

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

1. INTRODUCTION

- 1.1 The Government requires all Local Authorities to review their own Local 1APP planning information requirements (Local Requirements) every two years. If this is not done the Local Requirements will no longer apply, which could reduce the quality of planning applications registered. The Local Requirements, set by the Local Planning Authority, require applicants to submit additional information in terms of drawings and supporting documents beyond the National Requirements, in terms of the form, fee, some drawings and ownership certificates.
- 1.2 This report seeks Members' agreement on the proposed Local Requirements that will be the subject of consultation, with the matter referred back to Committee in December 2016, taking into account any comments received, for a final decision. It is proposed to consult with regular planning agents, internal and external consultees and Town and Parish Councils. A copy of the proposed covering letter giving details of the consultation is attached as Appendix 1 to this Report.

2. DRIVERS FOR CHANGE

- 2.1 Significant changes have occurred nationally in terms of the Government's advice since the original 1 APP requirements were set in 2008, notably the publication of the National Planning Policy Framework in 2012 and National Planning Policy Guidance in 2014. Locally, the Core Strategy (2009) and the Local Plan Part 2: Sites and Development Management (2014) have been adopted. Both these documents superseded the New Forest District Local Plan First Alteration (2005).
- 2.2 As Members will be aware, the Local Plan Part 1: Core Strategy is currently the subject to the Local Plan Review for the period 2016-2036. It is anticipated that the 1APP requirements will be reviewed again, as required, following adoption of the updated Local Plan Part 1.

3. THE PROPOSED LOCAL REQUIREMENTS

- 3.1 The Local Requirements regarding supporting documents were adopted in 2008 and reviewed in 2013 and are set out in the left hand column of the Table attached as Appendix 2 to this report. To support the Council's implementation of CIL a further review was undertaken in 2014. In addition to being reasonable, having regard to the nature and scale of the proposed development, and the legal tests, they also meet the five basic principles that Government advice requires, namely "Necessity, Precision, Proportionality, Fitness for purpose and Assistance".
- 3.2 Text setting out the Local Requirements for drawings, which are largely the same as those that apply now, is set out under the table.

- 3.3 The proposed changes are minimal. They relate to the requirement for a Sustainability Statement to only include commercial development of over 1000 square metres of floor space.
- 3.4 Secondly, viability assessment is a much more regular consideration in certain types of planning applications and it is therefore important that sufficient information, which is made publically available, is received to allow such cases to be properly considered. The inclusion of the Viability Appraisal for residential development of more than 10 dwellings and commercial is a proposed 1 APP requirement. Furthermore, it is proposed that a checklist relating to viability issues is submitted with relevant applications as a proposed additional 1 APP Local requirement.
- 3.5 If information, outside of 1APP, that would help with the processing of the planning application and/or address issues that will arise is identified at the time of registration, the applicant/agent will be advised accordingly and a timetable for the provision of that information post registration agreed whenever possible. The Council also have wider powers to insist on the provision of information post-registration but these will be used sparingly.

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

- 4.1 The proposed revised 1APP requirements and the manner in which they are used would ensure that sufficient information is to hand regarding environmental, crime and disorder, equality and diversity at the start of an application's process, allowing this to be available to all interested parties and to be taken on board when the decision is reached. Any comments on these aspects that come out of the consultation exercise will be taken on board before the final list is agreed.

5. CONCLUSION

- 5.1 In accordance with current Government advice and, subject to the agreement of the Planning Development Control Committee, the list will be published on the website for six weeks beginning on 12 October 2016, with the key stakeholders contacted by e mail and asked to comment. The letter to go out is attached at Appendix 1.
- 5.2 Any comments received will be collated and reported to this Committee on 14 December 2016, together with a copy of the final proposed 1APP, Local Requirements, amended to take account of any comments received.

6. RECOMMENDATION

- 6.1 That the proposed revised 1APP Local Requirements, as set out in the spread sheet and text attached as Appendix 2 to this report, be published for consultation with regular planning agents, internal and external consultees and Town/Parish Councils, with a view to considering comments received prior to the adoption of the final revised List.

For further information contact:

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Background Papers:

Guidance on information requirements
and validation (NPPG) March 2014
Current NFDC Local List of 1APP
requirements.(2014)

Proposed Letter to regular agents, consultees and Town/Parish Councils.

Dear

New Forest District Council is consulting on revisions to its Local Planning Application Requirements. These define the supporting documents and drawings required when a planning application is made in addition to the mandatory National Requirements such as forms, fees, plans and the service of notice to landowners and other affected individuals. The consultation will cover regular agents, internal and external consultees and Town and Parish Councils.

The Council originally published its Local Requirements in 2008, These have since been reviewed in 2013 and 2014. Since then there have been significant changes in legislation, government advice and the local plan framework. In the light of the above the Council has looked again both at its Local Requirements..

The Council has looked at the Local Requirements for both supporting documents and drawings with a view to identifying whether they still remain relevant and meet the criteria set out above. The proposed Local Requirements were agreed by the Planning Development Control Committee on 12th October 2016 for consultation purposes. The results of the consultation will be reported back to Committee in December 2016 and any comments taken on board prior to the final production and adoption of the final Requirements. The final 1APP requirements will then be published on our website.

This consultation comprises the report to the Planning Development Control Committee, the proposed document requirements set out in a Table with the drawing requirements described in the text below, see Appendix 2 and the (new) proposed requirements for Viability Appraisal, see Appendix 3.

Please make sure I receive your comments on both the overall principles of the approach and the detailed document requirements by theAny comments should be sent to vxjvwv@nfdc.gov.uk, they must be received by 5pm on theand I would ask you to include full contact details including the name of the organisation or firm you are responding on behalf of.

Please contact me if I can assist any further.

David Groom

Service Manager Planning and Building Control