

Local Validation List for Adoption - 2017

The following list should be used for all applications.

The South Downs National Park Authority '[Advice to Homeholders and their agents](#)' (August 2012) contains a '[baseline assessment checklist](#)' that, whilst aimed specifically at householders, can also be used as an initial guide for commercial and residential schemes although it must be noted that more detailed assessments and reports will inevitably be required for such schemes. The baseline assessment checklist should be completed accurately as the veracity and accuracy of submitted checklists will be checked and if further information is required it may delay determination of your application.

To assist with consultations and avoid delays 3 hard copies of all application documents and plans are required.

Local policy drivers are based upon the adopted development plans in the SDNP. These policy drivers may change as emerging joint plans reach adoption.

For the purposes of the Local Validation List the definition and criteria for major development is as set out in The Town and Country Planning Act (<http://www.legislation.gov.uk/ukxi/2010/2184/made>)

Information	Requirement from 1 April 2014	Guidance
Additional Plans	<p>The national requirements note the need for a location plan and “others as necessary” with the reliance on the local requirements to detail what those are. For the avoidance of doubt the local requirements should confirm what we need:</p> <ul style="list-style-type: none"> • Block plan including site access details, scale bar, key dimensions (distance of the development from the boundaries of the site and size of the building), original paper size and a north point. • Existing and proposed elevations and floor plans in full • Existing and proposed site sections and finished floor and site levels and datum point (1:50 or 1:100) (In all cases where proposals involve a change in ground levels or is on a sloping site). 	

Information	Requirement from 1 April 2014	Guidance
	Roof plans (Required for all applications involving extensions to roof forms and new buildings).	
Aerodrome Safeguarding	All applications for wind turbines	Annex 1, para 5, page 4 & annex 2, para 15, page 11 of the ODPM/DfT Circular 01/2003 'Safeguarding of Aerodromes, Technical Sites & Military Explosives Storage Areas : The Town & Country Planning (Safeguarded Aerodromes, Technical Sites & Military Explosives Storage Areas) Direction 2002', available at www.gov.uk Airport Operators Association (AOA) Advice Note 7 'Wind Turbines & Aviation' available at http://www.aoa.org.uk/operations-safety Advice can also be sought from gal.safeguarding@gatwickairport.co.uk
Air Quality Assessment	All applications for major development where traffic generation, bioaerosols, or odour is increased and/or the development is likely to affect or cause the declaration of an Air Quality Management Area.	NPPF paragraph 124. PPS10 : Annex E (g) Defra Air Quality Management Area Maps Air Quality and Emissions Mitigation Guidance for Sussex www.sussex.air.net
Affordable Housing Statement	All applications for housing development which require on-site affordable housing provision including exception sites	Include details of how it is to be provided; no. of bedrooms; tenure; RSL; contact details of applicant's solicitors; land registry titles.
Biodiversity Survey and Report	All applications for development within or adjacent to, or would have an impact on priority species as detailed on Section 41 of the Natural Environment and Rural Communities Act 2006, or within, adjacent to, or would have an impact upon one or a combination of the following sites: Local Wildlife sites (SINCS & SNCIs), Local	Useful links for biodiversity Sussex Biological Records Centre Hampshire Biodiversity Centre Biodiversity – Code of Practice for Planning and Development BS42020

Information	Requirement from 1 April 2014	Guidance
	Nature Reserves, National Nature Reserves, SSSIs and/or where there is a reasonable likelihood of protected species and/or their habitats/notable habitats.	
Community Infrastructure Levy <ul style="list-style-type: none"> Additional information form Form 1 -Assumption of Liability Form 2 – Claiming Exemption or relief 	All development where there is a <ul style="list-style-type: none"> Net increase of 1 or more dwellings. Retail development over 100sq m.	Community Infrastructure Levy
Flood Risk Assessment	All applications where site area> 1 Ha in Flood Zone 1; all proposals where application site is in Flood Zones 2 and 3; all applications where site is in a designated critical drainage area.	NPPF NPPF Technical guidance Environment Agency Flood Risk Assessment guidance BS 8533-2011 Assessing and managing flood risk in development code of practice.
Surface Water Drainage Strategy	All major applications	NPPF NPPG http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/). http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/reducing-the-causes-and-impacts-of-flooding/why-are-sustainable-drainage-systems-important/ ; https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards ;

