Guidance on Local Validation Requirements

This document has been prepared to accompany our validation checklists to give further guidance on what is required. This covers the items included under “additional information that may be required”.

The following items are covered in this guidance note:

- Additional Plans
- Affordable Housing Provision
- Air Quality Assessment
- Archaeological Assessment
- Community Infrastructure Levy Information Requirement
- Coal Mining Risk Assessment
- Crime Impact Statement
- Daylight/Sunlight Assessment
- Ecology survey/report
- Environmental Statement
- Flood Risk + Run Off Impact Assessment
- Flood Risk Sequential Test
- Foul sewage/utilities statement
- Health Impact Assessment
- Heritage Statement
- Land Contamination Assessment
- Landfill Statement
- Landscaping details
- Levels/sections
- Lighting Assessment
- Noise Impact Assessment
- Open Space Assessment
- Parking Provision Statement
- Photographs/photomontages
- Planning Obligation
- Planning Statement
- Retail/Town Centre Assessment
- Site Waste Management
- Statement of Community Involvement
- Structural Survey
- Sustainability / Energy Statement
- Transport Assessment
- Travel Plan
- Tree Survey
• Ventilation/Extraction Statement
• Viability Assessment
• Visual Impact Assessments (Including Photo Montages)

Please be aware that this is a general guide and cannot set out all of the circumstances in which additional information may be required. If you have any specific queries, we encourage you to contact us before submitting a planning application. You can do this via email to DevControl@wakefield.gov.uk.
**Additional Plans and Details**

**When is it required?**

For all applications where the information submitted is insufficient to enable the Local Planning Authority to fully assess and determine the application.

**What is required?**

Other plans and documents as necessary to explain the basis of your planning application which may include:

- Existing and proposed elevations
- Existing and proposed floor plans
- Existing and proposed site sections, finished floor and site levels
- Roof plan

All plans and drawings to 1:50 or 1:100 scale and should indicate: plan number; paper size, and scale bar indicating a minimum of 0-5 metres.

**Affordable Housing Provision**

**When is it required?**

In accordance with policy CS6 of the Council’s Local Development Framework Core Strategy document, all proposals for additional housing, including those for a mix of uses, above identified size thresholds must make provision for sufficient affordable housing to meet identified needs. Unless otherwise agreed with the Council, affordable dwellings should be provided on the application site and 30% of new dwellings on developments across the district which meet the following thresholds should be dwellings which can be defined as affordable:

i. where the proposal is for 15 or more dwellings, or is on a site of 0.5 hectares or more in area, and is within an urban area or local service centre as defined in the settlement hierarchy;

ii. where the proposal is for 6 or more dwellings, or is on a site of 0.2 hectares or more, and is within a village as defined in the settlement hierarchy.

**What is required?**

The provision of affordable housing within new residential development which exceed the above thresholds.

**Further information**

Air Quality Assessment

When is it required?

Where the development is proposed inside, or adjacent to an air quality management area (AQMA), or where the development could in itself result in the designation of an AQMA or where the grant of planning permission would conflict with, or render unworkable, elements of a local authority’s air quality action plan. Where AQMA’s cover regeneration areas, developers should provide an air quality assessment as part of their planning application.

What is required?

A detailed assessment of the likely impact of the construction and operation of the proposed development on the air quality of the area. This may form part of an Environmental Statement (see below) if one is required.

Further information


AQMA’s in Wakefield at: http://www.wakefield.gov.uk/

Air Quality and Land-use Planning: Development Control Advice & Procedure 2010 at www.wakefield.gov.uk

Archaeological Assessment

When is it required?

If your proposals involve a new building or the disturbance of ground within an Area of Archaeological Potential

What is required?

An archaeological desk top assessment and a field evaluation report . A written statement that includes plans showing historic features, listed buildings & structures, historic parks & gardens, historic battlefields & scheduled ancient monuments, an analysis of significance of archaeological, history & character of building/structure, principles of and justification for proposed works & impact on the special character of listed building, its setting and setting of adjacent listed building.
### Further information
West Yorkshire Archaeology Advisory Service at [http://www.archaeology.wyjs.org.uk/](http://www.archaeology.wyjs.org.uk/)

### Coal Mining Risk Assessment

**When is it required?**
For full and outline non-householder applications in Coal mining development referral areas where the ground is to be excavated.

**What is required?**
A Coal Mining Risk Assessment report and a Coal Recovery Report where applicable.

**Further information**

### Community Infrastructure Levy (CIL) Information Requirement

**When is it required?**
For Full, Reserved Matters, or Variation Of Condition applications to assist in determining whether a development is CIL Liable and provide information to assess the amount of levy liable.

