

Additional Mandatory validation requirements for planning applications

APPENDIX C

In addition to the National validation requirements set out in appendix A there are also a number of other mandatory requirements which apply depending on the nature of the proposal and/or its location.

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
Biodiversity Survey and Report	<p>New Forest District Council Local Plan 2016-2036 STR1</p> <p>Wildlife and Countryside Act 1981</p> <p>Hedgerow Regulations 1997</p> <p>Protection of Badgers 1992</p> <p>Natural Environment & Rural Communities Act 2006</p> <p>Conservation of Habitats and Species Regulations 2017</p>	<p>Supporting ecological information may be required for any development from small householder applications to large strategic projects depending on the nature and value of the site. The Biodiversity Checklist provides a guide to help ascertain what information may be required to support an application for a given project.</p> <p>All developments in or adjacent to :</p> <ul style="list-style-type: none"> • European Site (ie SAC/SPA/Ramsar) • Site of Special Scientific Interest (SSSI) • In or adjacent to National Nature Reserve (NNR) • Site of Nature Conservation Interest (SNCI) • Regionally Important Geological Sites (RIGS) • Local Nature Reserve (LNR) • Wildlife Corridors • Priority Habitats <p>Any development where there is potential for protected or notable species to be impacted e.g. bats, birds, reptiles, badger, amphibians (particularly great crested newt), otters, white-clawed crayfish and dormice.</p>	<p>The NFDC Biodiversity Checklist is to be completed for all applications. If further ecological considerations are shown to be required then a PEA or EclA (supported by appropriate survey effort) should be submitted to support the application.</p> <p>In general terms all ecological information will need to be prepared and presented in such a way that it is fit to inform the decision-making process and to serve as BNG baseline. It should include:-</p> <ul style="list-style-type: none"> information on existing biodiversity interests (sites, species, habitats) on the land affected by the proposed development as well as on adjoining or nearby land that may be affected by the proposed • development (such as location, size, abundance, importance); - information on likely impacts on the biodiversity interests; - details on avoidance, mitigation and/or compensation measures; and - Proposals for enhancements of biodiversity. <p>The level of information required will be proportionate to the scale of development proposed and the likely impact on biodiversity. In most cases a Preliminary Ecological Appraisal (PEA) produced in line with CIEEM Guidance should be provided and inform further survey requirements. Where a proposal is likely to affect protected species, the applicant must submit a Protected Species Survey and Assessment.</p>

Any survey should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions, over a sufficient period of time and using nationally recognised survey guidelines/methods where available and as appropriate.

For development where potentially significant ecological effects are likely to arise from proposals, an Ecological Impact Assessment (EclA) will be required. Typically, the EclA report prepared for planning submission will collate the baseline information gathered during the PEA and/or other detailed surveys. It will value existing ecological features, consider the potential effects of development and assess any residual ecological impacts after mitigation (both adverse and beneficial). The Guidelines for Ecological Impact Assessment published by CIEEM should be adhered to.

Ecological Information should:

- record which habitats, features and species are present or likely to be present on and, where appropriate, around the site;
- identify the extent/area/length/numbers (where appropriate) present;
- map the habitat/features distribution on site and/or in the surrounding area shown on an appropriate scale plan; species distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding).

Any ecological report must identify and describe potential development impacts likely to harm designated sites, priority habitats, other biodiversity and geological features, protected/notable species and/or their habitats identified by the survey. These should include both direct and indirect effects both during construction and afterwards. Where harm is likely, evidence should be submitted to show:

- how alternative designs or locations have been considered;

