

Validation List (Lewes)

28/04/2021

Accompanied by Appendix 1

National/Local Requirements

Information Required	Policy Driver	Types of application/development for which the information is required	Further Guidance
Fully Completed Application Form Ownership Certificate and Land Declaration	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (As Amended)	All types of application	Application Guidance DMPO 2015
Site Location Plan	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (As Amended)	All types of application	Application Guidance DMPO 2015
Additional Plans	DM25: Design DM28: Residential Extensions CP2: Housing Type, Mix and Density	The national requirements note the need for a location plan and “others as necessary”, with reliance on the local requirements to detail what those are. For the avoidance of doubt, the local requirements are: <ul style="list-style-type: none"> Proposed Block Plan – including: site access details, any proposed increase 	Application Guidance DMPO 2015 NPPE Planning Policy

	<p>National Planning Policy Framework (NPPF)</p> <p>Article 7 Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)</p>	<p>in floor area shown, locations of any trees/landscaping that may be affected by the proposal, and a north point.</p> <ul style="list-style-type: none"> • Existing and proposed elevations, floor and roof plans in full • Existing and proposed site sections and finished floor levels where there is a change in ground level proposed or the development is on a sloping site. • Other plans deemed as necessary by Local Planning Authority • All plans must be drawn to a recognised scale, contain a scale bar and note the original paper size 	
Drawings Revision List	<p>National Planning Policy Framework (NPPF), paras 43 and 44 National Planning Practice Guidance (NPPG), Paras 039 and 40 (Reference ID: 14-039-2014030 and ID: 14-040- 20140306)</p>	<p>Section 73 applications including Variation of conditions – approved plans, Minor-Material Amendments and Non-Material Amendments.</p> <p>Any Full application which makes variations to a previously approved application.</p>	<p>NPPF</p> <p>See paragraph 38 of Appendix 1</p>
Economic Statement	<p>National Planning Policy Framework (NPPF), paras 80-81 National Planning Practice Guidance (NPPG), para 029 (Reference ID: 2a02920190220)</p>	<p>Any application that:</p> <ul style="list-style-type: none"> • creates new employment uses. • results in the loss of existing employment uses 	<p>NPPF</p> <p>See paragraph 20 of Appendix 1</p>
Agricultural and Forestry Workers Statement	<p>DM3: Accommodation for Agricultural and Other Rural Workers</p>	<p>All development or loss of an agricultural or forestry workers' housing</p>	<p>Agricultural Workers Planning Policy</p>

			See paragraph 35 of Appendix 1
Agriculture and Forestry Diversification Plan	DM9: Farm Diversification DM19: Protection of Agricultural Land	All developments for agriculture or forestry diversification	Planning Policy Woodland Trust Guidance See paragraph 36 of Appendix 1
Ashdown Forest 7km Zone	DM24: Protection of Biodiversity and Geodiversity CP10: Natural Environment and Landscape	Development in the 7km Ashdown Forest buffer (including single dwellings) require us to make an appropriate assessment of the potential impact upon the Ashdown Forest so the applicant will need to provide us with a suitable amount of information to enable us to do this as per section 63 of the Conservation of Habitats & Species Regulations 2017 (as amended). Any new development within the 7km Ashdown Forest Buffer.	Habitat Regulations Conservation of Habitats & Species Regulations 2017 (as amended) 7km Ashdown Map Supporting Documents Information Planning Policy
Affordable Housing Statement (& S106 Heads of Terms if Affordable Housing Required As Part of The Application)	CP1: Affordable Housing CP2: Housing Type, Mix and Density DM2: Affordable Homes Exception Sites National Planning Policy Framework (NPPF), paras 59-71	All applications for housing development which require onsite affordable housing provision or a contribution to it.	LDC Affordable Housing Supplementary Planning Document Planning Policy NPPF See paragraph 19 of Appendix 1
Mix of Homes Statement	CP1: Affordable Housing CP2: Housing Type, Mix and Density	All applications for housing development	Planning Policy See paragraph 19 of Appendix 1

