

PROPOSED NEW FOREST DISTRICT COUNCIL REVISED 1APP (PLANNING APPLICATION) LOCAL REQUIREMENTS

1. INTRODUCTION

- 1.1 The Government requires all Local Planning Authorities to review their Local 1APP planning information requirements (The Local Requirements) every two years. The Local Requirements mean that applicants must submit additional information, in terms of drawings and supporting documents, beyond the basic National Requirements which comprise the forms, fee, certificates, some drawings and Design and Access Statements in certain circumstances.
- 1.2 The 1 APP requirements were last approved by in 2016, therefore a review and of revised a Local 1APP Requirements is now required.
- 1.2 Members agreed to the revised 1APP requirements as a basis for a consultation exercise at its meeting of the 9 September 2020.
- 1.3 A consultation exercise was carried out between 14 September and 28 October 2020 with Town and Parish Councils, internal and external consultees and agents all being consulted.
- 1.4 All comments received are set out in a summarised form in Appendix A and appropriate updates have been made to Appendix B.

2. COMMENTS RECEIVED

- 2.1 At the time of publication of this report 16 responses have been received. These are summarised in Appendix A.
- 2.2 All comments made were supportive of the changes and in line with the improved customer focussed Planning Service is focused on delivering.
- 2.3 Minor changes are proposed to the local requirements based on the comments received. Where changes are proposed, these are highlighted in Appendix A next to the relevant comment.
- 2.4 If adopted, the checklists will be displayed on our website with an easy to read summary and downloadable checklists. The checklist will be used for validation of all planning applications from the date of approval.

3. ENVIRONMENTAL, CRIME AND DISORDER, EQUALITY AND DIVERSITY IMPLICATIONS

- 3.1 The proposed revised 1APP requirements and the manner in which they are used would ensure that sufficient information is submitted regarding environmental, crime and disorder, equality and diversity allowing this to be available to all interested parties and to be taken on board when the decision is reached.

4. CONCLUSION

- 4.1 In conclusion, the overall support for, and lack of objection to, the proposed Local 1APP requirements are welcomed. A review will be undertaken every 2 years or sooner, if required, to review validation requirements and to examine how they are used as part of the wider planning function. This will ensure that, overall, the Council's approach to dealing with development proposals and its Requirements are proportional and that, while requiring sufficient information to facilitate an informed decision, they do not unnecessarily inhibit development and allow the Council to work with applicants.

5. RECOMMENDATION

- 5.1 The comments received are noted.
- 5.2 New Forest District Council's Local 1 APP Requirements as set out in Appendix B and C are adopted and published on our website in accordance with current guidelines.

For further information contact: Claire Upton Brown Chief Planning Officer	Background Papers: Review of Local Information Requirements for Planning Application 9 September 2020 Planning Committee Report
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Summary of Responses Received

APPENDIX A

<u>Representee and Comment</u>	<u>Response</u>
<p><u>Sport England</u></p> <p>I attach a copy of the consultation guidance checklist prepared by Sport England.</p> <p>Further information can also be found on our website at:</p> <p>http://www.sportengland.org/playingfieldspolicy</p>	<p>Noted and addressed in the 'open space/recreation facilities assessment section (number 18)</p>
<p><u>Marine Management Organisation</u></p> <p><i>Advised that 'Planning documents for areas with a coastal influence may wish to make reference to the MMO's licensing requirements and any relevant marine plans to ensure that necessary regulations are adhered to'.</i></p>	<p>This is an informative rather than a validation matter.</p>
<p><u>Hythe and Dibden Parish Council</u></p> <p>As a Parish Council we welcome planning applications that follow a consistent, realistic, and clear presentation on the relevant site and dimensions plans, pre and post proposed development. It is integral that all relevant details are provided to allow for informed decision making.</p> <ul style="list-style-type: none"> • Impact on wider street scene • Impact on direct neighbours • Scale of development • Pre and proposed dimensions of development • Location of trees before and after proposal, and clear sizes. • Where necessary descriptions of opening times, explanations for usage and what a proposal is for. • Feedback from local community where required. • Similar designs / proposals that relate to application. • Mitigation considered for issues raised in pre application process. • Clear imagery, either in drawing or computerised. photos are welcome too. • Timescale for major development consultation and relevant additional paperwork, however make it clear and targeted for clarity and access for local residents. 	<p>Agreed.</p> <p>Part of the registration process is to assess the quality of the submitted plans for legibility. If they are not of suitable quality then the applicants will be asked to submit further information.</p>