NPPF Section 15
 'Conserving and
 enhancing the
 natural
 environment' Para
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			<p>- how adverse effects will be avoided wherever possible;</p> <p>- how unavoidable impacts will be mitigated or reduced;</p> <p>- how impacts that cannot be avoided or mitigated will be compensated.</p> <p>In addition, an ecological report will need to include information on proposed works that will enhance, restore or add to designated sites, priority habitats and features or habitats used by protected species. The Assessment should also give an indication of likely changes to habitats and/or how species numbers may be affected, if at all, after development, e.g. whether there will be a net loss or gain.</p>
Biodiversity Net Gain Report	New Forest District Council Local Plan 2016-2036	<p>For 'major' applications</p> <p>'Minor' applications, defined as residential development of nine units or less, or commercial development of less than 1000 m² of floor space or on a site of less than 1 ha are not exempt from providing biodiversity net gains but use of the Defra Biodiversity Metric will not be required. Householder development (such as extensions), and change of use of an existing building fall within the definition of 'minor development'.</p> <p>Note this may be updated following enactment of the Environment Bill.</p>	<p>Defra Metric Net Gain Calculations (Biodiversity Report) - Biodiversity report to include full details of the ecological baseline including detailed justifications for the choice of habitat types, distinctiveness and condition. Any assumptions made should be presented and likewise justified.</p> <p>A plan should clearly illustrate the areas covered by each of the existing habitat types and the area/length in hectares/km of each habitat type.</p> <p>A proposed habitats plan, for example taken from the site layout plan, illustrative masterplan, green infrastructure plan or landscape plan should also be included. The plan should detail what existing habitats are to be retained and enhanced, and any new habitat types that will be created. The plan should ensure that each habitat type is identified and the area/length of each habitat type should be quantified in hectares/km.</p>
Design and Access Statement	The substituted Section 62 (5) of the T&CP Act 1990 Act stipulates that	<p>With all applications for:</p> <ul style="list-style-type: none"> • Major development, • development in a Conservation Area 	<p>A design and access statement must—</p> <p>(a) explain the design principles and concepts that have been applied to the development;</p>

<p>(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;</p> <p>(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;</p> <p>(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and</p> <p>(e) explain how any specific issues which might affect access to the development have been addressed</p> <p>For more information on Design and Access Statements refer to: https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement</p>	<ul style="list-style-type: none"> • listed building consent • one or more dwellings; or • a building or buildings with a floor space of 100 square metres or more. 	<p>design and access statements must be required by development order. The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets out the current requirements.</p>	
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<p>Flood risk assessment</p>	<p>National Planning Policy Framework – paras. 163 - 165 Planning Practice Guidance – Flood Risk and Coastal Change section</p>	<p>In line with footnote 50, page 47 of the NPPF, a site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.</p> <p>In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</p> <p>Information on identified flood zones (including areas of risk of flooding from rivers and seas AND areas at risk of flooding from surface water) are included on the following webpage:- http://apps.environment-agency.gov.uk/wiyby/37837.aspx</p> <p>Alternatively, the council can provide information on whether a piece of land is identified as being at flood risk.</p>	<p>For guidance on preparing a flood risk assessment please refer to: https://www.gov.uk/guidance/flood-risk-assessment-standing-advice</p>
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APPENDIX C

Part 1 of the Local List – Additional Information Requirements

The table below sets out the supporting information required to be submitted, the application types the requirement applies to and the justification for the requirement.

Part 1 – Local List of Planning Application Requirements			
Local List Requirement	Justification & details of the policy driver i.e. National Planning Policy and Local Plan policy	Types of application or development that require this information	What is required
1. Affordable Housing Statement	New Forest District Council Policies HOU1, HOU2 National Planning Policy Framework - para. 64 Planning Practice Guidance (NPPG)	In accordance with the NPPF and NPPG this applies to all applications proposing 10-units or more	The Council will require information concerning both the affordable housing and any open market housing. Such information shall include details of the number of residential units, the mix of units and the proposed tenure. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. Where the applicant considers the development will not support the level of affordable housing required under the Councils policies then a Viability Assessment will be required (see below).
2. Archaeological Desk-based Assessment	New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM1 National Planning Policy Framework - para. 189	A desk-based assessment will be required where an initial assessment indicates the proposed development affects an archaeologically sensitive area (including a Scheduled Ancient Monument or non-designated sites of archaeological interest).	Information and advice on the content of reports is available either through Hampshire County Council Archaeological Service or the following Chartered Institute for Archaeologists website:- http://www.archaeologists.net/codes/ifa

	Planning Practice Guidance		
3.Air Quality Assessment	New Forest District Council Local Plan 2016-2036 Policy STR1 and CCC1,IMPL2 National Planning Policy Framework - para. 108 Planning Practice Guidance – Air pollution section	New housing development within or adjoining AQMA. All development which an Environmental Impact Assessment or a Transport Assessment (all development likely to result in significant increase in traffic volume/congestion/speed/composition). All development having an effect on sensitive areas such as ecological sites or areas previously defined as having poor air quality. Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment. Confirmation to Air Quality Monitoring contribution for all new residential development	All as per government advice included on:- https://www.gov.uk/guidance/air-quality--3
4,Agricultural Land Assessment	National Planning Policy Framework - para. 170 Planning Practice Guidance	Applications that propose the loss of 20 hectares or more of best and most versatile (BMV) agricultural land https://www.gov.uk/guidance/natural-environment#brownfield-land-soils-and-agricultural-land	https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land
5,Community Infrastructure Levy (CIL) – Question Form	The Community Infrastructure Charges introduced by the Council in April 2015.	All development that is CIL liable where an additional information form is required.	Completion of the CIL additional information form https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf
6.Community Involvement Statement	National Planning Policy Framework – paras. 128,	Major development.	The statement sets out how you involved the community during the design process,issues the community identified and how you responded in your final design. If you couldn't

