



DARTMOOR NATIONAL PARK AUTHORITY VALIDATION CHECKLIST (The ‘Local List’)

Consultation Draft - January 2022

This is a draft document for public consultation – for more information on the consultation see www.dartmoor.gov.uk/planning. We welcome your comments on the content of this list. Please note we intend to prepare an easy to use online version once this is finalised.

There are minimum requirements that **all planning applications** need to meet to be considered valid. These requirements are set out nationally¹, and locally² by Dartmoor National Park Authority (DNPA). If these requirements are not met we cannot validate the application or consider it further.

The Local List has to cover the full range of applications DNPA receives and as such this document contains detailed information. To make it easier to navigate the List is set out as follows:

PART 1 – GENERAL VALIDATION REQUIREMENTS FOR ALL APPLICATIONS

This sets out the national validation requirements for all applications

PART 2 - REQUIREMENTS DEPENDENT ON DEVELOPMENT TYPE

This sets out validation requirements by the development type being proposed, e.g. housing, employment, minerals or energy development

PART 3 - REQUIREMENTS DEPENDENT ON SITE CONSTRAINTS

This sets out validation requirements which relate to specific constraints which may exist on the application site, e.g. a flood zone, or conservation area

¹ The national requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015 detailed at <https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission>.

² Guidance on setting local requirements is contained in National Planning Practice Guidance <https://www.gov.uk/guidance/making-an-application#Local-information-requirements>

PART 1 – GENERAL VALIDATION REQUIREMENTS FOR ALL APPLICATIONS

The following are national validation requirements for all applications:

- **A completed Application Form**
 - Application Forms can be found on the [Planning Portal](#).
- **The correct Application Fee**
 - A fee guide and calculator can be found on the [Planning Portal](#).
- **Ownership Certificates**
 - An ownership certificate A, B, C or D must be completed stating the ownership of the property, this forms part of the planning application form.
 - The Ownership Certificate incorporates an Agricultural Land Declaration to certify that any agricultural tenants have been notified prior to the submission of the application.
 - Ownership Certificates are not required for Advertisement Consents or Lawful Development Certificates
- **Site Location Plan and Site/Block Plan** (see detailed guidance on plans and drawings below)
- **Design and Access Statement** (see detailed guidance below)

1.1 Design and Access Statement

All applications must include sufficient design information, including construction details, so design quality can be adequately assessed at the application stage and maintained through to completion³. The detail required will be proportionate to the scale of the development.

A Design and Access Statement (DAS) is a national validation requirement for:

- Major developments; and
- Listed Building applications; and
- Applications in Conservation Areas and World Heritages Sites where one or more dwellings are being created, or a building or buildings where new floor space of 100m² or more is being created.

A DAS statement is a short report that explains how a proposed development responds to the site and its setting and demonstrates that it can be accessed by prospective users.

A DAS must:

- Explain the design principles and concepts that have been applied to the development
- Demonstrate the steps taken to appraise the context of the development and how its design takes the context into account
- Explain how policies related to access have been taken into account
- State what consultation has taken place in relation to access and what account has been taken of the outcome
- Explain how specific issues related to access have been addressed

Applications for Listed Building Consent will require reference to the building's significance and the impact of any proposed works. This can be included as part of the DAS or submitted within a Statement of Heritage Significance (see section XX).

³ In accordance with Local Plan **Strategic Policy 1.5**.

1.2 Planning statement

A Planning Statement will be required for more complex developments. A Planning Statement should set out the development's planning context, assess the need for the development how the proposal accords with relevant planning policies. It may also include details of pre-application consultations with the DNPA, statutory consultees and/or the wider community.

1.3 Biodiversity Trigger Table

All planning applications must be submitted with a [Wildlife and Geology Trigger Table](#) to identify if the proposed development may impact on protected habitats or species.

If there is a 'yes' in any column of Part A or Part B of your trigger table, a Wildlife and/or Geology Report must be prepared by a qualified and suitably experienced [ecological consultant](#) and submitted with your application. If the Wildlife Report indicates that detailed protected species surveys are required these must be included with your planning application, unless agreed with the DNPA. The application cannot be validated without them.

Similarly, if the table indicates that the development needs to deliver biodiversity net gain or biodiversity enhancement features (as per Local Plan Policy 2.3) then details of these must be submitted with your application, it cannot be validated without them.

1.4 Plans, Drawings and other Documents

The following general principles apply to all plans and drawings submitted with planning applications. They must:

- be up to date, accurate and consistent
- be drawn to a recognised metric scale, which must be indicated on the drawing;
- include a scale bar;
- be drawn in 2D only;
- show the direction of north and be orientated in the same direction (i.e. an existing plan should be orientated the same way as the proposed plan);
- be clearly numbered, including numbered revisions (where necessary we will number plans);
- be capable of being printed to a maximum of A3 size. (The plan should indicate the size to be printed at A3, A4 etc);
- not show previous application numbers or date stamps (e.g. for resubmitted applications);
- be of a quality that will be clear once uploaded to the website;
- be no larger than 10mb in file size as these cannot be published online;
- not contain any signatures, due to GDPR, including accompanying reports, e-signatures are acceptable on forms for planning application purposes;
- be submitted as PDF file types;

All documents (in particular Site Location Plans and Site/Block Plans) should not breach Crown Copyright (e.g. A Land Registry document, photocopy or an image copied from the internet, such as Google Maps). To protect copyright, plans should clearly indicate a Licence Number to confirm that the user has the authority to reproduce the plans.