**What is required?**
CIL Additional Information Form

**Further information**

### Crime Impact Statement

**When is it required?**
In circumstances where a proposed development may impact upon existing crime levels within a particular locality.

**What is required?**
A written explanation of the safety and security risks which have been assessed and how the design has been developed to reduce them.

Further information


**Daylight/Sunlight Assessment**

**When is it required?**

In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space.

**What is required?**

An assessment of the effects of a proposal on the daylight and sunlight available to surrounding land and buildings.

Further information

BRE guidelines on daylight assessments. Applicants may need to be aware that planning permission would not confer any immunity on those whose works infringe another’s property rights, and which might be subject to action under the Rights of Light Act 1959.

**Ecology Survey and Report**

**When is it required?**

- Development on or near to designated nature conservation sites that may affect their biodiversity interests.
- Proposals which will impact on notable habitats such as woodlands, hedgerows, water courses, ponds, wetlands and grasslands.
- Development that may have possible impacts on protected and notable species of wildlife and the places they use for shelter.
- Proposals which will have an adverse impact on wildlife corridors, for example watercourses.

**What is required?**

A report identifying existing habitats and species of ecological interest likely to be affected by a proposed development and the potential impacts on them, both in the short and long term. Where needed proposals should include mitigation and enhancement measures to minimise adverse impacts and
maximise benefits for biodiversity from the development. Accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any protected species.

**Further information**


West Yorkshire Ecology – Local Records Centre at www.ecology.wyjs.org.uk

West Yorkshire Bat Alert Layer and Flow Diagram

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**Environmental Statement**

**When is it required?**

The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (SI 2011/1824), as amended, set out the circumstances in which an Environmental Impact Assessment (EIA) is required.

**What is required?**

Where an EIA is required, Schedule 4 to the Regulations sets out the information that should be included in an Environmental Statement. The information in the Environmental Statement has to be taken into consideration when the local planning authority decides whether to grant planning consent. A developer may wish to request a ‘screening opinion’ (i.e. to determine whether an EIA is required) from the local planning authority before submitting a planning application. In cases, where a full EIA is not required, the local planning authority may still require environmental information to be provided.

**Further information**


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**Flood Risk + Run Off Impact Assessment**

**When is it required?**

Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 – see Environment Agency website at www.environment-agency.gov.uk -should be accompanied by a flood risk assessment (FRA). A FRA will also be required where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding or where
the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be drainage problems. The Environment Agency has prepared Flood Risk Standing Advice which can be found on their website.

**What is required?**

A Flood Risk Assessment should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems and address the requirement for safe access to and from the development in areas at risk of flooding. The FRA should be prepared by an applicant in consultation with the local planning authority, drainage regulators and drainage organisations with reference to their published local development documents and any Strategic Flood Risk Assessment. Depending on the type of development and flood zone, the FRA may need to include evidence relating to the Sequential and Exception Tests as set out in the Government’s National Planning Policy Framework document.

**Further information**

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**Flood Risk Sequential Test**

**When is it required?**

For major applications or applications including the change of use to a caravan, camping or chalet site, or to a mobile home or park home site,

**What is required?**

An assessment of alternative sites / areas within a site, in which the development could be located, which would have a lower probability of flooding.

**Further information**


The Environment Agency’s web-site at [www.environment-agency.gov.uk](http://www.environment-agency.gov.uk)

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**Foul Sewage and Utilities Assessment**
When is it required?

All new buildings need separate connections to foul and storm water sewers.

What is required?

If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s). In most circumstances surface water is not permitted to be connected to the public foul sewers.

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of the method of storage, treatment and disposal. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. It should also include evidence that the sewerage undertaker has capacity in the system and that drainage from the development will be accepted. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections/elevations and specification.

Further information

Building Regulations Approved Document Part H.

Health Impact Assessment

When is it required?

Almost every planning decision or policy has a potential effect on human health. Some links are obvious: for example, having access to safe and convenient green spaces helps to promote physical activity and to prevent obesity. Some areas of the Wakefield district have higher levels of health deprivation and the Council is keen to ensure that planning decisions can help to address these issues. Development proposals should show how discussions with the Council and its partners have secured such opportunities and how they will be implemented. Where sites fall into areas of highest health deprivation the Council will require a health impact assessment to be submitted showing how this has been achieved.
What is required?