change your design, you need to give reasons why.							
Statement confirming how connection will be delivered prior to first occupation	All new residential development	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy IMPL2					
An Energy Statement should include evidence to demonstrate the predicted regulated energy use of the proposed development and the energy generation achieved through the proposed renewable/low carbon measures. For outline planning applications, the Energy Statement need not provide full details, but should set out an explanation in broad terms.	With planning applications for new development over 100 sq metres gross, or development over 100 sq metres gross, or one or more dwellings.	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy STR1 and CCC1 New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM4 National Planning Policy Framework – para. 150	8. Renewable and low Carbon Statement				
Environmental Statement	Development and significant infrastructure projects which fall within Schedule 1 & 2 of the Regulations 2017 and have been screened as requiring an Environmental Statement	Town and Country Planning Act (Environmental Impact Assessment Regulations 2017)	9. Environmental Impact Assessment				
Landscape Impact assessment	Development that affects or impacts on the openness of the Green Belt	New Forest District Council Local Plan 2016-2036	10. Green Belt Openness Statement				
For guidance on undertaking a sequential test please refer to: https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants	<ul style="list-style-type: none"> You need to do a sequential test if both of the following apply: <ul style="list-style-type: none"> your development is in flood zone 2 or 3 	New Forest District Council National Planning Policy Framework – paras. 157 to 162	11. Flood Risk Sequential Test				

	<p>Planning Practice Guidance – Flood Risk and Coastal Change section</p>	<ul style="list-style-type: none"> • a sequential test hasn't already been done for a development of the type you plan to carry out on your proposed site – contact the Council to find out if a test has already been carried out for the site. 	
<p>12.Heritage statement</p>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policies DM1</p> <p>National Planning Policy Framework – paras. 189</p> <p>Planning Practice Guidance – Conserving and enhancing the historic environment section</p>	<ul style="list-style-type: none"> • All development affecting the setting of a heritage asset, the character of a conservation area (other than household extensions) • Demolition of a listed building • planning application affecting nationally and locally designated parks and gardens; • planning application affecting an ancient monument or its setting; 	<p>The assessment will need to describe the significance of any heritage assets affected by the proposed development. The level of detail necessary will vary according to an asset's importance and the nature of the development/works proposed. Heritage assets should be assessed using appropriate expertise where necessary.</p> <p>Applicants are advised to undertake a pre-application enquiry with the Council before any application is made. Further national advice on heritage significance is provided on the following web-page https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment The Council has produced a number of Conservation Area Appraisals as well as guidance notes relating to heritage issues. These may be useful in preparing heritage statements and can be accessed through the following web-page:- http://www.newforest.gov.uk/article/13723/Conservation-Areas</p>
<p>13.Land contamination Assessment</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy CCC1</p>	<p>All applications where</p> <ul style="list-style-type: none"> • The proposed end use is sensitive to contamination 	<p>More details on undertaking a ground contamination survey can be found on the Council's web site:</p>

<p>http://www.newforest.gov.uk/article/4227/Contaminated-Land</p> <p>General guidance is provided on the following website:- https://www.gov.uk/guidance/land-affected-by-contamination</p>	<p>• The sites are known or suspected of being affected by current or previous contaminating land uses</p> <p>• The proposed end use could cause contamination</p> <p>For all applications proposing new buildings where:</p> <p>- the development site is or has been used for purposes that may lead to ground contamination (eg. Industrial land, agricultural land where inappropriate spreading may have occurred); or</p> <p>- the site has a history of a contamination incident; or</p> <p>- the development site is within an established buffer zone to a site that is known to suffer from ground contamination (for example land where records held by the Council under Part 2A of the Environmental Protection Act 1990 indicates contamination is present). Where contamination is known or suspected or the development site is in the vicinity of such land, a report with a desk study listing current and historic uses of the site and adjoining land together with a site reconnaissance shall be provided to determine the likelihood of contamination.</p>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM5</p> <p>National Planning Policy Framework – paras. 178 and 179</p> <p>Planning Practice Guidance – Land Affected by Contamination section</p>	<p>14.Landscape and Visual Assessment</p>
<p>The assessment should identify the different elements that give a place its unique character -landform, woodlands and specimen trees, hedgerows, land use, historic artefacts, building styles and settlement patterns. From this assessment, it should be demonstrated to what extent the</p>	<p>A Landscape and Visual Impact Assessment will be required, depending on the nature and type of the proposed development. Such an assessment will be required for applications proposing:-</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy ENV3 and ENV4</p>	<p>14.Landscape and Visual Assessment</p>