The following plan requirements must be met by all applications.

| Document Description | What's required? | Further guidance |
|-------------------------------------|--|--|
| 1.5 Site Location Plan ¹ | <p>➤ All plans should:</p> <ul style="list-style-type: none"> • Be based upon an up-to-date Ordnance Survey Map and drawn to scale 1:1,250 or 1:2,500. <p>Note: In isolated locations, a plan at a smaller scale (e.g. 1:10,000) may be necessary to show the site's location relative to nearby settlements.</p> <p>Note: Copies of Copyright plans from other sources must not be used, such as extracts from published policy documents or online mapping services.</p> <ul style="list-style-type: none"> • Show the application site clearly edged in red (this must include all land necessary to carry out the proposed development such as site access, car parking, visibility splays, engineering and drainage works, on- and off-site biodiversity enhancement, landscaping and open areas around buildings). • Show a blue line around any other land within the applicant's ownership, close to or adjoining the application site. <p>Note: Applications for Agricultural Buildings or Dwellings should be accompanied by an additional location plan to identify all land owned and/or rented on the holding.</p> | <p>Maps can be purchased from an Ordnance Survey retailer or via the Planning Portal at planningportal.co.uk/buyaplan</p> |
| 1.6 Site/Block Plan | <p>➤ All plans should:</p> <ul style="list-style-type: none"> • Be drawn to scale 1:200 or 1:500; • Provide accurate details of the location of the development and its relationship to other buildings and boundaries on or adjoining the site; • Should identify a fixed Ordnance Survey (OS) Datum point (a permanent reference point from which measurements or levels may be taken); and | <p>Maps can be purchased from an Ordnance Survey retailer or via the Planning Portal at planningportal.co.uk/buyaplan</p> |

| Document Description | What's required? | Further guidance |
|------------------------|---|------------------|
| | <ul style="list-style-type: none"> Identify any features, landscaping (including any significant trees on or adjoining the site), roads (including any access arrangements), details of any public rights of way crossing or adjoining the site, the extent of any hard surfacing and any boundary treatment including walls, fencing or hedgebanks. | |
| 1.7 Elevation drawings | <ul style="list-style-type: none"> Proposed elevations should be provided with all applications for new, replacement, or extended buildings, and applications for external alterations. Existing elevations are also helpful. Note: For Listed Building Consent Applications you must submit both existing and proposed elevations at scale 1:50 and include the whole building elevation (rather than a part of it). ➤ All elevations should: <ul style="list-style-type: none"> Be to a scale of 1:50 or 1:100 and indicate the elevation direction Show all elevation(s) relevant to the proposal; Be annotated with the proposed materials and mark key dimensions (length, width, height) of any new structures; Indicate other buildings attached to the elevation and the main features of that adjoining building (e.g. details of doors, windows on the same elevation of an adjoining terraced or semi-detached dwelling); and Show ground levels either side of any structure, where a change of level is proposed the difference in levels should be shown, it is also helpful to indicate Finished Floor Levels. | |
| 1.8 Floor Plans | <ul style="list-style-type: none"> Proposed floor plans should be provided with all applications. Existing floor plans are helpful | |

| Document Description | What's required? | Further guidance |
|----------------------|--|------------------|
| | <p>Note: For Listed Building Consent Applications you must submit both existing and proposed floor plans.</p> <p>The floor plans should:</p> <ul style="list-style-type: none"> • be to scale 1:50 or 1:100 and must show the whole floor area concerned; and • identify any walls, features or buildings to be demolished • Note: For change of use applications floor plans should denote the use of each room and use colour (boundary edged rather than block shading) to distinguish between existing and proposed floorspace. | |

In addition to the plans set out above, the following may also be required where they are relevant to the proposal. It is the applicant's responsibility to identify whether any of these plans are required to support their application. DNPA [can provide advice at pre-application stage](#).

| Document Description | What's required? | Further guidance |
|---|---|------------------|
| <p>1.9 Cross Sectional Plans</p> | <p>➤ Where there are changes in ground levels or floors then Cross-Sectional plans should be provided.</p> <ul style="list-style-type: none"> • These drawings should be at scale 1:50 or 1:100 (i.e. compatible with the elevation drawings and floor plans) and should show at least one cross-section through the new building and indicate levels. | |
| <p>1.10 Site Levels Plan</p> | <p>➤ Where new buildings are proposed and/or there are proposed changes to the site levels, a Site Levels plan must be provided.</p> | |

| Document Description | What's required? | Further guidance |
|---------------------------------------|---|------------------|
| | <ul style="list-style-type: none"> ➤ The plans should: <ul style="list-style-type: none"> • be to scale 1:200 or 1:500. • show existing site levels, Finished Floor Levels of any new buildings, and must relate to an identified OS datum point • show existing and proposed ground levels where excavation works are proposed | |
| <p>1.11 Street Scene Plans</p> | <ul style="list-style-type: none"> ➤ Street scene plans are necessary where the proposal will significantly affect a road frontage, or where there are concerns regarding the height and appearance of new buildings. <ul style="list-style-type: none"> • The plans are usually at scale 1:100 or 1:200. • They should illustrate the proposed development alongside neighbouring properties for a sufficient length of the street. | |
| <p>1.12 Specialist Plans</p> | <ul style="list-style-type: none"> ➤ It is occasionally necessary to show specific details at a larger scale (1:5, 1:10 or 1:20) to show architectural detailing, technical specifications, etc. These plans are often requested on applications involving listed buildings. ➤ Detailed plans may also be required on other applications, for example to demonstrate the means of illumination behind an advertisement fascia sign, or in relation to mitigation measures for protected species, showing details of access points, roosting areas, materials etc. | |