<p>It is integral that Parish and Town Councils, who are made up of local residents who know the areas where applications are coming forward, are provided with all information to make the right decision for their communities.</p>	
<p><u>Milford on Sea Parish Council</u></p> <p>The Parish Council support the standardisation of drawings and plans and also stated '<i>Submitted plans need to be detailed and clear in their presentation. Block plans need to adequately show the location of a site either within a street or in relation to all neighbouring properties including locations to the rear of a proposed development.</i></p>	<p>Agreed This is a quality matter that is supported</p>
<p><u>Forestry Commission</u></p> <p>The Forestry Commission advised of the needs to be aware of existing trees and Ancient Woodland as part of planning applications</p>	<p>Noted</p>
<p><u>Mr Ludlow Fisher</u></p> <p>Under "General Information you refer to "the site block plan at a scale of 1:50 or 1:100."</p> <p>Surely this is incorrect as for all but the smallest sites a scale of 1:50 would make the drawing impossibly large?</p> <p>Should it therefore read; 1:500 or 1:100?</p>	<p>Officers confirmed the correct scales. These will be made clear on the website when the new requirements are published.</p>
<p><u>Historic England</u></p> <p>2.Archaeological Desk-based Assessment We agree with the new requirement for a desk-based assessment, where an initial assessment indicates the proposed development would affect an archaeologically sensitive area (including a scheduled monument or non-designated sites of archaeological interest). This is in line with NPPF paragraph 189. In addition, we suggest that the requirement include "a field evaluation, where necessary". This would also mirror NPPF paragraph 189.</p> <p>12.Heritage statement We agree that a heritage statement should still be required, for the applications listed in</p>	<p>Addition proposed.</p> <p>Amendment proposed.</p>

column 2. This is in line with NPPF paragraph 189. However, we suggest the list could be made clearer with some redrafting, such as:

A heritage statement should accompany all planning applications affecting a heritage asset, or its setting, and all applications for listed building consent. Heritage assets consist of: world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas designated under the relevant legislation. It also includes assets identified by the local planning authority (including local listing). For the avoidance of doubt, this includes all applications for development with the curtilage of a listed building.

We agree that a heritage statement should include a description of the significance of any asset affected by the proposed development. To reflect the NPPF, this should include any contribution made by the asset's setting. We also agree with the references to the appropriate level of detail.

The council may wish to refer in the list that it is for the LPA to assess the impact of development on the significance of any heritage assets, but it can often be helpful for applicants to make their case, as part of the heritage statement. Historic England's Statements of Heritage Significance: Analysing Significance in Heritage Assets¹ offers further advice on this.

Noted

Noted

Cranbourne Chase

Thank you for consulting the AONB on your proposed Local Requirements. The Cranborne Chase Partnership welcomes this approach. All too often this office finds that planning applications provide either insufficient information or inadequate plans to facilitate a swift appraisal and recommendation on a planning application.

For the record, please see Annex A and B for the membership of this AONB Partnership and the status and importance of Areas of Outstanding Natural Beauty.

Whilst the AONB welcomes the approach to improving planning applications there are a number of elements that the AONB Partnership recommends should be added to your documentation.