	National Planning Policy Framework – paras. 8, 170, and 172	<ul style="list-style-type: none"> - development other than householder development in the Cranbourne Area of Outstanding Natural Beauty; - major development on un-developed land outside settlement boundaries; - development that will have a more than insignificant impact on valued landscapes and/or views available to people and their visual amenity. 	<p>proposed development may alter the fabric, quality and character of the landscape. Reference should be made to the character Assessments on the Council's web site: http://www.newforest.gov.uk/article/18684/Landscape-Character-Assessment</p> <p>The assessment should also identify where the proposed development can be seen from (and record this information on a map with accompanying photographs/photomontages from the various viewpoints)</p> <p>the extent to which those views would be occupied by the proposed development (degree of visual intrusion), the distance of the viewpoint from the site and whether views would focus on the proposed development due to proximity or whether the proposed development would form one element in a panoramic view. Consideration should be given to seasonal differences arising from the degree of vegetative screening and filtering of views that will arise in summer/winter; and also to any cumulative effect of the proposals. From this assessment the change in the character of the landscape resulting from the proposed development and the change in views/visual amenity may be determined. The assessment should also clearly set out mitigation measures to address any adverse landscape and/or visual effects identified.</p>
15.Lighting assessment	New Forest District Council Local Plan 2016-2036 Part 1 Policy	Applications that propose development including artificial external lighting that may:-	The Lighting Assessment should include:- - details of the external lighting and hours when it will be switched on;

<p>- lighting layout plan with beam orientation and a schedule of the equipment proposed; details of lighting levels and assessment on how the proposed lighting may affect local amenity, intrinsically dark landscapes, natural conservation and highway/railway safety (or as appropriate) The Institution of Lighting Engineers 'Guidance Notes for the Reduction of Obtrusive Light' 2011 provides lighting designers, planners and environmental health officers with recognised technical limitations on stray light. Limits are provided for each environmental zone for each of the main sources of nuisance light pollution: sky glow, glare, spill and building illumination.</p>	<p>Any noise assessment shall need to have regard to the advice contained in the Planning Practice Guidance (https://www.gov.uk/guidance/noise-2) Noise assessments will need to establish the observed effect levels relevant to the proposed development and where appropriate set out proposed mitigation measures to address noise issues. This may include details of sound insulation.</p>
<p>- materially alter light levels outside the application site; or - affect residential amenities, impact on visual amenities, highway/railway safety or natural environment All planning application proposing floodlighting.</p>	<p>All applications proposing: <ul style="list-style-type: none"> • new development that may create additional noise in areas where noise sensitive development already exists; and • new noise sensitive development in areas that already experiences significant noise levels. Including:- - development for Class B2 uses - development that incorporates HGV turning, loading and unloading areas (such as large retail developments); - development that incorporates external plant and equipment that generates noise; - development that may result in noise associated with the users of the proposal, particular outside daylight hours e.g. night clubs, event venues</p>
<p>ENV3: Design quality and local distinctiveness, part (ii), Policy ENV4: Landscape character and quality, part (vi)</p>	<p>New Forest District Council Local Plan 2016-2036 Policy STR1 Achieving sustainable development, Policy ENV3: Design quality and local distinctiveness, part (ii)</p>
<p>16.Noise assessment</p>	<p>Planning Practice Guidance National Planning Policy Framework – para. 125 National Planning Policy Framework – para. 180 Planning Practice Guidance</p>