1.13 Supplementary information

| Document Description | What's required? | Further guidance |
|---|--|---|
| 1.14 Photographs & Photomontages | <p>➤ Photographs and photomontages can provide useful background information. Some examples may be:</p> <ul style="list-style-type: none"> • Large-scale developments where a photomontage can demonstrate a proposal's integration with the existing street scene/environment • Advertisement applications, to demonstrate how a new fascia or projecting sign would look on an existing shop front • Listed Building applications, where a series of photographs are contained within a Statement of Heritage Significance. | <p>To judge the impact of development in a wider landscape setting see www.landscapeinstitute.org/PDF/Contribute/LIPhotographyAdviceNote01-11.pdf</p> |
| 1.15 Materials | <p>It is helpful to specify samples of materials, e.g. roofing slate or tiles, surfacing materials etc. If these are considered acceptable it may prevent a condition being placed on for approval of detailed materials, speeding up the process.</p> | |

PART 2 - REQUIREMENTS DEPENDENT ON DEVELOPMENT TYPE

Specific Validation Requirements

The following are specific requirements related to the type of development being proposed or specific constraints on an application site which must be met in order for an application to be valid.

REQUIREMENTS DEPENDENT ON DEVELOPMENT TYPE

The below sets out validation requirements by the development type being proposed, e.g. housing, employment, minerals or energy development. For an application to be valid you should provide all information relevant to your proposed development, in many cases this will mean providing requirements against two or more development type categories.

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|--|--|---------------------|--|---|
| 2.1 External lighting | All development proposals should avoid external lighting. Where external lighting is demonstrated to be absolutely necessary its design should avoid all adverse impacts, or as a last resort mitigate them to the greatest possible extent. | SP 2.6 | The location and design of any external lighting on the development should be clearly shown on submitted plans. Justification for the proposed lighting should be provided in the DAS, together with a description of what has been done to avoid and/or mitigate potential impacts in accordance with Strategic Policy 2.6. | ILP Guidance Note 1 for the reduction of obtrusive light 2021 |
| 2.2 Residential alterations, extensions, outbuildings, and replacement dwellings | Residential extensions, alterations, outbuildings and replacement dwellings should not exceed the habitable floorspace of the original dwelling by more than 30% | P 3.7 | All schemes should provide an assessment which evidences: <ul style="list-style-type: none"> the floor area (GIA) of the 'original dwelling' the habitable floorspace (GIA) of the proposed development the non-habitable floorspace (GIA) of the proposed development. | Local Plan section 3.8 |

