

## Local Planning Application Requirements

New Forest District Council are currently consulting on the required supporting documentation and drawings for submitted applications. These are in addition to the mandatory national requirements as part of the 1APP process. The last review of local requirements was in 2016 and there has been substantial change to legislation since then. Proposed requirements have already been submitted to NFDC Planning Committee, so comments gathered from this consultation will be reported later this year. The response deadline is 28 October 2020.

This document outlines the basis of the consultation and should be read in conjunction with New Forest District Council's Appendices A, B, C, D & E (attached).

In 2008 the national 1APP process was introduced. This encouraged applicants to submit applications online and prescribed certain information requirements so that an application could be validated and start the usual process of notifications and consultations etc. In addition to the requirements set by regulation, local planning authorities are allowed to add their own specific requirements so long as the 'local list' is agreed by relevant committee, stakeholders are consulted, committee updated then adopt the list to be publicised via their website. This process is due every two years.

There are several reasons why a local list might be appropriate

- It creates understanding for the applicant from the outset so avoids disputes
- Proposals are then clear with adequate information, making coherent responses to consultation much more possible
- Avoids delays in the determination of the application when further information must be requested
- Failing to give adequate information can lead to the need for pre-commencement conditions which can delay development starting.

It is expected that there will be a 'significant' increase in larger scale residential and mixed developments, and the draft requirements prepare for this plus incorporate the changes from the revised National Planning Policy Framework.

The existing list of required 1APP documents is shown on Appendix A. Appendix B details a comparison between the existing 'Local List' and proposed an additional 18 documents. From these 18, the local planning authority must assess if the requirement is

- Proportionate to the proposal's nature and scale, and
- Is likely to be a material consideration in the determination of the application.

The assessment of such need is set out in the District Councils 'Appendix C'. This clearly states the regulation or guidance that the requirement originates, the type of application that triggers the information need, and specifically what is required. This document is known as Part 1 of the Local List.

District Council Appendix D states which information requirements are required per application type. (Column heading 'Minor' = less than 10 dwellings etc; 'Major' = 10 or more dwellings, site area over 0.5ha or floorspace over 1000sqm).

Part 2 of the Local List is District Council Appendix E, which states specific requirements for plans and drawings. It is proposed that this is also agreed by relevant committee, stakeholders consulted, committee updated then adopted. Publication to be via the NFDC website and reviewed every two years, as with Part 1. The appendix covers every aspect that I would need from plans to enable thorough briefing to members and therefore have no suggested changes.

### ***SUGGESTED RESPONSE***

From within Appendix D.

Items 6 - Renewable and Low Carbon Statement and 11 – Environmental Impact Assessment. We suggest that the Council consider requiring these for Householder applications, as they would for Minor housing developments. Our reasoning is that some individual householder application suggests such substantial change that a dwelling is almost being rebuilt. This makes the two development types quite in common.

Item 29 Telecommunication Statement should read 'YES' in the Telecom application column.

We wholeheartedly agree that householder applications should submit a biodiversity survey and report, and that Design and Access statements are required across all types of application.