological Officers can be contacted for advice.

Further Guidance

[Link to National Planning Policy Framework - Chapter 16 Conserving and Enhancing the Natural Environment \(paragraphs 179 - 182\)](#)

[Link to National Planning Practice Guidance - Natural Environment Environment Act 2021](#)

[Link to Circular 06/2005: Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system](#)

[Leicestershire County Council, planning and wildlife issues - planningecology@leics.gov.uk](#)

[Link to Leicestershire and Rutland Environment Records centre \(LRERC\)](#)

[Link to Leicestershire County Council Local Validation Criteria – Biodiversity](#)

[Link to Natural England](#)

[Link to Leicestershire and Rutland Wildlife Trust](#)

Applications within the National Forest

- 4.52** The National Forest is an ambitious environmental project that has been creating a new forest across 200 square miles of central England since 1995. New green infrastructure has been secured through the planning system by way of onsite tree planting, mineral and waste disposal site restoration and derelict land reclamation schemes or through financial contributions
- 4.53** The National Forest Strategy and an approved Community Forest Plan may be a material consideration in deciding planning applications and planning applications that fall within the National Forest should demonstrate how planting can be accommodated within the development.
- 4.54** Developers are encouraged to create sustainable, design-led schemes that reflect local character and the site's location within the National Forest and should seek to produce assessments that meet requirements contained within the Code for Sustainable Homes, BREEAM and Building for Life.
- 4.55** It is advisable to consider how a proposal will incorporate green infrastructure early in the application process. This can be through engaging with the County Council's preapplication service, prior to submitting an application.

Further Guidance

[National Planning Policy Framework \(NPPF\) paragraph 146](#)

[National Forest Guide for Developers and Planners](#)

[National Forest Company](#)

[Link to National Planning Practice Guidance - Natural Environment](#)

Applications within the River Mease Special Area of Conservation (SAC) – Habitats Regulations Assessment (Appropriate Assessment)

- 4.56** The river Mease (including its tributary the Gilwiskaw Brook) is designated as a Special Area of Conservation (SAC), a European level designation, as well as a Site of Special Scientific Interest. Within the River Mease SAC there are issues with water quality which suffers from high phosphate levels.
- 4.57** All new development within the river Mease SAC should consider the River Mease Water Quality Management Plan and that there will be no significant adverse impact upon the SAC, detailing any appropriate mitigation measures. Detailed information about drainage, both surface and foul water, should be included in order for an Appropriate Assessment to be prepared once sufficient evidence has been submitted.

Further Guidance

[National Planning Policy Framework \(NPPF\) paragraph 174](#)

[River Mease Water Quality Management Plan](#)

[DEFRA River Mease Operational Catchment](#)

[Joint Nature Conservation Committee \(JNCC\) Special Areas of Conservation - River Mease](#)

[North West Leicestershire River Mease Standing Advice to LPAs](#)

Noise and Vibration Assessment

- 4.58** A noise impact assessment is required to be submitted with all applications for potentially noisy developments and uses where these uses are likely to raise issues of disturbance to the occupants of nearby existing buildings (and in certain circumstances noise sensitive species/habitat).
- 4.59** Proposals for noise sensitive uses (such as a school or care home) close to existing sources of noise are advised to submit a noise impact assessment please. These are to be prepared by a suitably qualified acoustician and should

include information on existing and proposed noise levels (including night-time noise where relevant) and where appropriate recommend a scheme of measures to mitigate noise impact.

- 4.60** With regard to minerals development, the [NPPF](#) recognises that some noisy short-term activities, which may otherwise be regarded as unacceptable, are unavoidable to facilitate mineral extraction. Specific guidance on noise emissions from mineral activities is set out in the [Planning Practice Guidance](#).
- 4.61** In relation to all applications for mineral, major industrial and commercial development that introduce or expose vibration-sensitive development(s) into areas and locations where vibration is likely to have an adverse impact upon amenity of surrounding occupiers a vibration survey would be required to be submitted. Vibration surveys are recommended to be conducted having regard to the advice set out in detail in the below documents