⁴ Policies are contained in the Dartmoor Local Plan 2018-2036

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|------------------|---|---------------------|---|--|
| | | | <p>The 'original dwelling' is defined in the Local Plan (para 3.8.5) as the dwelling as it existed on 1 April 1995 or the original dwelling if constructed after this date. A variety of information is considered suitable, including dated photographs, building regulation certificates, aerial photographs, planning decisions and drawings, etc.</p> <p>'Habitable floorspace' is defined in the Local plan (para 3.8.6) as the areas of the dwelling which are usually lived in (living rooms, kitchens, bathrooms, hallways etc.). A definition is available in the Local Plan Glossary.</p> | |
| 2.3 Residential | All new residential buildings must achieve a minimum 10% reduction in carbon emissions over Building Regulations Part L 2013; or Association for Environment Conscious Building (AECB) or Passivhaus certification. | SP 1.6 | <p>The Design and Access Statement (DAS) should confirm which of the required energy efficiency standards will be met. Providing evidence that these requirements, and the air tightness tests and on-site training required by policy, can be achieved.</p> <p>Meeting the policy requirements will be a condition of consent. Provision of all the relevant post-completion and training certification will allow the condition to be signed off.</p> | Building Regulations Approved Document L |
| | <p>Development involving 2 or more homes or a site area of 0.2 Ha or more will be required to deliver 10% biodiversity net gain.</p> <p>Development falling below the above threshold will be required to deliver</p> | SP 2.3 | For biodiversity net gain a suitably qualified ecological consultant must be employed to assess the proposal against Natural England's Biodiversity Metric 3.0 (or as superseded) and a report submitted which allows DNPA to assess the application against the 10% biodiversity net gain policy requirement. The assessment must be | Natural England Biodiversity Metric 3.0 and Guidance |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|------------------|---|---------------------|---|------------------|
| | biodiversity enhancement by making a proportionate on-site contribution to wildlife in accordance with Table 2.2. | | <p>completed in accordance with Natural England’s guidance and must adhere to the contained rules and principles.</p> <p>For biodiversity enhancement the DAS should make clear which enhancement features will be provided and the drawings should show where these will be located, together with any necessary details to ensure the features are installed and managed appropriately for the benefit of wildlife.</p> | |
| | Housing development on allocated sites and windfall sites must identify a current affordable housing need. | SP 3.1 | <p>For schemes of 6 homes or more in Local Centres, or 4 homes or more in Rural Settlements and Villages and Hamlets, affordable housing need should be demonstrated by an up-to-date Housing Needs Assessment.</p> <p>Schemes delivering fewer homes within these settlements may be evidenced using the housing register.</p> <p>An Affordable Housing Statement should identify what provisions are to be made for affordable housing to meet identified needs and should explain the size, location and tenure of the units, along with proposed arrangements for their management. It should reference to any Registered Provider (or Housing Association) that may be involved in the scheme.</p> | |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|------------------|--|----------------------------|--|---|
| | All new housing should meet and not significantly exceed nationally described technical housing standards. | SP 3.2 | A schedule of areas showing unit sizes, bedroom numbers and person numbers should be included to allow the new build dwellings to be assessed against the Technical Housing Standards. | Technical Housing Standards |
| | All new build dwellings should be constructed in accordance with Building Regulations Requirement M4(2). | SP 3.2 | Submitted plans should be clear and allow for the dwellings to be assessed against M4(2) standards. An accompanying statement should clarify how the dwellings meet M4(2) standards, identify dwellings which cannot meet M4(2) standards and provide appropriate justification with reference to Strategic Policy 3.2. | Gov.uk Planning Advice Building Regulations Approved Document M |
| | Where a housing development does not propose the level of affordable housing required by policy, this must be justified (in accordance with policy). | SP 3.3 SP 3.4 SP 3.5 | <p>A Viability Assessment is required if the offer of affordable housing differs from that expected by policy, in order to explain any shortfall and to provide detailed financial information on the scheme. This should include the identification of any commuted sum that may be used to fund provision elsewhere. The assessment will normally be compiled by a competent person and may be subject to scrutiny by an independent assessor employed by the Authority at the applicant's expense. It should be prepared following guidance contained within the National Policy Framework 2021 and the RICS "Financial Viability in Planning" and "Financial viability in planning: Conduct and reporting" documents.</p> <p>All viability assessments will be publicly available as part of the planning application file and published on our website. Please contact the Planning</p> | RICS Financial Viability in Planning RICS "Financial viability in planning: Conduct and reporting" |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|------------------|--|---------------------|--|---|
| | | | Administration team if you believe the information is commercially sensitive. | |
| | All new residential development should provide on-site car parking in line with the standards in Local Plan Table 4.2, should incorporate Sustainable Drainage Systems (SuDS), and provide electric vehicle charging points (EVCPs) to comply with Local Plan Table 4.4. | P 4.4 P 4.5 | Submitted plans and a summary schedule should make clear where parking is to be provided, which spaces are to be equipped with EVCPs and how the construction will meet the SuDS requirement. | Grant Scheme for electric Vehicle Charging Scheme Sustainable Drainage Systems: Guidance for Devon |
| | Developers should seek to prevent waste and must identify sufficient and convenient space for storage of waste and recycling | P 6.4 | <p>Submitted plans and the DAS should make clear what provision is made for waste storage and recycling.</p> <p>Major planning applications must submit a waste audit statement specific to the application, setting out how the demolition construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy.</p> | |
| | Applications for 6 dwellings or more on non-allocated sites or which deviate from the published Site Brief should be informed by the preparation of a development brief or masterplan. | P 7.1 | Applications should prepare and submit a development brief or masterplan that has been prepared in associated in with the community, relevant stakeholders and DNPA. | DNPA guidance on completing Masterplans and Development Briefs |
| | Ensure fire safety measures are incorporated at the planning stage for schemes involving a relevant high-rise residential building. | national | A fire statement, setting out fire safety considerations specific to the development, will be required where a proposed building contains two or more dwellings or educational accommodation and | Gov.uk Planning Guidance |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|--|--|---------------------|---|--|
| | | | <p>a proposed building is 18m or more in height, or 7 or more storeys.</p> <p>“Dwellings” includes flats, and “educational accommodation” means residential accommodation for the use of students boarding at a boarding school or in later stages of education⁵. Fire statements must be submitted on a form published by the Secretary of State.</p> | |
| 2.4 Rural workers’ housing and annexes | New rural workers’ housing will only be acceptable where it is justified by an essential need, the business has been established for at least three years and is profitable, and the business conserves and/or enhances Dartmoor’s Special Qualities | P 3.9 | <p>Applications must provide:</p> <ul style="list-style-type: none"> • An independent appraisal carried out by a suitably qualified professional to assess the essential need for a full-time rural worker to live permanently at or near their place of work; and • A rural business appraisal demonstrating the business has been established for a minimum three-year period, profitable for at least one, is currently financially sound and has a clear prospect of remaining so; and • A statement assessing the business’ contribution to conserving and enhancing Dartmoor’s Special Qualities. <p>Proposals should also submit an area schedule (GIA) allowing the floor area of the proposed dwelling to be assessed against the policy requirement.</p> | |
| 2.5 Gypsy and Traveller | Proposals for new permanent or transit Gypsy and traveller accommodation must | P 3.11 | A Gypsy and Traveller Accommodation Assessment and/or appropriate information on local needs to | Gov.uk Planning Guidance |