Air Quality Assessment	<p>CP9: Air Quality DM20: Pollution Management</p> <p>National Planning Policy Framework (NPPF), para 181</p>	<p>All applications for major development where traffic generation, bio-aerosols, or odour is increased and/or the development is likely to affect or cause the declaration of an Air Quality Management Area, including through cumulative impact</p>	<p>NPPF</p> <p>DEFRA Air Quality Management Area Maps</p> <p>Planning Policy</p> <p>See paragraph 43 of Appendix 1</p>
<p>Biodiversity Survey and Report, or Environmental Impact Assessment, or Ecological Impact Assessment</p> <p>Biodiversity Net Gain</p>	<p>CP10: Natural Environment and Landscape</p> <p>DM24: Protection of Biodiversity and Geodiversity</p> <p>National Planning Policy Framework (NPPF), paras 170-183 National Planning Practice Guidance (NPPG), para 018 (Reference ID: 8-018-20190721)</p>	<p>All applications for development that would have an impact on priority species, or are within, adjacent to or likely to have an impact on: Local Wildlife Sites, Local Nature Reserves, National Nature Reserves, SSSIs, or where there is a reasonable likelihood of protected specials and/or their habitats</p> <p>All Major Applications</p> <p>Developers should engage with the Biodiversity Net Gain Technical Advice Note</p>	<p>Government Guidance on Biodiversity</p> <p>Sussex Biodiversity Record Centre</p> <p>Natural Environment and Rural Communities Act 2006 - Section 41</p> <p>Biodiversity Technical Advice Note Appropriate Assessments</p> <p>Government Circular: Biodiversity and Geological Conservation</p> <p>Planning Policy</p> <p>NPPF</p> <p>See paragraphs 5 and 6 of Appendix 1</p>
Community Infrastructure Levy	CP7: Infrastructure	<p>All householder, minor and major applications, prior approvals for change of use and existing lawful development applications</p>	<p>CIL Form</p> <p>Guidance Notes</p> <p>Types of Relief</p>

			Further Information on CIL Regulations CIL on Public Website Planning Policy See paragraph 37 of Appendix 1
Construction Management Plan & Construction Traffic Management Plan	CP13: Sustainable Travel National Planning Policy Framework (NPPF)	All major Applications All applications in tight locations and within 400m of a school	Planning Policy NPPF See paragraph 17 of Appendix 1
Design and Access Statement & Planning Statement	National Planning Policy Framework (NPPF) Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)	At officer discretion: Full Planning Applications Minor Developments Major Developments	National Validation requirements NPPF DMPO 2015 See paragraphs 1 and 2 of Appendix 1
Heritage Statement (Including Archaeological Assessment)	DM33: Heritage Assets CP11: Built and Historic Environment and Design National Planning Policy Framework (NPPF), para 189	All applications for development affecting a designated heritage asset or its setting. Heritage assets include, but are not restricted to, listed buildings, scheduled monuments, archaeological areas, conservations area, historic parks and gardens and historic battlefields	LDC Heritage and Design Guidance (including link to Heritage Statement Template) ESCC Archaeology Guidance NPPF Government Guidance on Heritage Statements

			Historic England Charter Planning Policy See paragraphs 10 and 11 of Appendix 1
Renewable/Low Carbon Energy and Sustainable Use of Resources Statement	CP14: Renewable and Low carbon Energy	All applications	Sustainable Building Design - Supplementary Guidance Renewable Energy Guidance LDC Electric Vehicle Charging Points Technical Guidance Planning Policy See paragraph 18 of Appendix 1
Sustainability Statement Sustainability in Development Technical Advice Note (TAN) Sustainability in Development Checklist	CP14: Renewable and Low carbon Energy	All applications for new residential, commercial, agricultural or community buildings, including conversion of existing buildings TANS Sustainability in Development: Appendix 1 is for Major Applications which is to be used on applications which meet the following criteria: <ul style="list-style-type: none"> • Residential: 10 or more dwellings / over half a hectare / building(s) exceeds 1000m² floor space • Commercial: 1,000m² or more floor space / 1 or more hectares 4.7 	Building Research Establishment Environmental Assessment Method Sustainable Building Design - Supplementary Guidance Renewable Energy Guidance LDC Electric Vehicle Charging Points Technical Guidance TAN Sustainability in Development TAN Circular Economy Planning Policy