Further Guidance

[Link to National Planning Policy Framework - Chapter 17 Facilitating the sustainable use of minerals](#)

[Link to National Planning Practice Guidance - Minerals](#)

[Link to Leicestershire County Council – Minerals and Waste Local Plan Policy DM1: Sustainable Development \(p68\)](#)

[Link to BS4141:2014 – Method for rating and assessing industrial and commercial sound](#)

[BS 6472: 2008 ‘Guide to Evaluation of human exposure to vibration in buildings](#)

[District / Borough Council Environmental Health Officers \(see Council websites\)](#)

Air Quality Assessment

- 4.62** Proposed development that impact on air quality or are potential pollutants are to be supported by an Air Quality Assessment indicating the change in air quality resulting from the proposed development, details of sensitive receptors/locations, the methodology used for assessing impact and the proposed mitigation measures. Air Quality Assessments will be required where a proposed development would release emissions (e.g., a facility where a fuel source is combusted, such as waste incinerator); where dust would be emitted; where there is an increase in vehicular movements (particularly HGVs); or where ‘sensitive receptors’, such as a school, would be introduced in an area

of poor air quality. Specific guidance on the impacts of dust emissions from minerals development is provided in the Planning Practice Guidance.

- 4.63** In certain circumstances, it will also be necessary to consider the impact of emissions and dust on habitat within an Air Quality Assessment, particularly where there are nationally or internationally designated sites which could be affected by a proposed development.

Further Guidance

[Link to National Planning Policy Framework \(paragraph 186\)](#)

[Link to National Planning Practice Guidance - Minerals](#)

[Link to UK Air Pollution Information System \(APIS\)](#)

[District / Borough Council Environmental Health Officers \(see Council websites\)](#)

Health Impact Assessment (HIA) Screening

- 4.64** A Health Impact Assessment (HIA) aims to predict the health outcomes that arise as a result of a planning proposal on a population. A HIA should aim to enhance the positive aspects of a proposal through assessment, while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that might be affected.
- 4.65** HIA Screening is a process to determine the scale of health and wellbeing impacts generated by the development proposal. HIA screening should be provided for all major developments, including the following:
- the winning and working of minerals or the use of land for mineral-working deposits;
 - waste development;
 - relevant developments where the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
 - relevant developments carried out on a site having an area of 1 hectare or more.
- 4.66** It is advised that the HIA screening is undertaken at an early stage, ideally before a planning application has been submitted. Early dialogue with the County Planning Authority (such as through pre-application advice) will help establish the need and content of a potential HIA whilst minimising any delay in the planning application process.

- 4.67** HIA Screening should be undertaken and submitted to the County Planning Authority by the applicant. If the screening exercise identifies health and wellbeing impacts on the local population, the applicant may be asked to undertake and submit a full HIA.

Further Guidance

[Link to National Planning Policy Framework \(Section 8: Promoting Healthy and Safe Communities\)](#)

[Dept. of Health - Health Impact Assessment Tools](#)

[LCC Public Health Strategy](#)

Sunlight / Daylight / Lightning Assessment

- 4.66** Sunlight/daylight assessments are to be undertaken and submitted for all applications where there is a potential adverse impact upon current levels of sunlight/daylight enjoyed by adjoining properties or buildings, including their gardens or amenity space.
- 4.67** Where significant external lighting is proposed as part of a development (for instance, floodlighting of a Multi-Use Games Area) it is recommended that the application includes details of siting, height, design and position of the lighting and an assessment of light spill/trespass.
- 4.68** In certain circumstances, it will also be necessary to consider the impact of lighting on species and habitat, particularly where there are nationally or internationally designated sites and/or protected species which could potentially be affected by a proposed development.

Further Guidance

[Link to National Planning Policy Framework \(paragraph 186\)](#)

[Link to National Planning Practice Guidance - Light Pollution](#)

Rights of Way (footpaths / bridleways and byways)

- 4.69** Proposals which affect a public right of way, even temporarily during construction phases, within or adjacent to an application site should seek to identify this on submitted plans. Proposed plans are to show any envisaged

diversions/alternative routes and a statement outlining the details including, where appropriate, the steps to be taken to comply with any legal requirement to stop up or divert the right of way is also recommended to be submitted. This can be addressed as part of the Transport Assessment / Statement where appropriate. Early consultation with the County Council's Public Rights of Way Team is recommended please if there are any queries over what is required to accompany the application.