⁵ (for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|----------------------------|---|---------------------|--|--|
| | demonstrate need through a Gypsy and Traveller Accommodation Assessment | | demonstrate must be provided that assesses the need for the development. | |
| 2.6 Low Impact Residential | Proposals must have a low impact and demonstrate a positive environmental, social and economic contribution. | P 3.12 | <p>Applications should provide the following evidence:</p> <ul style="list-style-type: none"> • Business Improvement Plan: to assess the need to live on site, quantify inhabitants' income, food, energy and waste requirements, and assess whether proposed activities can support occupants' needs within 5 years from occupation; • Ecological Footprint analysis: to assess the ecological footprint of occupants and the development; • Zero Carbon Analysis: to assess the carbon impact of the proposed development; • Landscape Visual Impact Assessment and Biodiversity Assessments: to assess the development's impact in its context; and <p>Travel Plan and Transport Statement/Assessment: to assess traffic generated and site suitability and sustainability.</p> | |
| 2.7 Non-residential | All new commercial non-residential residential buildings must achieve a minimum 10% reduction in carbon emissions over Building Regulations Part L 2013 | SP 1.6 | <p>The Design and Access Statement (DAS) should confirm the required energy efficiency standards will be met. Providing evidence that these requirements, and the air tightness tests and on-site training required by policy, can be achieved.</p> <p>Meeting the policy requirements will be a condition of consent. Provision of all the relevant post-</p> | Building Regulations Approved Document L |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|------------------|--|---------------------|---|---|
| | <p>Development involving 100m² of floorspace or a site area of 0.2 Ha or more will be required to deliver 10% biodiversity net gain.</p> <p>Development falling below the above threshold will be required to deliver biodiversity enhancement by making a proportionate on-site contribution to wildlife in accordance with Table 2.2.</p> | SP 2.3 | <p>completion and training certification will allow the condition to be signed off.</p> <p>For biodiversity net gain a suitably qualified ecological consultant must be employed to assess the proposal against Natural England’s Biodiversity Metric 3.0 (or as superseded) and a report submitted which allows DNPA to assess the application against the 10% biodiversity net gain policy requirement. The assessment must be completed in accordance with Natural England’s guidance and must adhere to the contained rules and principles.</p> <p>For biodiversity enhancement the DAS should make clear which enhancement features will be provided and the drawings should show where these will be located, together with any necessary details to ensure the features are installed and managed appropriately for the benefit of wildlife.</p> | <p>Natural England Biodiversity Metric 3.0 and Guidance</p> |
| | All new non-residential development should provide appropriate parking which does not exceed the maximum specified in Local Plan Table 4.3, should incorporate SuDS, and provide electric vehicle charging points (EVCPs) to comply with Local Plan Table 4.4. | P 4.4 P 4.5 | Submitted plans and a summary schedule should make clear where parking is to be provided, which spaces are to be equipped with EVCPs and how the construction will meet the SuDS requirement. | <p>Grant Scheme for electric Vehicle Charging Scheme Sustainable Drainage Systems: Guidance for Devon</p> |
| | Developers should seek to prevent waste and must identify sufficient and convenient space for storage of waste and recycling | P 6.4 | Submitted plans and the DAS should make clear what provision is made for waste storage and recycling. | |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
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| | | | Major planning applications must submit a waste audit statement specific to the application setting out how the demolition construction and operational phases of the development will minimise the generation of waste and provide for the management of waste in accordance with the waste hierarchy. | |
| 2.8 Telecommunications | All telecommunications infrastructure should demonstrate that equipment cannot be delivered less harmfully, is located and designed to minimise its impact and does not cause substantial harm to the character and appearance of the built environment and/or National Park's Special Qualities. | P 4.7 | <p>All proposals must submit a Telecommunication Statement which includes the following information:</p> <ul style="list-style-type: none"> • a plan showing the infrastructure's network coverage; • a statement explaining the reasoning behind the proposed siting and how the National Parks England Joint Accord and Mobile UK Code of Best Practice on Mobile Network Development have been considered; • compliance with ICNIRP (International Commission on Non-Ionizing Radiation Protection) Guidelines; • evidence of what mast- and site-sharing opportunities have been investigated; and • evidence showing how equipment is located and designed to minimise its impact on the character and appearance of the built environment and/or the National Park's Special Qualities. | <p>Code of Best Practice on Mobile Network Development</p> <p>National Parks England and Mobile Operators Association Joint Accord</p> <p>Mobile UK Code of Best Practice Mobile Network Development in England</p> |
| 2.9 Main Town Centre Uses | Development involving main town centre uses with a Gross Internal Floor Area (GIFA) of 150m ² or more, not part of farm | SP 5.2 | Information should be submitted which allows the proposal to be assessed in accordance with the town centre sequential test. | |

