

**Validation checklist for: Application for works to trees subject to a Tree Preservation Order and/or notification of proposed works to trees in conservation areas**

Please note that all matters on this validation checklist are considered important in the consideration of this application type. If you do not include an item listed but do not provide a separate statement or justification for its non-inclusion, your application may be made invalid. We will endeavour to notify you as soon as possible of any additional requirements that may be identified by our usual constraints checking processes.

**National Requirements**

**Government Guidance on the National list can be found by using the following link:**

<https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission>

<b>Information Required</b> Best practice guide to maps and plans <a href="https://ecab.planningportal.co.uk/uploads/1app/maps_plans_and_planning_apps.pdf">https://ecab.planningportal.co.uk/uploads/1app/maps_plans_and_planning_apps.pdf</a>	
<b>Completed form</b> <b>*NB: A covering letter or email with all relevant details is acceptable for works to trees in conservation areas</b>	
Included <input type="checkbox"/> If included, please specify here the name of the document. If embedded within a document, please give the name and page numbers where this can be seen.	
Not Included <input type="checkbox"/> If not included, please provide justification here as to why you do not consider this necessary.	
<b>Location plan (at a scale of 1:1250 or 1:2500) with red line around entire site, any adjoining land owned or controlled by applicant in blue, showing at least two named roads where possible, scale bar and the direction of north.</b>	
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## Local Validation Requirements

Notes July 2019

Links to South Downs Local Plan policies will be updated in the weeks following adoption of the Plan. In the meantime, all policies in the Submission Local Plan may be found here <https://www.southdowns.gov.uk/planning/national-park-local-plan/> .

For the purposes of the Local List, the definition of Major Development is as set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

<p><b>Additional Plans - 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 are:</b></p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Existing and proposed elevations and floor plans in full (including outbuildings)</li> <li>• 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).</li> <li>• Roof plans (Required for all applications involving extensions to roof forms and new buildings).</li> </ul>	
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Information Required	Types of application/development for which the information is required	Submission South Downs Local Plan Policy Reference & links to national policy / guidance
<p><b>Community Infrastructure Levy</b></p> <ul style="list-style-type: none"> <li>• <b>Additional information form</b></li> <li>• <b>Form 1 -Assumption of Liability</b></li> <li>• <b>Form 2 – Claiming Exemption or relief</b></li> </ul>	<p>All householder, minor and major applications (including S73 applications), prior approvals for change of use to residential and existing lawful use development applications.</p>	<p>Policy SD42: Infrastructure (&amp; Explanatory text 7.217-7.227)  <a href="#">SDNPA Community Infrastructure Levy (Web Link)</a></p>

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<p><b>Ecosystem Services Statement</b></p>	<p>All applications</p>	<p>Policy SD2: Ecosystem Services (&amp; Explanatory text 4.12 4.17 &amp; Figure 4.2)  <a href="#">Ecosystem Services Guidance Note</a> (Householder) (Opens PDF)  <a href="#">Ecosystem Service Guidance Note</a> (All other applications) (Opens PDF)</p>
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<p><b>Flood Risk Assessment</b></p>	<p>All applications where site area &gt; 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.</p>	<p>SD17: Protection of the Water Environment (&amp; Explanatory text 5.146-5.159)  SD49: Flood Risk Management (&amp; Explanatory text 7.283-7.292)  <a href="#">SDNPA Level 1 Update and Level 2 Strategic Flood Risk Assessment Report (Amec 2017)</a> (Opens PDF)  <a href="#">NPPF - Chapter 14</a> (Web Link)  <a href="#">Planning Practice guidance</a> (Web Link)  <a href="#">Environment Agency Flood Risk Assessment guidance</a> (Web Link)  <a href="#">BS 8533-2011 Assessing and managing flood risk in development code of practice.</a> (Web Link)  <a href="#">Flood Maps for Planning</a> (Web Link)</p>
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<p><b>Information to support Habitat Regulations Assessment screening and appropriate assessment, if required</b></p>	<p>All applications are screened to determine if the application is likely to effect a European site, and if so, if that effect is likely to be significant (aka the Likely Significant Effects Screening). Where likely significant effects cannot be ruled out (prior to the consideration of mitigation measures), an appropriate assessment is required.</p> <p>Policy SD10 sets particular requirements for the following:  All applications within 6.5km or 12km of Mens, Ebernoe Common or Singleton and Cocking Tunnels SACs  Applications for new development within 5km of Arun Valley SPA  Residential development within 400m or 5km of Wealden Heaths Phase II SPA  Residential development within 5.6km of the Solent SPAs (Chichester &amp; Langstone Harbours SPA, Solent &amp; Southampton Water SPA, and Portsmouth Water SPA).</p>	<p>SD10: International Sites (&amp; Explanatory text 5.88-5.95) which sets out requirements for development within a certain proximity of particular SPA/SACs.  Link to maps which will provide details of the buffer zones and SPAs/SACs (NB: link to be confirmed when list is adopted)</p>
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<p><b>Heritage statement in accordance with SDNPA Guidance, (to include Archaeological Assessment)</b></p>	<p>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 but are not restricted to listed buildings, scheduled monuments and other archaeological sites, Conservation Areas, Historic Parks and Gardens and other historic landscapes, and historic battlefields. Heritage statements must follow the SDNPA's <a href="#">Heritage Statement Guidance</a></p>	<p>SD12: Historic Environment (&amp; Explanatory text 5.107-5.118)  SD13: Listed Buildings (&amp; Explanatory text 5.119-5.122)  SD14: Climate Change Mitigation and Adaptation of Historic Buildings (&amp; Explanatory text 5.123-5.126)  SD15: Conservation Areas (&amp; Explanatory text 5.127-5.129)  SD16: Archaeology (&amp; Explanatory text 5.130-5.140)  SDNPA integrated guidance: <a href="#">Advice to Homeholders and their agents'</a> (Opens PDF)  <a href="#">NPPF - Chapters 15 and 16</a>  <a href="#">Government guidance on Heritage Statements (Web Link)</a>  <a href="https://www.historicengland.org.uk/services-skills/our-planning-services/charter/">https://www.historicengland.org.uk/services-skills/our-planning-services/charter/</a> (Web Link)</p>