		<p>Noise sensitive development will include residential properties, hostels and hotels. Applications for noise sensitive development adjacent to major road/transport infrastructure and other significant sources of noise;</p>	
<p>17.Nutrient budget and nutrient neutrality and mitigation strategy</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1: Achieving sustainable development, part (iii), Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites, parts (i) and (iv)</p>	<p>All applications proposing:</p> <ul style="list-style-type: none"> • Net additional dwellings • Units of visitor or institutional accommodation, or other proposals that include overnight stays including campgrounds, will be calculated on a dwelling-equivalent basis. 	<p>A nutrient budget and nutrient mitigation strategy for the development covering both foul drainage and surface runoff. Currently required for nitrogen in the Solent catchments, and for phosphate in most of the Avon catchment. Development that connects to Christchurch WWTW via the sewer network is currently exempted.</p> <p>The calculators, links to natural England guidance and the (forthcoming) NFDC Nutrient Neutrality guidance can be found here https://www.newforest.gov.uk/article/1206/Nutrient-Neutral-Development</p>
<p>18.Mineral Resource assessment</p>			
<p>19.Open Space/recreational Facilities Assessment</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (vi)</p> <p>New Forest District Council Core Strategy (2009) Saved Policy</p>	<p>Required for applications within or affecting open space, including the loss of open space, playing fields, bowling green etc. plans should show any areas of existing or proposed open space within or adjoining the application site and demonstrate through an independent assessment that the land or buildings are surplus to</p>	<p>An assessment will need to show the impact of the proposed development on the need for recreational facilities and open space in the area of the application site.</p> <p>The recommended methodology is set out in Fields in Trust, Guidance for Outdoor Sport and Play 2018</p>

<p>http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf</p>	<p>local requirements. Proposals introducing new open space will need to be supported by a long term Maintenance and Management Plan.</p>	<p>CS7: Open spaces, sport and recreation</p> <p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policies DM8 and DM9</p> <p>National Planning Policy Framework – para. 96 and 97</p> <p>Planning Practice Guidance</p> <p>https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space#open-space-sports-and-recreation-facilities</p>	<p>20.Parking Provision</p>
<p>All (non-householder) applications will be required to provide details of existing and proposed parking provision, including cycle parking, and to justify the level of provision. For major applications, applicants will be required to justify proposals which exceed the Council's maximum/required parking standards set out in the SPD: http://www.newforest.gov.uk/article/14291/Parking-Standards Details of electric charging infrastructure</p>	<p>Required for all applications where new dwellings and/or floorspace is proposed or where a loss of existing car parking is involved.</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (V), Policy CCC2: Safe and sustainable travel IMPL2</p>	

	<p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p> <p>National Planning Policy Framework – para. 102, 105 and 106</p>		
21.Planning Statement	National Planning Policy Framework – para.43	<p>Planning Statement setting out comments in support of proposals can be submitted with any planning application. However a statement will be required for</p> <ul style="list-style-type: none"> • all major planning applications • applications that are not in accordance with the development plan • proposals that require detailed policy consideration 	<p>Planning statements should include all comments the applicants want the Council to consider in support of the proposal. In particular statements should:-</p> <ul style="list-style-type: none"> - explain why the proposal complies with relevant development plan policies; or if not in accordance with such policies; - explain why the applicant(s) consider permission should be granted contrary to development plan policies. <p>Planning statements may also usefully include additional information, such as suggested planning conditions and expand on information provided on the application form. It would also be helpful for such documents to include an explanation as to why it is considered the proposal represents sustainable development, having regard to the advice in the National Planning Policy Framework.</p>
22.Recreational mitigation strategy, New Forest and the Solent Coast	New Forest District Council Local Plan 2016-2036 Part 1, Policy ENV1: Mitigating the impacts of development on International	<p><u>New Forest</u> Sites providing 50 or more homes, the threshold for on-site provision of ANRG (alternative natural recreational greenspace) to mitigate recreational visits to the New Forest European Sites</p>	<p>A demonstration with accompanying layout plans, commentary and a land budget to demonstrate that on-site ANRG provision will be both quantitatively sufficient for the number and size of dwellings proposed, of sufficient quality and character to be effective</p>