Information	Requirement from 1 April 2014	Guidance
		<p>Guide to Sustainable Drainage Systems in East Sussex: https://www.eastsussex.gov.uk/environment/flooding/sustainabledrainagesystems</p> <p>BS8582: Code of practice for surface water management for development sites;</p> <p>Environment Agency Report SC030219: Rainfall runoff management for developments ;</p> <p>The SuDS Manual: Ciria C753</p>
Foul sewerage and utilities assessment	All applications for major development	<p>Building Regulations Part H</p> <p>BS EN752:2008 Drain and sewer systems outside buildings</p> <p>Sewers for Adoption, currently Version 7</p>
Heritage statement	All applications for development affecting a designated heritage asset or any undesignated heritage asset recognised as such by the SDNPA, or its setting. Heritage assets include listed buildings, scheduled monuments and other archaeological sites, Conservation Areas, Historic Parks and Gardens and other historic landscapes, and historic battlefields.	<p>SDNPA integrated guidance</p> <p>Advice to Homeholders and their agents'</p> <p>NPPF paragraph 128</p> <p>Government guidance on Heritage Statements</p> <p>www.historicengland.org.uk/services-skills/our-planning-services/charter/guide-to the range</p> <p>www.3hants.gov.uk/landscape-and-heritage/historic-environment/environment-landscape planning amp heritage-newspage.htm</p> <p>SDNPA Guidance on Heritage Statements</p>
Land contamination Assessment	All applications for major and minor development and for prior approval and changes of use if contamination is known/suspected to exist; when site is within	<p>NPPF Paragraph 121</p> <p>National Planning Policy Framework</p> <p>NPPG</p>

Information	Requirement from 1 April 2014	Guidance
	250m of a current licensed or historic landfill site.	Government Guidance on land affected by contamination
Landscape Appraisal/Study (Landscape and Visual Impact assessment only required as part of an EIA)	All applications for development outside settlement boundaries other than householder and changes of use (accurate completion of the SDNPA checklist required for householder applications)	Advice to Homeholders and their agents' This guidance is purely in relation to applications for domestic householder applications and should not be used for larger non-domestic schemes.
Lighting assessment	<ul style="list-style-type: none"> • All applications for development outside settlement boundaries other than householder • All applications in the vicinity of a listed building or within a conservation area • All applications at a location where bats and their roosts or other protected species are present 	Guidance for the Reduction of Obtrusive Light Dark Night Skies information Bat Conservation Trust – Artificial lighting guidance This requirement refers to details of artificial external lighting.
Noise assessment	All applications for development other than householder likely to generate noise that may raise issues of disturbance by noise and/or reduce tranquillity, including where residential or other noise sensitive uses are proposed adjacent to existing noise sources.	NPPF paragraph 109 Planning Government Guidance - Noise Planning Noise Advice Document: Sussex (www.adur-worthing.gov.uk/media/media, 121802, en.pdf)
Open space Assessment	All applications for development where public open space is to be lost	NPPG Open space, sports and recreation facilities, public rights of way and local green space
Soils Management Plan	All applications for development where the movement of top and/or subsoils is proposed	NPPF Paragraph 109

Information	Requirement from 1 April 2014	Guidance
		NPPG
Playing Field/Sports provisionAssessment	All development which would result in a loss of playing fields or impact on existing sports facilities	NPPF Sport England Website & checklist
Telecommunications report [change to 'Statement']	All telecommuni-cations equipment applications	GPDO 2 Part 24 Annex F Code of Practice on Mobile Network Development (2013)
Transport assessment	All applications for major development and minerals and waste developments	NPPG Travel plans, transport assessments and statements in decision-taking
Travel Plan	All applications for major development and minerals and waste developments	NPPG Travel plans, transport assessments and statements in decision-taking
Tree Survey/ arboricultural assessment	All applications for development affecting trees unless accurate completion of the SDNPA checklist demonstrates no adverse impact on trees	Advice to Homeholders and their agents' Bat Conservation Trust – Bats and Trees Guidance Bat Conservation Trust – Protection of Wild Birds whilst nesting Guidance
Ventilation /Extraction equipment report	All applications for A3, A4, A5 and B2 uses	Content of the report will depend on the type of equipment proposed