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		<a href="https://www.hants.gov.uk/landplanningandenvironment/environment/landscape">https://www.hants.gov.uk/landplanningandenvironment/environment/landscape</a> (Web Link) <a href="#">SDNPA Guidance on Heritage Statements</a> (Web Link)
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<p><b>Land contamination Assessment</b></p>	<p>All applications if contamination is known/suspected to exist  All applications where the site is within 250m of a current licensed or historic landfill site.</p>	<p>Policy SD55: Contaminated Land (&amp; Explanatory text 7.329-7.332)  <a href="#">NPPF – Chapter 15</a> (Web Link)  <a href="#">Planning Practice guidance</a> (Web Link)  <a href="#">Government Guidance on land affected by contamination</a> (Web Link)</p>
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<p><b>Landscape Appraisal/Study /Relative Tranquillity and Visual Impact assessment  Relative Tranquillity/Safeguarding views/Landscape Character  *Landscape &amp; Visual Impact Assessment only required as part of an EIA</b></p>	<p>All applications for development (including change of use) with the exception of householder applications.</p>	<p>SD4: Landscape Character (&amp; Explanatory text 5.6-5.18)  SD6: Safeguarding Views (&amp; Explanatory text 5.35-5.39)  SD7: Relative Tranquillity (&amp; Explanatory text 5.40-5.45)  SD18: The Open Coast (&amp; Explanatory text 5.160-164)  <a href="#">NPPF – Chapters 8, 12, 13, 14 and 15</a> (Web Link)  <a href="#">Planning Practice guidance</a> (Web Link)</p>
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<b>Lighting assessment/ Dark Night Skies</b>	All applications which include outdoor lighting 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 Please note that this list is not exhaustive, and you may be required to submit a lighting assessment during the course of your application	SD8 Dark Night Skies (& Explanatory text 5.46-5.61) <a href="#">Guidance for the Reduction of Obtrusive Light (Web Link)</a> <a href="#">SDNPA Dark Night Skies information (Web Link)</a> <a href="#">SDNPA Dark Night Skies Technical Advice Note (Opens PDF)</a> <a href="#">Bat Conservation Trust – Artificial lighting guidance (Web Link)</a>
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<b>Tree Survey/Arboricultural Assessment/Arboricultural Method Statement and Tree Protection Plan</b>	All applications for development affecting trees unless accurate completion of the SDNPA checklist demonstrates no adverse impact on trees	Policy SD11: Trees, Woodlands and Hedgerows (& Explanatory text 5.96-5.102) <a href="#">SDNPA Advice To Homeholders and Their Agents' (Opens PDF)</a> <a href="#">Bat Conservation Trust – Bats and Trees Guidance (Opens PDF)</a> <a href="#">Wild birds: protection and licences (Web Link)</a>
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<b>Ventilation /Extraction equipment report</b>	All applications for A3, A4, A5 and B2 uses Content and extent of the report will depend on the type of equipment being proposed	SD54: Pollution and Air Quality (& Explanatory text 7.324-7.328)
<i>Included</i> <input type="checkbox"/>		

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