- 1. Starting with Appendix A, where detailed guidance is given on the form and content of plans, the landscaping plan seems to relate almost entirely to tree and tree planting. Landscaping covers considerably more than just tree planting and plans

Noted. Planning officers will work with applicants to ensure that all elements of landscaping are provided so that details

should include levels and details of hard materials. Species other than trees do need to be identified and specified on landscape plans. All of these factors are particularly important when linked to net environmental gain, proposals that are seeking to overtly enhance the environment, and when the landscape treatment is an important element of mitigating the impacts of the proposed development. This AONB recommends that the details of the landscaping / landscape plan are significantly enhanced

2. I note that the numbering of the subject topics in the other appendices is not consistent. For example, Lighting Assessment is Topic 18 in Appendix D and B, but Topic 15 in Appendix C. Similarly, Landscape and Visual Impact Assessment is Topic 14 in Appendix C but Topic 17 in Appendix B, and 16 in Appendix D. To facilitate both understanding and compliance the AONB Partnership recommends a consistent numbering system across the supplementary / explanatory documents.

In connection with Lighting Assessment reference should be made to the Cranborne Chase AONB being an International Dark Sky Reserve and the obligation that places on partner authorities (including the New Forest District Council) to reduce light pollution. Reference could also be made to the AONB's Good Lighting Guides and its Position Statement on Light Pollution.

1. Whilst the inclusion of landscape and visual impact assessments is welcomed, the AONB Partnership recommends that separate landscape plans and specifications do need to be provided with applications to support proposals, particularly where the landscape treatment is a significant element in either enhancing the local environment or mitigating the impacts of the proposed development.

It would help both applicants and planning staff if the submitted documentation indicated whether or not the application site is located within or adjacent to the Cranborne Chase Area of Outstanding Natural Beauty. That would also help applicants and their agents when considering the matters to address and the details needed. In the latter context it would also be beneficial for all parties if the Local Requirements include a statement of how the proposed development complies with the adopted AONB Management Plan. That Management Plan is, after all, your Council's policies for the management of the AONB.

can be reviewed as part of the application.

Noted and agreed.

Amendment proposed

Noted

Noted and will be addressed by case officers.

NFNPA archaeology

Appendix D

We noted that for “Archaeological Deskbased Assessment” under “Major Outline” the box is blank. Should this be “YES”?

Appendix E

One of the repeated ‘issues’ we have is assessing the potential impact of a development on below ground archaeology. We find ourselves regularly asking for foundation information or clarity on ground disturbance for a proposed development, both big and small. With regard to the required information provided in the section drawings we note the “Show “slices” (cross sections) through land...”. However, it would be very helpful if there could be a specific reference asking for foundation details, even if only indicative. We feel that asking for this information fits with some of the goals outlined in 3.1 (EMT – 17 May 2011):

Ensuring those consulted are provided with sufficient information to be able to make a constructive response to the Local Planning Authority.

Avoids the need for additional information to be sought during the determination of the application, leading to delay in a decision being reached.

Yes

Noted, amendment proposed,

NFDC Environmental Health Team

Air Quality Assessments

It is agreed that air quality assessments should be included in the local list information requirements for the developments advised and welcome their inclusion.

Appendix C - with regards to the types of application or development that require the submission of an air quality assessment, the detail is agreed however moving forward it may be more appropriate to link this with any agreed air quality supplementary planning document or guide.

Land Contaminated Assessments

It is agreed that contaminated land assessments should be included in the local list information requirements for the developments advised.

Appendix D – with regards to proposed information by application type, contaminated land assessments (typically desk top surveys) may be required for householder developments due to the potential contamination of the land being developed. However it

Agreed

Noted

is acknowledged that such a requirement for a household development could result in a costly report being commissioned with no guarantee of planning permission being obtained. As such we would welcome the opportunity for planning to consider this aspect of the application process further and whether this may requirement amending.

Noted

Please note that the link provided to the Council’s website is not current (Appendix D).

Noted

Noise Assessments

It is agreed that noise assessments should be included in the local list information requirements for the developments advised.

Noted

Appendix C - we would welcome the consideration of the ‘agents of change’ principle within the documentation if deemed appropriate.

Appendix D - there may also be a requirement for householder developments to provide an appropriate noise assessment. As such we would welcome the opportunity for planning to consider this aspect of the application process further and whether this may requirement amending.