<p>24. Rural Workers' Dwellings Justification</p>	<p>New Forest District Local Plan Part 2: Sites and Development</p>	<p>Where an application is made for a dwelling in a rural location and justified by its association with an agricultural/forestry or other rural business need.</p>	<p>For a permanent dwelling, the document should include:- - evidence of functional need for the proposed dwelling;</p>
<p>23. Retail Impact Assessment</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 ECON5 National Planning Policy Framework – para. 89 Planning Practice Guidance https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</p>	<p>Retail development of over 1,000sqm gross internal area (GIA) outside of town centre boundaries needs a Retail Impact Assessment. In villages and locations outside defined built up areas retail developments of over 500sqm GIA will need a retail impact assessment</p>	<p>Further information and guidance on these assessments is included as part of the Planning Practice Guidance see https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</p>
<p>Nature Conservation sites</p>	<p>For sites of less than 50 homes, mitigation is secured by a financial contribution</p>	<p>Solent Coast All residential development within 5.6km of the Solent coast. Mitigation is secured by a financial contribution</p>	<p>and attractive for recreational use as an alternative to visiting the New Forest European sites. A recreational mitigation land requirement calculator is available here http://forms.newforest.gov.uk/uts/utsmain?for_mid=POS_ANRG&ebz=1_1598465693608&bd=0&ebz=1_1598465693608 The Mitigation Strategy For European Sites SPD provides qualitative and design guidance for the layout of recreational mitigation land https://www.newforest.gov.uk/media/757/Mitigation-Strategy-for-European-Sites/pdf/Mitigation_Strategy_SPD.pdf?m=637298154069500000</p>

	<p>Management (2014) Policy DM21</p> <p>National Planning Policy Framework – para. 79</p>		<ul style="list-style-type: none"> - information to demonstrate the associated enterprise is viable and clear prospects of doing so; - evidence that any need for the dwelling cannot be met by existing dwelling or re-use of existing building; - evidence that the size of the dwelling is commensurate with functional requirements of the enterprise. <p>-audited financial accounts for 2 years and final year draft accounts</p> <p>For a temporary dwelling on a new rural enterprise, the document should include evidence to show compliance with economic and functional tests and no appropriate accommodation available in the locality.</p>
25.Structural Survey	<p>New Forest Local Plan policy CS7</p> <p>National Planning Policy Framework – para. 44</p>	<p>A structural survey is required with:-</p> <ul style="list-style-type: none"> - planning application/applications for listed building consent for works that include demolition of all or a significant part of a listed building; or - a planning application proposing the conversion of an existing rural building; or - an application proposing the replacement of existing rural building with a new building, <p>In order to help show the accommodation needs cannot be met through alterations, extension and/or refurbishment.</p> <p>-demolition of a building where it would result in the loss of a sport, recreation or play facility where a replacement of equal or better quality is not proposed</p>	<p>The survey document shall accurately describe the structural condition of the building to be demolished/converted. For applications proposing demolition of the building (be it listed, locally listed or building to be replaced) the survey shall set out an explanation as to why repairs works or alterations could not be carried out to address any structural problems.</p> <p>For applications seeking permission for conversion of rural buildings a full schedule of works (with plans) will be required to clearly explain and illustrate the works required to carry out the proposed conversion.</p>
26.Sustainability Statement	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1 ENV3</p>	<p>All planning applications for new residential, mixed use, commercial, retail,</p>	<p>A Sustainability Statement is a comprehensive document that covers all aspects of the environmental impact of a</p>

<p>proposed development. The following are examples of what a Statement can include,</p> <ul style="list-style-type: none"> - Water Efficiency calculations. - Flood Risk Analysis. - Drainage Strategy. - Community Impact. - Transport Impacts. - Daylight Assessments. - Thermal Comfort. - The Sourcing of Materials. - Impact on Pollution. - Impact on Ecology. <p>Statement of design measures that improve resource efficiency and Climate Change Resilience</p> <p>Applicants are advised to undertake a pre-application enquiry with the Council which will provide advice on what should be covered in a Sustainability Statement in respect of the proposed development.</p>	<p>community or leisure uses with the following exceptions:</p> <ol style="list-style-type: none"> 1. "Householder" applications for alterations and extensions to dwelling houses. 2. Alterations and extensions to existing non-residential buildings, including: <ul style="list-style-type: none"> • Extensions of up to 10% additional gross internal floor space, to a maximum of 250m². • External works where no additional floor space is being created, such as: <ul style="list-style-type: none"> New air-conditioning units New shopfronts New windows 3. Applications for planning permission proposing a "change of use" only (unless over 1,000m² floor space). The exemption for changes of use is only offered to proposals that involve no increase in floor space or subdivision of units. 4. Applications that are themselves solely for the installation of energy efficiency measures or renewables. 	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM1</p>	<p>27. Sustainable Drainage System Strategy</p>
<p>In addition to any requirement for a Flood Risk Assessment (FRA), the following information with regard to surface water drainage must be submitted:</p> <p>Outline Planning Application</p> <p>Any outline application for a development falling within the definition of 'major' shall be</p>	<p>This applies to all applications proposing 10 or more residential-units or 1000 sq. gross floor space or more.</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1: Achieving sustainable development, part (iii), ENV3: Design quality and local distinctiveness, part (v)</p>	<p>27. Sustainable Drainage System Strategy</p>