		<p>Appendix 2 is for Minor Applications and should be used on applications which meet the following criteria:</p> <ul style="list-style-type: none"> • Residential: up to 10 dwellings • Commercial: under 1,000m² floor space / less than 1 hectares 	See paragraph 18 of Appendix 1
Energy Strategy	CP14: Renewable and Low carbon Energy	<p>New solar farms/ wind turbines</p> <p>All applications on site allocations in the local plan</p> <p>All applications where there will be an increase in the demand/use of energy</p>	<p>Planning Practice Guidance for Climate Change</p> <p>TAN Sustainability in Development</p> <p>Planning Policy</p> <p>See paragraph 44 of Appendix 1</p>
Environmental Statement	<p>National Planning Policy Framework (NPPF), para 043 National Planning Practice Guidance (NPPG), paras 010 (Reference ID: 4-010-20170728), 034 (Reference ID: 4- 034-20170728) and 035 (Reference ID: 4- 035-20170728) Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>The Town and Country Planning (Development</p>	<p>Required in connection with all development identified within Schedule 1 or 2 of the regulations and which in accordance with Schedule 3 would constitute EIA development.</p> <p>EIA Applications.</p>	<p>NPPE</p> <p>DMPO 2015</p> <p>See paragraph 4 of Appendix 1</p>

	Management Procedure) (England) Order 2015 (As Amended)		
Flood Risk Assessment	CP12: Flood Risk, Coastal Erosion and Drainage National Planning Policy Framework (NPPF), paras 43, 159-160, 163- 164	All applications where site area >1ha in Flood Zone 1; all proposals where application site is in Flood Zones 2 and 3	NPPF - Chapter 14 Planning Policy Planning Practice Guidance Environment Agency Flood Risk Assessment Guidance Flood Maps For Planning See paragraph 8 of Appendix 1
Flooding Sequential Test	NPPG - Flood risk assessment: the sequential test for applicants Core Policy 12 (Flood Risk, Coastal Erosion & Drainage) National Planning Policy Framework (NPPF), paras 43, 159-160, 163- 164	Major development is in flood zone 2 or 3. Not required when: <ul style="list-style-type: none"> • A sequential test has already been carried out for a development of the type your planning (e.g., a residential development) for your site. • Development involves a change of use (e.g., from commercial to residential) unless your development is a caravan, camping chalet, mobile home or park home site 	Flood Risk Assessment: The Sequential Test Planning Policy NPPF See paragraph 8 of Appendix 1
Foul Sewerage and Utilities Assessment	CP12: Flood Risk, Coastal Erosion and Drainage	All applications for major development	Building Regulations Part H Sewers For Adoption

	DM22: Water Resources and Water Quality		Planning Policy See paragraph 39 of Appendix 1
Land Contamination Assessment	DM21: Land Contamination National Planning Policy Framework (NPPF), paras 179-180	All applications on sites where contamination is known or suspected to exist	NPPF - Chapter 15 Government Guidance on Land Affected By Contamination Planning Policy See paragraph 28 of Appendix 1
Landscape Appraisal/Study Landscape Visual Impact Assessment Landscaping Details	CP10: Natural Environment and Landscape CP11: Built and Historic Environment & Design	All applications for development, except householder applications, outside of the designated settlement boundary	NPPF - Chapters 8, 12, 13, 14 and 15 Planning Practice Guidance Planning Policy See paragraphs 21 and 22 of Appendix 1
Lighting Assessment	CP11: Built and Historic Environment & Design DM20: Pollution Management DM25: Design	All Major Applications All applications proposing external lighting in the Districts Dark Villages	Planning Policy See paragraph 23 of Appendix 1
Marketing/Viability/Need Assessment	CP1: Affordable Housing CP3: Gypsy and Traveller Accommodation CP4: Economic Development and Regeneration	Development proposals that result in the loss of visitor accommodation, attractions and recreation facilities Development proposals for new residential development where the required provision of Affordable Housing will not be met	Planning Policy for Traveller Sites Caravan Sites and the Control of Development Act 1960 Lewes District Employment Land Review