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|---|--|---------------------|--|--|
| | diversification, must follow the town centre sequential test. | | <p>Proposals outside town centres should submit a sequential test assessment which addresses the criteria in Local Plan SP 5.2 part 2.</p> <p>Proposals which could have a significant adverse impact on a town centre must also submit an impact assessment.</p> | |
| 2.10 Staff accommodation for serviced accommodation businesses | Proposals for staff accommodation will be supported where evidence demonstrates they are needed. | P 5.5 | A statement should be submitted which assesses the need for staff accommodation in the context of the business. | |
| Equestrian | That equestrian development conserves and/or enhances the National Park's Special Qualities | P 5.10 | <p>All applications must include a Land Management Plan providing information on:</p> <ul style="list-style-type: none"> • the number and species of animals to be kept; • the grazing and waste management regime; • how all buildings will be used and any required lighting; • how soils, Dartmoor's priority habitats (see Table 2.1), and water quality will be protected, and preferably enhanced; and • how buildings and structures will be removed when redundant. | Defra, Code of practice for the welfare of Horses, Ponies, Donkeys and their hybrids |
| 2.11 Agricultural, forestry and rural land-based enterprise (non-residential) | The scale of the development must be proportionate to a functional need which cannot be met by an existing building or one which was recently disposed of. | P 5.7 | All applications will require a statement which clearly describes the need for the development in the context of the enterprise and its operations. Applicants are encouraged to submit as much detail as possible, so that Officers and consultees can | |

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| | | | clearly understand how the development is justified. | |
| 2.12 Minerals | Developers must demonstrate socio-economic benefit, an identified local need for stone, and reasonable mitigation provided for within the proposal. | SP 6.1 SP 6.2 | <p>Sufficient evidence should support an application, including evidence of the presence of the minerals, working methods, and impact of proposal on:</p> <ul style="list-style-type: none"> i. assets of natural or cultural value ii. levels of noise, dust and vibration iii. amenity and a loss of privacy iv. dark night skies and tranquillity v. landscape character and visual intrusion vi. habitats and species and geodiversity vii. traffic and air quality viii. water quality, quantity, flood risk and drainage ix. land resource, including agricultural land, access land and public rights of way; x. soil, contamination and land instability; and xi. the economy <p>Applications must include a proposed restoration/aftercare strategy.</p> | |
| 2.13 Waste Disposal and Recycling Facilities | Small scale community-based reuse, recycling and composting schemes must demonstrate that they are providing a facility for the management of waste arising in that community. | P 6.5 | All applications will require a statement which clearly demonstrates an understanding of the waste arising within the community, any waste management capacity gaps, any forecasting of waste arising, and the benefits of local processing/management of waste at a community level. | |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
|--|--|---------------------|--|---|
| 2.14 Restaurants, Cafes, Drinking Establishments and take-away. launderettes, hotels and other similar business/industrial developments | Development should not introduce levels of noise, vibration, lighting, odours, fumes, or dust that would adversely affect human health or quality of life. | P 1.7 | A detailed report should be submitted to provide information on necessary ventilation or extractions systems to control odours. These should be identified on the relevant drawings. The report should identify whether the measures comply with regulations or guidance received from the Environmental Health Officer. | Advice can be sought from the district Environmental Health Office |
| Applications for solar panels, fuel tanks and extraction devices. | Development should not introduce levels of noise, vibration, lighting, odours, fumes, or dust that would adversely affect human health or quality of life. Where a proposal involves the use, production, storage or management of hazardous substances it will only be approved where there is no unacceptable risk to public health or safety, the general amenity of the area or environmental interests | P1.7 P1.8 | All manufacturer's specification and details to be provided and the equipment clearly shown on submitted plans drawn to a metric scale. Including, on listed buildings, the location of cabling and the existing meter box for connection. | |
| 2.15 Large scale industrial, minerals and infrastructure development (Schedule 1 development) and industrial, | That there is an appropriate level of information, as required by the Regulations, to ensure that the impact of development falling within Schedule 1 or Schedule 2 of the Environmental Impact (Assessment) Regulations 2017 is understood. | EIA regs | An Environmental Statement (ES) is required in accordance with the Regulations. Owing to the complexity of the issue we recommend a Screening Opinion is sought from the Authority at Pre-Application Stage to establish the requirement, and content of a Statement (a Scoping Opinion). | The Government's Guide to Environmental Impact Assessment provides a list of all Schedule 1 and Schedule 2. See: www.gov.uk/guidance/environmental-impact-assessment . |

| Development Type | Policy Requirement and threshold | Policy ⁴ | Validation requirements | Further guidance |
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| agricultural, infrastructure, leisure and other development above prescribed thresholds (Schedule 2 development) | | | | |

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PART 3 - REQUIREMENTS DEPENDENT ON SITE CONSTRAINTS

These validation requirements relate to specific constraints which may exist on a development site. Applicants should submit all information relevant to the constraints that exist on the development site, in many cases there will be more than one.

You can use the [Local Plan policies map](#) and inset maps within the Local Plan to find constraints relevant to the application site.

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| 3.1 Within a flood zone | <p>Most development which takes place in a flood zone will need to demonstrate that it is safe from flooding and does not increase flooding elsewhere. This includes developments:</p> <ul style="list-style-type: none"> • in flood zone 2 or 3 including minor development and change of use • more than 1 hectare (ha) in flood zone 1 • less than 1 ha in flood zone 1 in the case of more vulnerable uses, and other flood sources • in an area within flood zone 1 which has critical drainage problems (a Critical Drainage Area) | P 2.5 | <p>A Flood Risk Assessment (FRA) undertaken by a suitably qualified professional which should:</p> <ul style="list-style-type: none"> • identify and assess flood risk on the site and how the risk will be controlled • contain a Sequential Testing Statement, where it is demonstrated that the development cannot be the applicant advises whether the development can be accommodated on land in other preferable zones of lower flood risk • include the design of surface water management systems, including Sustainable Drainage Systems (SuDS) and address the requirement for safe access to and from the development in areas at great risk of flooding. <p>SuDS are required for all major development, and development which is within a Critical Drainage Area.</p> | <p>You can check whether your property is at risk from flooding on the Environment Agency website</p> <p>Government guidance on FRAs</p> <p>Devon County Council are the lead Local Flood Authority and are consulted on all proposals for all Major and other development schemes where there is potential for flood risk.</p> |