	<p>New Forest District Council Core Strategy (2009) Policies CS1, CS2 and CS6</p> <p>National Planning Policy Framework – para. 163</p>		<p>accompanied by a drainage strategy. Information to include:</p> <ul style="list-style-type: none"> • indicative sustainable drainage principles for the development • topographical survey showing how water naturally flows on the site together with groundwater and land drainage flows • proposed destination for surface water post-development • ground investigation results for infiltration (if appropriate) • existing and/or proposed watercourses • existing and/or proposed surface water sewers and/or pumping stations • surface water flows onto the site, flows from the site and flood risk to and from the site • offsite works which may be required to provide surface water drainage or mitigate against flood risk • sensitive receptors • general maintenance principles <p>Full Planning Application In addition to details required for an Outline application (listed above) the following shall be provided:</p> <ul style="list-style-type: none"> • details of compliance with Defra non-statutory technical standards • off-site works • consents required • flow paths through the development • surface water storage volumes and locations
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<ul style="list-style-type: none"> • sub-catchment areas • treatment train components • proposed landscaping and/or vegetative systems design calculations for: - greenfield run-off - brownfield run-off if appropriate (including reductions) - peak flow rates - surface water volumes - storage requirements - drain down times - multi-use areas - exceedance routes - temporary drainage during construction - climate change allowances - future development allowances • details of how the sustainable drainage system is to be maintained, and by whom, for the lifetime of the development 			
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<p>28. Telecommunication Statement</p>	<p>National Planning Policy Framework – para. 115</p>	<p>All applications proposing telecommunications development, including applications for prior approval under part 16 of the Town and Country Planning (General Permitted Development) Order) 2015.</p>	<p>In line with the policy drivers, planning applications should be accompanied by a range of supplementary information including:-</p> <ul style="list-style-type: none"> • outcome of consultations with organisations with an interest in the proposed development (see NPPF para. 115); • for an addition to an existing mast or a base station or for a new mast or base station • a statement that self-certifies that the cumulative exposure will not exceed International Commission on non-ionising radiation protection guidelines; for a new mast or base station, • evidence that shows the possibility of erecting antennas on an existing building, mast or other structure. <p>To support this evidence, details of the operational requirements of the telecommunications networks and the technical limitations of the technology should be provided.</p>
<p>29. Transport assessment (TA)</p>	<p>New Forest District Council Local Plan 2016-2036 STR7 and CCC5</p> <p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p>	<p>In determining whether a Transport Assessment or Statement will be needed for a proposed development the local planning authority will take into account the following considerations:</p> <ul style="list-style-type: none"> • New Forest District Council Core Strategy (2009) Policy CS24; 	<p>Where required the TA should illustrate accessibility to the site by all modes of transport, for example cycle, foot or car, as well as giving details of measures which will a) improve public transport; b) reduce the need for parking; and, c) mitigate transport impact</p>

	<ul style="list-style-type: none"> the scale of the proposed development and its potential for additional trip generation (smaller applications with limited impacts may not need a Transport Assessment or Statement); existing intensity of transport use and the availability of public transport; proximity to nearby environmental designations or sensitive areas; impact on other priorities/strategies (such as promoting walking and cycling); the cumulative impacts of multiple developments within a particular area; and whether there are particular types of impacts around which to focus the Transport Assessment or Statement (e.g. assessing traffic generated at peak times). 	<p>National Planning Policy Framework – para. 111</p> <p>Planning Practice Guidance – (section on Travel Plans, transport assessment and statement)</p>	<p>30. Transport Statement</p>
<p>Transport Statements similar to a TA but are a 'lighter-touch' evaluation to be used where this would be more proportionate to the potential impact of the development.</p>	<p>For developments with anticipated limited transport impacts.</p>	<p>New Forest District Council Local Plan 2016-2036 Policy STR7</p> <p>National Planning Policy Framework – para. 111</p> <p>Planning Practice Guidance – (section on Travel Plans, transport</p>	<p>Travel Plans, transport</p>