Further Guidance

[Link to National Planning Policy Framework \(paragraph 100\)](#)

[Link to National Planning Practice Guidance – Open space, sports and recreation facilities, public rights of way and local green space](#)

[Leicestershire County Council Public Rights of Way Team –
footpaths@leics.gov.uk](mailto:footpaths@leics.gov.uk)

Landscape and Visual Impact Assessment (LVIA)

- 4.70** Landscape and Visual Impact Assessments should be provided for all developments which would be likely to have an impact on the character of the local landscape and visual amenity. For guidance, the applicant should refer to [*“Guidelines for Landscape and Visual Impact Assessment, third edition \(GLVIA3\) 2013”*](#), the [Landscape Institute \(LI\) Technical Guidance Note – 'Visual Representation of Development Proposals' \(TGN 06/19\)](#), and [TGN 02-21: Assessing landscape value outside national designations](#) Early consultation with the Planning Team and the County Council's Landscape Architect is welcomed. Natural England have developed the [National Character Areas \(NCAs\)](#), which applicants can use to assess impacts to the landscape from development.

Further Guidance

[Link to National Planning Policy Framework Chapter 15. Conserving and enhancing the natural environment](#)

[Link to National Planning Practice Guidance – Natural Environment](#)

[Visual Representation of Development Proposals Technical Guidance Note 06/19](#)

[Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\)](#)

[Natural England National Character Area \(NCAs\)](#)

**[Leicestershire County Council Public Rights of Way Team –
footpaths@leics.gov.uk](#)**

Economic Statement

4.71 Any application that proposes new employment uses or would result in the loss of existing employment uses or change the use of a site or building which is allocated for employment in the Development Plan should be accompanied by an Economic Statement. Where modest numbers of jobs are affected, this can be included within the Planning Statement.

4.72 It is recommended that the supporting statement please detail the following:

- existing and proposed job numbers by FTE;
- description of existing and proposed job types;
- proposed use (where known);
- relative floorspace for each proposed use (where known)
- any community benefits;
- reference to any wider impacts (positive and negative).

Further Guidance

[Link to National Planning Policy Framework – Section 6. Building a strong competitive economy](#)

Aerodrome Safeguarding Assessment

4.78 For any development involving buildings or works which would infringe on protected surfaces, obscure runway approach lights or have the potential to affect the performance of navigation aids, radio aids or telecom system, an

Aerodrome Safeguarding Assessment should be submitted. This is a particularly important issue for development in close proximity to East Midlands Airport.

- 4.79** Lighting and other development such as solar power systems or wind turbines that have the potential to distract pilots, and development with landscape schemes that have the potential to increase bird hazard risk would also require the submission of an Aerodrome Safeguarding Assessment.

Further Guidance

Link to Aviation Policy Framework - Safeguarding (paragraphs 5.8 – 5.10)

Link to DfT/ODPM Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas

Link to Leicestershire Minerals and Waste Local Plan (Paragraphs 5.21-5.23)

Land Stability / Coal Mining Risk Assessment

- 4.80** The effects of land instability may result in landslides, subsidence or ground heave. Failing to deal with this issue could cause harm to human health, local property and associated infrastructure and the wider environment. If land stability could be an issue, developers should seek appropriate technical and environmental expert advice to assess the likely consequences of proposed development on sites where subsidence, landslides and ground compression is known or suspected.
- 4.81** A preliminary assessment of ground instability is advised to be carried out at the earliest possible stage before a detailed planning application is prepared. Applicants should ensure that any necessary investigations are undertaken to ascertain that their site is, and will remain, stable or can be made so as part of its development. A site is required to be assessed in the context of surrounding areas where subsidence, landslides and land compression could threaten the development within its anticipated life or damage neighbouring land or property. Such information should be provided to the County Council in the form of a land stability or slope stability risk assessment report.
- 4.82** Coalfields are divided into high and low risk areas. A high-risk area is where there are hazards that are likely to affect new development. Planning applications for proposals involving built development or disturbance to the ground in Development High Risk Areas, as defined by the Coal Authority, should be accompanied by a Coal Mining Risk Assessment. Further

information can be found on the [Coal Authority website](#) including an interactive map showing the extent of the referral area and the information required for inclusion in the Coal Mining Risk Assessment.