An assessment of the possible health and well-being implications, both intended and unintended of development and planning proposals, including details of how the scheme has been designed to maximise positive and minimise negative impacts. A Health and Wellbeing Impact Assessment for Planning (HWIAP) tool is available on the Council’s website.

Further information

The Council’s web-site at:

Wakefield Joint Strategic Needs Assessment web-site at:
http://www.wakefieldjsna.co.uk/

Heritage Statement

When is it required?

For developments affecting all Historic Assets, designated or un-designated. This includes Listed Buildings and Conservation Areas, Archaeological Sites, Scheduled Ancient Monuments, World Heritage Sites and Historic Parks and Gardens, and Buildings of Local Interest.

What is required?

The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application.

As a minimum, applicants should consult the Historic Environment Record held by West Yorkshire Archaeological Advisory Service at the Registry of Deeds as historic plans, photographs or documentation may be relevant in identifying/assessing significance and/or to assist in justifying proposals. In some instances to be able to fully understand and assess the evolution of a building/site a series of historic OS type maps are useful.

For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required. A structural survey may be required in support of an application for listed building consent.

For applications for conservation area consent, a written statement that includes a structural survey, an analysis of the character and appearance of
the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area may be required.

For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.

For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of the area may be required.

For all applications involving the disturbance of ground within an Area of Archaeological Potential as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an assessment of existing archaeological information and submit the results as part of the Heritage Statement.

Further information


**Land Contamination Assessment**

**When is it required?**

In particular, for sites where there is known contamination; or there is a reason to suspect contamination, such as the existence of former industrial uses, or other indications of potential contamination and the proposed development could give rise to a risk of contamination affecting any of the following receptors: people (particularly for sensitive uses such as residential housing which is likely to be used by families with children, allotments or children’s nurseries); controlled waters; other watercourses; or principal aquifers.

**What is required?**

This should at least consist of a desk study of the readily-available records relating to the site. This study should assess the previous uses of the site and their potential for causing contamination and the likelihood of causing harm to any future users of the site and the wider environment. If the potential for
harm to human health or the wider environment is confirmed, further studies by the intending developer to physically investigate and assess the risks and identify and appraise the options for remediation are likely to be required.

Further information


Local information can be found under Land Quality at http://www.wakefield.gov.uk


Landfill Statement

When is it required?

Applications including landfill works or proposing the deposit or movement of earth or waste.

What is required?

Applicants should provide sufficient information to enable the waste planning authority to fulfil its requirements under the Landfill (England and Wales) Regulations 2002. They require consideration to be given to: the distances from the boundary of the site to residential and recreational areas, waterways, water bodies and other agricultural or urban sites; the existence of groundwater, coastal water or nature protection zones in the area; the geological or hydrological conditions in the area; the risk of flooding, subsidence, landslide or avalanches on the site; and the protection of the natural or cultural heritage in the area. This information may form part of an Environmental Statement (see above) where one is required.

Further information


Landscaping Details

When is it required?

Planning applications (except those for the change of use or alteration to an existing building), where landscaping would be a significant consideration in the assessment of the application.
What is required?

The details should include (as applicable): existing trees, shrubs and other landscape features (indicating which are to be retained and which removed); planting plans, specifications and schedules; existing and proposed levels and contours; means of enclosure, walls, retaining walls and boundary treatment; paving and other surface treatment including car parking and circulation layouts; items of landscape furniture, equipment, storage, signage, and lighting; services and drainage; location of site cabins and compounds. The location of any watercourse and associated landscaping as existing and proposed should also be shown. These details should be cross-referenced with the Design and Access statement where submitted.

Existing trees and other vegetation of amenity value should, wherever possible, be retained in new developments and will need to be protected during the construction of the development.

Further information


Levels/Sections

When is it required?

All applications involving new buildings/structures and for applications for engineering works which affect existing ground levels.

What is required?

Plans drawn at a scale of 1:50 or 1:100 should show a cross section(s) through the proposed building(s). Full information should be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. Levels should also be taken into account in the formulation of design and access statements.

Further information

None.

Lighting Assessment

When is it required?
Proposals involving the provision of publicly accessible developments. Development in the vicinity of residential property, a listed building or a conservation area, or open countryside, where external lighting would be provided or made necessary by the development,

What is required?

A layout plan showing the location of lighting, beam orientation and light levels; details of the height and design/specification of the lighting equipment; and the proposed hours when the lighting would be switched on.

Further information
Lighting in the countryside: Towards good practice at www.gov.uk

Noise Impact Assessment

When is it required?

Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise.