⁶ Policies are contained in the Dartmoor Local Plan 2018-2036

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| 3.2 Land potentially contaminated by existing or former uses or activities or land outside the development site capable of impacts (e.g. migrating contaminants). | That proposals do not cause an unacceptable risk to health or the environment | P 1.8 | <p>A Land Contamination Risk Assessment undertaken by a suitably qualified professional identifying potential contamination issues.</p> <p>In line with Government policy, it is necessary when considering suitability to address any future development that might fall within the proposed Use Class.</p> <p>Pre-application discussion with the Environmental Health Officer is recommended to provide a clear indication of the likely extent of full site investigations.</p> | Government guidance on Land Contamination Risk Management |
| 3.3 Proposals for the conversion of non-residential building in the open countryside. | The conversion of historic non-residential buildings in the open countryside will only be permitted where the building is redundant for its most recent use, of a form, structure and history that is traditional within the context of Dartmoor’s built heritage, and structurally sound and capable of conversion. | P2.8 | <p>Proposals should provide evidence that the building is redundant for its most recent use and historic in the context of Dartmoor’s built heritage.</p> <p>The Structural Engineer’s Survey to be carried out by a suitably qualified professional to show:</p> <ul style="list-style-type: none"> • Evidence that the building is structurally sound, and details of the repairs required to the building as it currently stands; • Evidence that the building is capable of conversion without reconstruction, excavation or alteration; • Explains, separately the works necessary to convert the building to enable assessment of the proposal; • Details of any structural repair, including drawings; • Where any demolition and/or re-building is proposed, this should be clearly indicated on the submitted drawings. | Adapting Traditional Farm Buildings, Historic England |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| 3.4 An existing dwelling to be demolished and replaced | <p>Replacement homes will be permitted provided they will lead to:</p> <ul style="list-style-type: none"> • Removal of a dilapidated dwelling; or • A significant improvement in energy efficiency which could not be achieved by modification or adaptation of the existing dwelling; and <p>The building is not on or would not be a candidate for inclusion on the Historic Environment Record (HER)</p> | P 3.8 | <p>The application should be supported by a statement that identifies clear reasons and provides commentary on why removal of the existing building is considered to be justified in the context of the policy criteria. This should include explanation of the design process and environmental and energy efficiency benefits of the scheme.</p> <p>Applications should provide:</p> <ul style="list-style-type: none"> • an assessment of the energy efficiency of the existing and proposed dwelling in order to demonstrate a significant uplift in energy; • commentary on whether the efficiency gains could be achieved through modification or adaptation of the existing dwelling; and • commentary on whether the efficiency improvements justify the loss of the existing dwelling’s embodied energy | |
| 3.5 Listed Building Consent and applications affecting Heritage Asset(s) (including Conservation Areas, Listed Buildings, Scheduled Monuments, Registered Parks and Gardens and | All development must conserve and/or enhance heritage assets and their settings. | SP 2.7 SP 2.8 SP 2.9 | <p>A Statement of Heritage Significance prepared by a suitably qualified and experienced heritage specialist.</p> <p>The Statement should provide an analysis of the significance of archaeology, the history and architecture of the building/structure, the principles of and justification for the proposed works and an assessment of their impact on the special interest or significance of the listed building or structure, its setting and the setting of adjacent listed buildings. The scope and degree of detail necessary in the written Statement will vary according to particular circumstances of each application. Section 2.7 of</p> | <p>Gov.uk Panning Guidance: Historic Environment</p> <p>Historic England, Statements of Heritage Significance</p> <p>Devon Historic Environment Record</p> <p>DNPA has published a series of Conservation Area Character Appraisals which can be referred to.</p> |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| non-designated heritage assets). | | | <p>the Local Plan and the Glossary provides further information.</p> <p>Proposals which harm or have a negative impact on a heritage asset will need to provide ‘clear and convincing justification’ as to why the proposals are acceptable, will need to explain what amendments to the proposal have been undertaken to minimise (or mitigate) the impact, and set out the public benefits of the scheme. See the NPPF and NPPG for guidance.</p> <p>The Statement of Heritage Significance must include reference and review of relevant entries on the Dartmoor Historic Environment Record (HER).</p> <p>In some instances, a desk top evaluation of the archaeological value and potential of the site will be required to be submitted with the application.</p> | |
| 3.6 Where proposals would have significant transport implications, including all major applications | Applications should be supported by an appropriate level of transport survey and assessment to inform the decision-making process. | P 4.3 | <p>A Transport Assessment carried out by a suitably qualified professional to illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling.</p> <p>For smaller schemes a Transport Statement is likely to be sufficient which should simply outline the transport aspects of the application.</p> | <p>Devon County Council, the Highway Authority, should be contacted for further advice on traffic management issues.</p> <p>https://www.devon.gov.uk/planning/apply-for-planning-permission/get-help-with-an-application/guidance-for-applicants/</p> <p>National Planning Practice guidance on Travel Plas,</p> |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| | | | | Transport Assessments and Statements https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements |
| 3.7 Proposals likely to have a significant landscape or visual impact. | That development conserves and enhances the character of the Dartmoor landscape | SP 2.1 | <p>A Landscape and Visual Impact Assessment (LVIA). It should cover the physical impact that the development will have on the landscape including the wider impact on public viewpoints and residential amenity.</p> <p>In assessing landscape character reference should be made to Dartmoor National Park’s Landscape Character Assessment, Devon County Council’s Devon Landscape Character Assessment and Natural England’s National Character Area profiles.</p> <p>The scope and detail of an LVIA will be dependent on the scale and impact of the development. While a Major scheme will require a full assessment, a simple statement with photographs may suffice for smaller developments.</p> <p>DNPA’s Trees and Landscape Officer can advise on the content of an LVIA if required.</p> | Dartmoor Landscape Character Assessment Landscape Institute Guidance on LVIAs |
| 3.8 Developments (including the change of use of land) where trees are present on the site or adjacent to the land | That development conserves and enhances the character of the Dartmoor landscape | P 2.1 | <p>A Tree survey undertaken by a qualified Arboriculturist evidencing the following:</p> <ul style="list-style-type: none"> • The location of trees to be felled or retained marked clearly on a plan with an accompanying schedule providing full information on the amenity value of each tree together with details of species, size, age and condition. | |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| | | | <ul style="list-style-type: none"> • A tree constraints plan showing root protection area and the canopy spread of the tree(s) • An arboricultural method statement and Tree Protection Plan detailing the measures to be taken to protect the trees during construction • Works to any trees, directly affected by the development <p>For larger applications it will also be appropriate to provide details of the landscape strategy for the site, including areas of new planting.</p> | |
| 3.9 Applications which seek to develop land currently used as open/recreational space or for community services/facilities | To justify the loss of open space, sports facilities, and community services/facilities | SP 4.1 SP 4.2 | Plans submitted should show any areas of existing or proposed open space within or adjoining the application site | National Planning Policy Framework Para 99 |
| Development which could disturb land that may be unstable. | That development is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. | P 1.8 | An Unstable Land/Stability Report. A desk top survey should be carried out to establish the previous use of the land. If the report highlights a potential for instability a detailed report should be commissioned by a competent person to identify all known hazards and provide a detailed remediation strategy to address any issues and confirm that the site is suitable for the proposed use. | |
| 3.10 Applications for new development | All development must show it is deliverable, with connection to appropriate utilities infrastructure. | SP 1.2 | The proposed water supply and drainage should be shown on the submitted plans and a Utilities Statement should: | Where required, the Environment Agency's FDA1 |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| (except for household extensions). | Proposals which do not connect to mains drainage must be justified in accordance with the drainage hierarchy. | | <ul style="list-style-type: none"> • provide details of how the development will connect to existing utility infrastructure systems (electricity, gas, telecommunication and water supply, including foul and surface water drainage systems). • demonstrate that the development will not result in undue pressure on the delivery of those services. • For larger developments, there may be a need to consider new infrastructure. <p>Early discussion of this issue will identify potential shortfalls which may require direct provision or off-site contributions to improve service provision.</p> <p>Evidence submitting the justification for the application of non-mains drainage systems following the drainage hierarchy: first package treatment plants should be considered, then septic tanks, with the use of cesspools as a last resort.</p> <p>If the use of a cesspool or the avoidance of an existing mains connection within 30m is deemed necessary, evidence must be submitted to fully justify this decision.</p> <p>In addition to Planning Permission and Building Regulation approval you may also require an Environmental Permit from the Environment Agency (EA). The granting of Planning Permission or Building Regulation approval does not guarantee the granting of an Environmental Permit.</p> | <p>form must be used; available at</p> <p>https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1</p> |