- 4.83** If the development is subject to the EIA process it is suggested that the Coal Mining Risk Assessment is incorporated into the Environmental Statement. Applications in low-risk areas need not be accompanied by a Coal Mining Risk Assessment.

Further Guidance

[Link to National Planning Practice Guidance – Land stability](#)

[Link to The Coal Authority – Planning Applications: Coal Mining Risk Assessments](#)

[Link to British Geological Survey](#)

Agricultural Land Classification

- 4.84** Should the proposal involve the disturbance of existing agricultural land, details of the Agricultural Land Classification are to be identified within the application. Best and Most Versatile Agricultural Land (BMVAL) is defined as Grades 1, 2 and 3a of the Agricultural Land Classification. Where such land is affected by the proposed development a statement should be provided as part of an application justifying why the land is needed as well as confirming what the intended restored grade the land would be. The applicant should refer to [Natural England](#) guidance

Further Guidance

[Link to National Planning Policy Framework](#)

[Link to National Planning Practice Guidance – Natural Environment](#)

[Link to Natural England Technical Information Note TIN049 Agricultural Land \(Dec 2012\)](#)

[Link to Natural England – Guide to reclaiming minerals extraction and landfill sites to agriculture \(updated April 2022\)](#)

[Natural England – Planning and aftercare advice for reclaiming land to agricultural use \(updated April 2022\)](#)

[Natural England: Guide to assessing development proposals on agricultural land](#)

Mineral Assessment

- 4.85** Non-mineral development within a Minerals Safeguarding Area (as defined by Leicestershire County Council's Minerals and Waste Safeguarding areas) should be accompanied by a Mineral Assessment of the effect of the proposed development on the mineral resource beneath or adjacent to it (other than for development exempt from safeguarding as set out in the Leicestershire Minerals and Waste Local Plan).

Further Guidance

[Link to National Planning Policy Framework – Chapter 17. Facilitating the sustainable use of minerals](#)

[Link to National Planning Practice Guidance – Minerals](#)

[Link to Leicestershire County Council – Minerals and Waste Local Plan and mineral safeguarding areas](#)

Restoration and Aftercare

- 4.86** All proposals for mineral extraction, except for those applications seeking to vary/remove a condition that has no impact on the final restoration/aftercare of the site, should be accompanied by plans showing the phasing of working and restoration and final restoration plans showing final landform and landscaping proposals. For major or more complex proposals, a statement setting out the restoration proposals for the land following cessation of operations is recommended to accompany the plans. It is advised that the statement detail the following where applicable:

Restoration

- An overall restoration strategy, identifying the proposed after-use of the site;
- Voidspace and total volume and type of fill material (if required) to restore the application site alongside filling rates;
- Phasing of restoration and if it shall be progressive including phasing plans to demonstrate this;
- Information on soil resources, including whether the importation of additional soils is required and how topsoil, subsoil, overburden and soil making materials are to be handled and their proposed depths;
- Pre and post settlement contours of the restored area and its relationship to surrounding land;
- Drainage of the restored area to include grading to promote natural drainage, surface water catchment, proposed field drains, ditches, culverts, sumps and watercourses, direction of low and site drainage plan and erosion control measures;
- Proposals for the removal of buildings, plant, equipment, roads and hardstandings;
- Proposed cultivation techniques, cropping and grazing including an assessment of agricultural land classification;
- Landscape strategy and planting details. Particular care is needed to ensure that proposals respect the surrounding landscape character when being developed.

Aftercare

- 4.87** The aftercare end use of the site can be agriculture, forestry, nature conservation, amenity (informal recreation or sport) or other purposes. If the proposed after-use is 'other purposes' the intended use should be stated. If a combined after-use is proposed a plan is recommended to be provided showing each proposed after-use and the area in hectares.