What is required?

A noise impact assessment prepared by a suitably qualified acoustician. The assessment should outline the existing and potential sources of noise generation, and how these may impact on local amenity. The assessment should also outline how the developer intends to overcome these issues.

Further information

Open Space Assessment

When is it required?

For development on existing open space.

What is required?

Plans showing any areas of existing or proposed open space within or adjoining the application site. Open space should be taken to mean all open space of public value, including areas of water such as rivers, canals, lakes and reservoirs, that can provide opportunities for sport and recreation and can also act as a visual amenity.
Planning consent is not normally given for development of existing open spaces which local communities need. However, in the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to local requirements. Any such evidence should accompany the planning application.

Further information


Parking Provision Statement

When is it required?

For all applications which affect existing parking or servicing arrangements or create a requirement for additional parking or servicing.

What is required?

Basic details can be shown on a site layout plan. For larger schemes, information that may be required on the following: the rationale for the approach to parking provision (car, cycle, disabled and motorcycle provision); car parking accumulation information; car parking layout plan; cycle parking layout plan; servicing plan covering deliveries, refuse collection and taxi pick up and drop off (Auto tracks may be required in some instances); and parking and servicing management plan.

The information can be combined with a Transport Assessment and/or Travel Plan, where required (see below)

Further information


The Council’s Street Design Guide at www.wakefield.gov.uk/planning

Photographs and Photomontages

When is it required?

Photographs should be provided if the proposal involves the demolition of an existing building or development affecting a conservation area or a listed building.
Photomontages may be required to help to show how large developments can be satisfactorily integrated within the street scene or wider landscape.

**What is required?**

See above.

**Further information**

None.

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**Planning Obligations – Draft Heads of Terms**

**When is it required?**

When the Council has indicated at pre-application stage that a Section 106 agreement would be necessary.

**What is required?**

Planning obligations (Section 106 Agreements) are private agreements negotiated between the Council and developers or other parties with an interest in an application site and are intended to ensure that a development makes an appropriate contribution towards delivering such things as affordable housing and mitigating impacts arising from the development such as on the local or strategic highway network.

Please seek pre-application advice from the Council for further advice on what is likely to be required.

**Further information**


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**Planning Statement**

**When is it required?**

For planning applications that would constitute a departure from the development plan, or major applications which require more detailed explanation about how the proposal relates to relevant national and local planning policies.

**What is required?**

An assessment and justification of the proposal against relevant policy.
Further information


The Council’s Local Development Framework at www.wakefield.gov.uk/planning

Retail/Town Centre Assessment

When is it required?

An application for development which includes retail developments; leisure, entertainment facilities, and the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

What is required?

A “sequential assessment” and an “impact assessment” may be required, depending on the scale of the proposed development, the location in relation to an existing centre, and whether or not the proposal is in accordance with an up-to-date development plan.

Further information


Site Waste Management

When is it required?

Applications for major development.

What is required?

Identification of the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.

Further information
Non-statutory guidance for site waste management plans at www.defra.gov.uk

**Statement of Community Involvement**

**When is it required?**

Required for the following types of development: Residential 50+ units or sites of 1 hectare of more; Commercial developments of 1000m2 or site area exceeding 1hectare; Contentious developments or ones likely to generate significant local concern EIA developments

**What is required?**

Details of what consultation has been undertaken and how the scheme has been publicised in advance of the application being submitted to the Local Planning Authority, together with details of how such feedback has influenced the final design of the scheme.

**Further information**


**Structural Survey**

**When is it required?**

The change of use or conversion of rural buildings (e.g. barn conversions in the Green Belt).

The demolition, or proposals that may affect the structural integrity, of a building or structure that contributes to the character of a Conservation Area. Any listed building or structure, where works are proposed that involve demolition or would affect the structural integrity of the building or structure.

**What is required?**

A detailed structural survey by a suitably qualified professional. This should include, where appropriate: general description and age of building; condition - structural integrity, foundations, damp proofing, walls, joinery, timbers, roof structure and roof covering; assessment of repairs necessary to ensure retention of the building; assessment of structural and other alterations necessary to implement the proposed conversion; assessment of percentage of building that needs to be rebuilt - including walls and timbers; opinion as to the suitability of building for proposed conversion; a schedule of works necessary to preserve the building; and a schedule of works necessary to
Further information

None.

**Sustainability / Energy Statement**

When is it required?