Noted, the requirement will be for new development that may create additional noise in areas where noise sensitive development already exists, which may include some householder developments. The case officer will make the judgement on whether this is required.

Noted

Lighting Assessments

It is agreed that lighting assessments should be included in the local list information requirements for developments advised.

Additional requirements have been added to the ventilation/extraction statement requirements.

Odour Assessments

There is no inclusion of odour assessment in the local list information requirements for the developments advised. This type of assessment may be required for specific developments, for example those in close proximity to known potentially odorous sources or include a potential odorous source. As such it is suggested these assessments are considered for inclusion of the local list information requirements.

New Milton Town Council

From within Appendix C – We wholeheartedly agree that householder applications submit a Biodiversity Net Gain report. We suggest this should be for minor applications also, applicable when the extension is equal to or greater than 30% of total existing floorspace.

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 as above.

Noted

Yes

Netley Marsh Parish Council

1. The draft repeated states reliance on an 'electronic platform' to communicate the new planning process but: what electronic platform; provided by?; maintained by?; and how is this going to be effectively developed and in place for rapid change proposed?
2. If the system will rely more upon early input to a more specific Local Plan to control development and remove layers of local scrutiny of individual planning applications later, how will the system remain flexible enough to ensure development which actually takes place is still appropriate for local needs?

Our website provides a lot of information needed to make a planning application with links provided to other websites where required. This is updated in house and will continue to be so in order to maintain the required information.

This is related to proposals for the change in the planning system overall which is not for this consultation.

Hampshire County Council - Economy Transport and Environment Team

Flood risk assessment

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. 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><i>boundary will be critical to assess at an early stage.</i></p> <ul style="list-style-type: none"> • surface water storage volumes and locations <p><i>This should include detailed <u>network</u> calculations and a detailed drainage plan. We do not accept source control calculations in full applications</i></p> <ul style="list-style-type: none"> • treatment train components <p><i>We are using the SuDS Manual methodology which for most developments consists of the simple index approach.</i></p>	<p>Amendment proposed</p> <p>Noted</p>
<p><u>Pennington and Lymington Lanes Society (PALLS)</u></p> <p>PALLS supports the provision of a comprehensive set of information relating to all matters relevant to the consideration of a planning application. We make no comment on the technical content of the information requirements other than to request that the Council ensure that in the case of outline planning applications sufficient information is submitted to establish the full extent and impacts of the proposed development to ensure that matters which may be fundamental to the acceptability of development are not overlooked or reserved for consideration at a later stage.</p> <p>PALLS welcome the inclusion in Part 1 of the Local List – Additional Information Requirements APPENDIX C 6. Community Involvement Statement. However we consider that the requirement is too limited. It should include a requirement for broad consultation with all sectors of the affected community including residents, businesses and local interest groups and should include an expectation that applicants or developers consult with communities at an early stage. There should also be a requirement for applicants to set out how community participation in pre-application discussions with the Council and/or other stakeholders has been achieved. It is only in this way that the process can provide meaningful community engagement and participation at the appropriate time so that community involvement can help shape proposals as set out in your recently adopted SCI.</p>	<p>Noted</p> <p>Noted. It is anticipated, and hoped, that pre-application advice will be sought prior to any application being submitted and that the Community Engagement Strategy is agreed with the planning authority as part of the pre application process.</p> <p>The requirements to the statement will depend on the nature of the application but would expect it to cover many of the points raised in your representation.</p>
<p><u>Hampshire County Council - Hampshire Countryside Service</u></p> <p>We require that public rights of way running through or adjacent to the site have been shown on the submitted plans as part of planning applications. We request that</p>	<p>Noted, all this information is available on the Council's mapping system and it will be for officers to consult HCC on specific matters such as RoW and therefore would make these matters known to officers.</p>

applications without such plans should not be validated. They could also include a red line plan that shows access from the nearest adopted highway and where possible include Village Greens and Registered Commons.