Management / Enhancement

- Details of a Management Plan (if the aftercare period is beyond 5 years).
- Details on what enhancement measures and positive contribution the site makes to biodiversity, can be provided on other land within the applicant's control
- Details of interim measures that can take place whilst awaiting final restoration

Further Guidance

[Link to National Planning Policy Framework – Chapter 17. Facilitating the sustainable use of minerals and Section 15. Conserving and enhancing the natural environment](#)

[Link to National Planning Practice Guidance – Minerals](#)

[Link to Leicestershire County Council – Minerals and Waste Local Plan \(pages 89 - 90\)](#)

Sustainability Statement (Climate Change and Carbon Emissions)

- 4.88** All planning applications that are likely to have a significant environmental impact, for example through the generation of greenhouse gases or the potential to utilise renewable energy sources, should be accompanied by a Sustainability Statement.
- 4.89** The Statement should seek to demonstrate how the proposed development has sought to address key sustainability issues outlined in section 2 of the NPPF and Policy DM1 of the Leicestershire County Council Minerals and Waste Local Plan including measures to reduce energy consumption and carbon emissions, minimise waste, increase recycling, conserve water resources (e.g. water efficient design), incorporate green infrastructure and sustainable drainage (SUDs), minimising pollution (e.g. through sustainable transport of minerals and waste), maximising the use of sustainable materials and adaption to climate change.

Further Guidance

[Link to National Planning Policy Framework – Chapter 2. Achieving sustainable development](#)

[Link to Leicestershire County Council – Minerals and Waste Local Plan Chapter 5. Policy DM1](#)

Statement of Community Involvement

- 4.90** It is good practice to engage with the community at an early stage of any proposed development, but especially ‘major’ development as defined in the [Development Management Procedure Order](#).
- 4.91** Exceptions would include small scale proposals where the potential impact would be limited in scale and area.

- 4.92** The statement is recommended to detail pre-application consultation that has taken place and demonstrate how the views of the local community have been sought and considered in the formulation of development proposals.

Further Guidance

Leicestershire County Council Statement of Community Involvement 2022
The Town and Country Planning (Development Management Procedure)
(England) Order 2015

Recreation and Open Space Statement

- 4.93** Government policy seeks to protect and enhance the range of recreation/sports facilities that are available which involves both the protection of existing facilities and those spaces allocated or identified as suitable for new facilities. The statement should provide details of the facility to be lost in terms of use, size and condition; an assessment of the facilities to be retained against the current standards; and justification as to why the facility is no longer required.
- 4.94** If the development involves the provision of alternative facilities to compensate for this loss, details of the replacement facility should be provided, including details of construction and future maintenance (where appropriate, e.g., football pitches).

Further Guidance

Sport England - Planning for Sport
National Planning Policy Framework Paragraph 93

Leicestershire County Council – Local Validation Checklist

Planning Application Address:			
	Yes	No	Notes why information is not required for this application.
National validation requirements – required for all applications			
1. Supporting Planning Statement			
2. Transport Assessment / Statement			
3. Draft Travel Plan			
4. Planning Obligation – Draft Heads of Terms			
5. Flood Risk Assessment			
6. Hydrological / Hydrogeological Assessment			
7. Land Contamination Survey			
8. Tree Survey / Arboricultural Report			
9. Heritage Statement			

10. Archaeological Assessment			
11. Biodiversity and Geodiversity Assessment			
12. National Forest			
13. River Mease			
14. Noise and Vibration Assessment			
15. Air Quality Assessment			
16. Health Impact Assessment (HIA) Screening			
17. Sunlight / Daylight / Lighting Assessment			
18. Rights of Way			
19. Landscape and Visual Impact Assessment			
20. Economic Statement			
21. Aerodrome Safeguarding Assessment			
22. Land Stability / Coal Mining Risk Assessment			
23. Agricultural Land Classification			

24. Mineral Assessment			
25. Restoration and Aftercare			
26. Climate Change and Carbon Management			
27. Statement of Community Involvement			
28. Recreation and Open Space Statement			