Policies D27 and D28 of the Council’s Local Development Framework Development Policies Document, together with the supporting text for each policy requires that in order to meet regional and district targets for renewable energy generation new developments of 0.5 hectares or more in site area, or 10 or more dwellings, or 1,000 square metres or more floor area for employment, commercial, leisure and community development will be required to: (i) incorporate on-site renewable energy generation technology unless it can be demonstrated that it is not technically feasible or financially viable, or there are demonstrable alternative decentralised renewable or low carbon energy services and (ii) provide a sustainability statement which should give details of the sustainable construction techniques and energy and water conservation measures designed into the development.

What is required?

A statement and requisite details to meet the requirements of policies D27 and D28 as outlined above.

Further information


**Transport Assessment/Transport Statement**

When is it required?

A Transport Assessment (TA) should be prepared where a new development is likely to have significant transport implications. In some cases the transport issues arising out of development proposals may not require a full TA – in these instances it is now common practice to submit a simplified report in the form of a Transport Statement (TS).

What is required?
The Department for Transport publication ‘Guidance on Transport Assessment’ should be used by stakeholders to determine whether an assessment is required and, if so what level and scope of that assessment should be. It provides guidance on the content and preparation of Transport Assessments and Transport Statements. The coverage and the detail of the Transport Assessment/Transport Statement should reflect the scale of the development and the extent of the transport implications of the proposal. The Transport Assessment/Transport Statement should illustrate how the development proposals will reduce the need to travel, especially by car, tackling the environmental impact of travel and how the site is accessible by non-car modes.

Further information

Department for Transport – Guidance on Transport Assessments at www.dft.gov.uk

Travel Plan

When is it required?

The Department for Transport document ‘Guidance on Transport Assessments’ gives indicative thresholds for the requirement of a Travel Plan. However, these are for guidance purposes and not absolutes. Early pre-application discussions are recommended to determine the requirements and scope of a Travel Plan.

What is required?

A long term management strategy which aims to increase sustainable travel to a site through positive actions. It is set out in a document that is reviewed regularly. Where applicable, a travel plan should include: site audit to include transport links, transport issues, barriers to non-car use and possible improvements to encourage sustainable modes; clearly defined objectives, targets and indicators; details of committed measures, timetable for implementing, marketing proposals and budget; monitoring plan and mitigation proposals if targets not reached. Where appropriate the travel plan should include proposals for a Travel Plan Coordinator, including definition of role, etc and travel surveys, results and analysis.

Further information

Tree Survey

When is it required?

Where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees).

What is required?

A survey submitted by a qualified arboriculturist including details of the following, where necessary:
(a) Root Protection Areas - the minimum area of land which can contain sufficient rooting volume to ensure the survival of the tree.
(b) Tree Constraints - for the purposes of layout design, showing the RPA and representing the effect that the mature height and spread of retained trees will have on layout through shade, dominance etc.
(c) An Arboricultural Method Statement (AMS) - the methodology for implementing aspects of the development that have potential to result in the loss of or damage to a tree, including details of an on-site protection monitoring regime.

Further information

BS5837: Trees in relation to construction – Recommendations can be purchased on-line from the British Standards Institution.

Ventilation/Extraction Statement

When is it required?

Where ventilation or extraction equipment is to be installed, including proposals for the sale or preparation of cooked food, and commercial premises requiring dust and/or odour extraction, cooling or air handling equipment.

What is required?

Details of the position and design of ventilation and extraction equipment. This may include technical specification including predicted noise levels, noise mitigation measures and odour abatement techniques where required. Elevation drawings showing the size, location and external appearance of plant and equipment will also be required.

Further information


**Viability Assessment**

**When is it required?**

There are a number of circumstances where financial viability may be an important consideration in determining a planning application, for example: where it is relied on to justify providing no or less affordable housing than required by policy; the demolition of a Listed Building; a new agricultural worker’s dwelling in the Green Belt; the removal of a condition limiting the occupation of a dwelling to an agricultural worker; or a farm diversification proposal.

**What is required?**

The requirements will vary depending on the circumstances. In connection with an application to remove a condition limiting the occupation of a dwelling to an agricultural worker, any marketing exercise should generally be for a sustained period of two years.

**Further information**

None.

**Visual Impact Assessments (Including Photo Montages)**

**When is it required?**

May be required to support an application where there is a potential adverse impact from the visual effects from the proposed development.

**What is required?**

The following guidance outlines the appropriate methodology for carrying out Landscape and Visual Assessments.

- Guidelines for Landscape and Visual Impact Assessment published jointly by the Landscape Institute and the Institute of Environmental Assessment in 2002

**Further information**

None.