It is therefore not proposed to include this as a requirement for applications.

Responded with no comments:

- Highways England

Local & Mandatory Requirements by Application Type

APPENDIX B

* Indicates where the requirement is dependent on the nature of the proposed development and/or location, refer to Appendix C								
	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
Mandatory Information								
Biodiversity Survey and Report	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
Biodiversity Net Gain Report	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
Design and Access Statement	Yes*	Yes*	Yes*	Yes*	Yes	Yes	No	Yes*
Flood risk assessment	Yes*	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
Additional Local Requirements								
1. Affordable Housing Statement	No	No	No	No	Yes*	Yes*	No	No
2. Archaeological Desk- based Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
3. Air Quality Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	No
4. Agricultural Land Assessment	No	No	No	Yes*	Yes*	Yes*	No	No
5. High Speed Broadband	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
6. Community Involvement Statement	No	No	No	No	Yes	Yes	No	No
7. Renewable and low Carbon Statement	No	No	Yes*	Yes*	Yes*	Yes*	no	Yes*
8. Environmental Impact Assessment**	No	No	Yes**	Yes**	Yes***	Yes***	No	Yes**

** Subject to screening opinion

* Indicates where the requirement is dependent on the nature of the proposed development and/or location, refer to Appendix C

	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
9. Green Belt Openness Statement	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
10. Flood Risk Sequential Test	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
11. Heritage statement	Yes*	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
12. Land contamination Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
13. Landscape and Visual Impact Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
14. Lighting assessment	No	no	Yes*	Yes*	Yes*	Yes*	No	Yes*
15. Noise assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	No
16. Nutrient budget and nutrient neutrality and mitigation strategy	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
17. Mineral Resource assessment	No	No	No	No	Yes*	Yes*	No	No
18. Open Space/recreational Facilities Assessment	No	No	No	No	Yes*	Yes*	No	No
19. Parking Provision	No	No	Yes*	Yes*	Yes*	Yes*	No	No
20. Planning Statement	No	No	Optional	Optional	Yes*	Yes*	No	Optional
21. Recreational mitigation strategy, New Forest and the Solent Coast	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes
22. Retail Impact Assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	No
23. Rural Workers' Dwelling Justification	No	No	No	No	No	No	No	Yes
24. Structural Survey	No	Yes*	Yes*	Yes*	Yes*	Yes*	No	Yes*
25. Sustainability Statement	No	No	Yes*	Yes*	Yes*	Yes*	No	Yes*

* Indicates where the requirement is dependent on the nature of the proposed development and/or location, refer to Appendix C

	Householder	Listed building consent	Minor Full	Minor Outline	Major Full	Major Outline	Telecom	Rural Workers Dwelling
26. Sustainable Drainage System Strategy	No	No	No	No	Yes*	Yes*	No	No
27. Telecommunication Statement	No	No	No	No	No	No	Yes	No
28. Transport statement	No	No	Yes*	Yes*	Yes*	Yes*	No	No
29. Transport assessment	No	No	Yes*	Yes*	Yes*	Yes*	No	No
30. Travel Plan	No	No	Yes*	Yes*	Yes*	Yes*	No	No
31. Tree Survey /Arboricultural Statement	Yes*	No	Yes*	Yes*	Yes*	Yes*	No	Yes*
32 Viability Appraisal	No	No	No	No	Yes*	Yes*	No	No
33. Ventilation/Extraction Statement	No	No	Yes*	Yes*	Yes*	Yes*	No	No

Local Requirements – when/what types of application information will be required.