	assessment and statement)		
31.Travel Plan	<p>New Forest District Council Local Plan 2016-2036 Policy STR7 and CCC5</p> <p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p> <p>National Planning Policy Framework - para. 111 Planning Policy Guidance</p>	<p>In determining whether a Travel Plan will be needed for a proposed development the local planning authority will take into account the following considerations:</p> <ul style="list-style-type: none"> • New Forest District Council Core Strategy (2009) Policy CS24; • the scale of the proposed development and its potential for additional trip generation (smaller applications with limited impacts may not need a Travel Plan); • existing intensity of transport use and the availability of public transport; • proximity to nearby environmental designations or sensitive areas; • impact on other priorities/ strategies (such as promoting walking and cycling); • the cumulative impacts of multiple developments within a particular area; • whether there are particular types of impacts around which to focus the Travel Plan (e.g. minimising traffic generated at peak times); and <p>A Travel Plan is also required with all Transport Assessments.</p>	<p>A travel plan should set out measures to reduce the demand for travel by private cars and encourage cycling, walking and public transport use through agreed targets and monitoring arrangements.</p> <p>For town centre development applications, draft travel plans will need to show that the needs of alternative powered vehicles have been considered.</p> <p>Further advice is included on the following webpages:- https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</p>
32.Tree Survey/Arboricultural Statement	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM9</p>	<p>An arboricultural report (see Table 2) must be submitted where there are trees within a proposed application site, or on land adjacent to an application site (including trees in neighbouring gardens and street trees), that could influence or be affected</p>	<p>An arboricultural statement should show how the tree constraints on and adjacent to the site have been correctly incorporated into the design and how these trees are to be retained without damage</p>

<p>during construction and future occupancy. The statement must be produced in line with the guidelines set out within BS5837:2012 and shall include:</p> <p>(i) <i>Tree survey drawing and schedule</i> - The survey shall provide clear data regarding the species, size, age, condition and useful life expectancy of trees. It shall also categorize trees, groups of trees or woodlands in terms of their quality and value within their existing context and not within the context of the proposals.</p> <p>(ii) <i>Arboricultural Constraints Plan (ACP)</i> - An aid to layout design that shows tree Root Protection Areas (RPA) as well as representing the effect that the mature height and spread of retained trees will have on the development. The ACP shall incorporate the tree survey information as well as illustrate both the above-ground (shade patterns) and belowground RPA constraints posed by the trees.</p> <p>(iii) <i>Tree Protection Plan</i> - scale drawing produced by an arboriculturist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method. (i) <i>Arboricultural Method Statement (AMS)</i> - sets out the information regarding the measures to be taken to protect the trees shown to be retained on the submitted drawings. Also detail the methodology for the implementation of any aspect of the proposal that has the potential to result in loss or damage to a tree.</p>	<p>by the development, including works such as site access, service routes and site compounds. Information will be required on which trees are to be removed and retained, the means of protecting those to be retained during demolition and construction works and compensatory planting for removed trees.</p>	<p>National Planning Policy Framework - para. 175</p>	
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<p>33.Viability Appraisal</p>	<p>New Forest District Council Local Plan Part One 2016-2036 Policy HOU2: Affordable housing, Policy IMPL1: Developer contributions</p> <p>National Planning Policy Framework – para.56,57 and 62 Planning Practice Guidance</p> <p>RICS Guide to Planning and Viability Appendix C</p>	<p>Required for major development of 1- or more units where the applicant is proposing that they can not provide the full range of S106 requirements, which includes affordable housing due to financial viability issues.</p> <p>The NPPF and accompanying PPG require that all viability assessments must be published for public scrutiny. Financial viability appraisals/assessments must be completed in accordance with the standards set out in the PPG.</p> <p>The Financial Viability Appraisal must be accompanied by an agreement that the applicant will pay for the reasonable costs of an independent appraisal of the submitted viability assessment.</p>	<p>RICS Guide to Planning Viability Appendix C details what a viability assessment should comprise.</p>
<p>34.Ventilation/ Extraction Statement</p>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014)</p>	<p>All applications where extraction equipment for the preparation of cooked food is to be installed.(excluding alterations to existing dwellings and proposals for new dwellings)</p> <p>A statement will be required with all applications for new restaurants, hot food takeaways and bars/pubs which sell hot food where they are proposed next to residential property, including flats.</p>	<p>Statements should include details of measures for fume extraction, including the mechanical equipment proposed, the location of any external pipework or flues and the means by which a chimney would be capped to prevent ingress by rain.</p>