| On-site constraint | Policy Requirement and threshold | Policy ⁶ | Validation requirements | Further guidance |
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| 3.11 Applications claiming Vacant Building Credit (for developments proposed on brownfield development sites containing vacant buildings) | National policy provides an incentive for brownfield development on sites containing vacant buildings. | Local Plan para 3.1.13 | Where a vacant building is brought back into use or is demolished to be replaced by a new building, a financial credit can be claimed, equivalent to the existing gross floorspace of relevant vacant buildings when the Authority calculates any affordable housing contribution which will be sought. Affordable housing contributions may be required for any increase in floorspace. In such instances, a Vacant Building Credit statement is required. | The following link: https://www.gov.uk/guidance/planning-obligations . |
| Developments which have the potential to cause significant adverse noise impacts | To protect local amenity in Dartmoor National Park | P 1.7 | A Noise Impact Assessment produced by a suitably competent acoustic consultant. It should be based on physical measurement surveys rather than predictive modelling. It will be necessary to confirm the noise emissions of proposed new plant and equipment, either from reliable manufacturers' data or by undertaking measurements of existing facilities elsewhere, rather than relying on assumed noise emissions. Assessment methods and reporting should conform to BS 7445:2003, other relevant British Standards and established good practice. It is advisable to discuss requirements with the Environmental Health Officer. | |