APPENDIX C

Additional Mandatory validation requirements for planning applications

In addition to the National validation requirements 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>NPPF Section 15 'Conserving and enhancing the natural</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>

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
	environment' Para 170		<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.</p> <p>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.</p> <p>Ecological Information should:</p> <ul style="list-style-type: none"> - 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). <p>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</p>

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
			<p>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:</p> <ul style="list-style-type: none"> - how alternative designs or locations have been considered; - how adverse effects will be avoided wherever possible; - how unavoidable impacts will be mitigated or reduced; - how impacts that cannot be avoided or mitigated will be compensated. <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</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</p>

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
		of the Environment Bill.	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
Design and Access Statement	The substituted Section 62 (5) of the T&CP Act 1990 Act stipulates that 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.	With all applications for: <ul style="list-style-type: none"> • Major development, • development in a Conservation Area • listed building consent • one or more dwellings; or • a building or buildings with a floor space of 100 square metres or more. 	A design and access statement must— <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>
Flood risk assessment	National Planning Policy Framework – paras. 163 - 165 Planning Practice Guidance	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. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been	For guidance on preparing a flood risk assessment please refer to: https://www.gov.uk/guidance/flood-risk-assessment-standing-advice

Description	Regulation/ Guidance	Types of application or development that require this information	What is required
	<p>– Flood Risk and Coastal Change section</p>	<p>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. 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 Alternatively, the council can provide information on whether a piece of land is identified as being at flood risk.</p>	

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.

Description	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
<p>1.Affordable Housing Statement</p>	<p>New Forest District Council Policies HOU1,HOU2 National Planning Policy Framework - para. 64 Planning Practice Guidance (NPPG)</p>	<p>In accordance with the NPPF and NPPG this applies to all applications proposing 10-units or more</p>	<p>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.</p>

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			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 Planning Practice Guidance	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).	A field evaluation may be required where necessary, together with foundation details (indicative may be acceptable). 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
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.	All as per government advice included on:- https://www.gov.uk/guidance/air-quality--3

Description	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
		Confirmation to Air Quality Monitoring contribution for all new residential development	
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.High Speed Broadband	New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy IMPL2	All new residential development	Statement confirming how connection will be delivered prior to first occupation
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.

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7.Renewable and low Carbon Statement	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy STR1 and CCC1</p> <p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM4</p> <p>National Planning Policy Framework – para. 150</p>	With planning applications for new development over 100 sq metres gross, or one or more dwellings.	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.
8.Environmental Impact Assessment	Town and Country Planning Act (Environmental Impact Assessment Regulations 2017)	Development and significant infrastructure projects which fall within Schedule 1 &2 of the Regulations 2017 and have been screened as requiring an Environmental Statement	Environmental Statement
9.Green Belt Openness Statement	New Forest District Council Local Plan 2016-2036	Development that affects or impacts on the openness of the Green Belt	Landscape impact assessment

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10.Flood Risk Sequential Test	<p>New Forest District Council</p> <p>National Planning Policy Framework – paras. 157 to 162</p> <p>Planning Practice Guidance – Flood Risk and Coastal Change section</p>	<p>You need to do a sequential test if both of the following apply:</p> <ul style="list-style-type: none"> • your development is in flood zone 2 or 3 • 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>For guidance on undertaking a sequential test please refer to: https://www.gov.uk/guidance/flood-risk-assessment-the-sequential-test-for-applicants</p>

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11.Heritage statement	<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>	<p>A heritage statement should accompany all planning applications affecting a heritage asset, or its setting, and all applications for listed building consent. Heritage assets consist of: world heritage sites, scheduled monuments, listed buildings, protected wreck sites, registered parks and gardens, registered battlefields and conservation areas designated under the relevant legislation. It also includes assets identified by the local planning authority (including local listing). For the avoidance of doubt, this includes all applications for development with the curtilage of a listed building.</p>	<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</p> <p>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:- https://www.newforest.gov.uk/article/1236/Conservation-areas</p>

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<p>12.Land contamination Assessment</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy CCC1</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>All applications where</p> <ul style="list-style-type: none"> • The proposed end use is sensitive to contamination • The sites are known or suspected of being affected by current or previous contaminating land uses • The proposed end use could cause contamination <p>For all applications proposing new buildings where:</p> <ul style="list-style-type: none"> - 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 - the site has a history of a contamination incident; or - 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). <p>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>General guidance is provided on the following website:-</p> <p>https://www.gov.uk/guidance/land-affected-by-contamination</p>

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<p>13.Landscape and Visual Impact Assessment</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Planning Strategy ENV3 and ENV4</p> <p>National Planning Policy Framework – paras. 8, 170, and 172</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> <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; <p>development that will have a more than insignificant impact on valued landscapes and/or views available to people and their visual amenity.</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 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: https://www.newforest.gov.uk/article/1236/Conservation-areas#character</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) 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</p>

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			address any adverse landscape and/or visual effects identified
14.Lighting assessment	<p>New Forest District Council Local Plan 2016-2036 Part 1 Policy</p> <p>ENV3: Design quality and local distinctiveness, part (ii), Policy ENV4: Landscape character and quality, part (vi)</p> <p>National Planning Policy Framework – para. 125</p> <p>Planning Practice Guidance https://www.gov.uk/guidance/light-pollution)</p>	<p>Applications that propose development including artificial external lighting that may:-</p> <ul style="list-style-type: none"> - materially alter light levels outside the application site; or - affect residential amenities, impact on visual amenities, highway/railway safety or natural environment <p>All planning application proposing floodlighting.</p> <p>Applications in or adjacent to the Cranbourne Chase AONB which is an International Dark Sky Reserve.</p>	<p>The Lighting Assessment should include:-</p> <ul style="list-style-type: none"> - details of the external lighting and hours when it will be switched on; - 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) <p>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 illuminance.</p>

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<p>15.Noise assessment</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>National Planning Policy Framework – para. 180</p> <p>Planning Practice Guidance</p>	<p>All applications proposing:</p> <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. <p>Including:-</p> <ul style="list-style-type: none"> - 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>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>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>

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16.Nutrient budget and nutrient neutrality and mitigation strategy	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)	All applications proposing: <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. 	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. 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
17.Mineral Resource assessment	NPPF para 205. Hampshire Minerals and Waste Plan 2013 Policy 15 and 16 New Forest District Council Local Plan 2016- 2036 Part 1 policies SS1-18	All large scale applications. All allocated strategic site applications where minerals safeguarding are issues identified. Other sites within minerals safeguarding areas.	A statement to demonstrate the level and type of minerals resource on the site. This will involve a phase I survey of the site and identification of the likely impact of the development as well as mitigation measures to safeguard future minerals resources on the site. The detailed Minerals Safeguarding Assessment should include any measures that are to be taken to recover minerals from the site.
18.Open Space/ recreational Facilities Assessment	New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (vi) New Forest District Council Core Strategy (2009) Saved Policy	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	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. The recommended methodology is set out in Fields in Trust, Guidance for Outdoor Sport and Play 2018

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	<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>local requirements. Proposals introducing new open space will need to be supported by a long term Maintenance and Management Plan.</p>	<p>http://www.fieldsintrust.org/Upload/file/guidance/Guidance-for-Outdoor-Sport-and-Play-England-Apr18.pdf</p>
<p>19.Parking Provision</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1 Policy ENV3: Design quality and local distinctiveness, part (IV), Policy CCC2: Safe and sustainable travel IMPL2</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>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:</p> <p>https://www.newforest.gov.uk/media/759/Parking-Standards/pdf/Parking_Standards.pdf?m=637298154628700000</p> <p>Details of electric charging infrastructure</p>

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	<p>New Forest District Council Parking Standards Supplementary Planning Document (SPD)(2012)</p> <p>National Planning Policy Framework – para. 102, 105 and 106</p>		
20.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>

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<p>21.Recreational mitigation strategy, New Forest and the Solent Coast</p>	<p>New Forest District Council Local Plan 2016-2036 Part 1, Policy ENV1: Mitigating the impacts of development on International Nature Conservation sites</p>	<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>For sites of less than 50 homes, mitigation is secured by a financial contribution</p> <p><u>Solent Coast</u> All residential development within 5.6km of the Solent coast. Mitigation is secured by a financial contribution</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 and attractive for recreational use as an alternative to visiting the New Forest European sites.</p> <p>A recreational mitigation land requirement calculator is available here http://forms.newforest.gov.uk/ufs/ufsmain?formid=POS_ANRG&ebz=1_1598465693608&ebd=0&ebz=1_1598465693608</p> <p>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>

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22.Retail Impact Assessment/	<p>New Forest District Council Local Plan 2016-2036 Part 1 ECON5</p> <p>National Planning Policy Framework – para. 89</p> <p>Planning Practice Guidance https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres)</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>Retail Impact Assessments will need to include evidence/information to show the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made.</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>
23.Rural Workers' Dwelling Justification	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM21</p> <p>National Planning Policy Framework – para. 79</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>For a permanent dwelling, the document should include:-</p> <ul style="list-style-type: none"> - evidence of functional need for the proposed dwelling; - 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>

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24. 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>
25. Sustainability Statement	<p>New Forest District Council Local Plan 2016-2036 Part 1 STR1 ENV3</p> <p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM1</p>	<p>All planning applications for new residential, mixed use, commercial, retail, 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 floorspace, to a maximum of 250m². • External works where no additional floorspace is being created, such as: <ul style="list-style-type: none"> New air-conditioning units New shopfronts New windows 	<p>A Sustainability Statement is a comprehensive document that covers all aspects of the environmental impact of a 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.

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		<p>3. Applications for planning permission proposing a “change of use” only (unless over 1,000m² floorspace). The exemption for changes of use is only offered to proposals that involve no increase in floorspace or subdivision of units.</p> <p>4. Applications that are themselves solely for the installation of energy efficiency measures or renewables.</p>	<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>26.Sustainable Drainage System Strategy</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) New Forest District Council Core Strategy (2009) Policies CS1, CS2 and CS6</p> <p>National Planning Policy Framework – para. 163</p>	<p>This applies to all applications proposing 10 or more residential (and sites over 0.5ha) -units or 1000 sq. gross floorspace or more.</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 Any outline application for a development falling within the definition of ‘major’ shall be accompanied by a drainage strategy. Information to include:</p> <ul style="list-style-type: none"> • indicative sustainable drainage principles for the development • drainage drawing and calculations to show that a drainage option is viable for the 1:100 + climate change storm • 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) • Information on groundwater levels

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			<p>in accordance with BRE365</p> <ul style="list-style-type: none"> • 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</p> <p>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 (including network calculations and drainage plan) • sub-catchment areas • treatment train components • proposed landscaping and/or vegetative systems <p>design calculations for:</p> <ul style="list-style-type: none"> - greenfield run-off - brownfield run-off if appropriate (including reductions) - peak flow rates

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			<ul style="list-style-type: none"> - 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>27. 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>

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<p>28. 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) National Planning Policy Framework – para. 111</p> <p>Planning Practice Guidance – (section on Travel Plans, transport assessment and statement)</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; • 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>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</p> <p>a) improve public transport; b) reduce the need for parking; and, c) mitigate transport impact</p>

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29.Transport Statement	<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 assessment and statement)</p>	For developments with anticipated limited transport impacts.	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.
30.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; 	<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>

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		<ul style="list-style-type: none"> 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>31.Tree Survey/ Arboricultural Statement</p>	<p>New Forest District Local Plan Part 2: Sites and Development Management (2014) Policy DM9 National Planning Policy Framework - para. 175</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 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>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 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 <i>existing context</i> 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</p>

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			<p>produced by an arboriculturalist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method.</p> <p>(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>
32. Viability Appraisal	<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>
33. Ventilation/ Extraction Statement	<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</p>	<p>Statements should include</p> <ul style="list-style-type: none"> • details of measures for fume extraction, including the mechanical equipment proposed, • the location of any external pipework or flues

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		<p>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>and the means by which a chimney would be capped to prevent ingress by rain.</p> <ul style="list-style-type: none"> • An assessment of the potential for smoke, grease and odour from commercial kitchen extracts • The location and specifications of any smoke, grease or odour abatement systems and a schedule of maintenance for those abatement systems.