	<p>CP5: The Visitor Economy CP6: Retail and Town Centres CP7: Infrastructure DM10: Employment Development in the Countryside DM11: Existing Employment Sites in the Countryside DM13: Existing Visitor Accommodation</p>	<p>Applications for the removal of agricultural/forestry occupancy conditions</p> <p>Development proposals to meet the needs of the Gypsy and Travelling community</p> <p>Change of use resulting in the loss of employment land</p> <p>Development resulting in the loss of retail (Class A/E) units</p> <p>Development that would result in the loss of community facilities</p>	<p>LDC Affordable Housing Supplementary Planning Document</p> <p>Planning Policy</p> <p>See paragraph 32 in Appendix 1</p>
Noise Assessment	<p>CP11: Built and Historic Environment & Design DM20: Pollution Management DM23: Noise DM25: Design National Planning Policy Framework (NPPF), para 180</p>	<p>All applications, 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</p>	<p>NPPF - Chapters 15 and 17</p> <p>Planning Practice Guidance - Noise</p> <p>Planning Policy</p> <p>See paragraph 25 of Appendix 1</p>
Open Space Assessment	<p>CP8: Green Infrastructure CP11: Built and Historic Environment & Design DM14: Multi-function Green Infrastructure DM15: Provision for Outdoor Playing Space</p>	<p>All applications for development where public open space is to be lost or new open space required as part of the development</p>	<p>NPPF - Chapter 8</p> <p>Government Guidance on - Open Spaces, Sports and Recreation Facilities, Public Rights Of Way and Local Green Space</p> <p>Planning Policy</p> <p>See paragraph 24 of Appendix 1</p>

	DM16: Children's Play Space in New Housing Development		
Information to support Outline Applications. Where the matters are reserved for subsequent approval the Council may call in additional material	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (As Amended)	Outline Applications	Application Guidance DMPO 2015
Playing Field/Sports Provision Assessment	CP6: Retail and Town Centres CP8: Green Infrastructure DM15: Provision for Outdoor Playing Space	All development which would result in the loss of playing fields or impact on existing sports facilities	NPPF - Chapter 8 Government Guidance on - Open Spaces, Sports and Recreation Facilities, Public Rights Of Way and Local Green Space Planning Policy See paragraph 40 of Appendix 1
Planning Obligation Provisions (Unilateral Undertakings or a Draft Heads of Terms)	National Planning Policy Framework (NPPF), para 56	All major applications (10+ dwellings, over 1000 square metres of non-residential floor space etc) will be required to be accompanied by draft Heads of Terms for S106	NPPF See paragraph 31 of Appendix 1
Retail/Leisure Impact Assessment Main Town Centre and Retail Sequential Test	CP6: Retail and Town Centres National Planning Policy Framework (NPPF), para 89	Required where retail floor space exceeds the below standards: Main Town Centre - 750sqm or more District Centre - 500sqm or more Local Service Centre - 250sqm or more Outside of Town Centre Leisure Uses above 2500sqm Applications for any of the following: • Major Retail and leisure developments	Town Centre Vitality NPPF Planning Policy See paragraph 45 of Appendix 1

		<ul style="list-style-type: none"> • Smaller retail and leisure likely to have a significant impact on smaller centres. • Applications for other main town centre uses when they are an edge of centre or out of centre location; and not in accordance with a development plan. 	
Road Safety Audit (Stage 1 required at Validation)	National Planning Policy Framework (NPPF), para 108	<p>For all major developments that include any of the following:</p> <ul style="list-style-type: none"> • Alteration to an existing highway. • Intensification of use of existing access. • Formation of a new access. • Off-site highway improvements. • New residential estate roads. 	<p>NPPF</p> <p>See paragraph 33 of Appendix 1</p>
Site Survey (Topographical Survey)	CP2: Housing Type, Mix and Density DM25: Design National Planning Policy Framework (NPPF)	<p>Required on all developments involving new residential dwellings.</p> <p>All Major developments</p>	<p>NPPF</p> <p>Planning Policy</p> <p>See paragraph 42 of Appendix 1</p>
Soil Management Plan	National Planning Policy Framework (NPPF)	All applications for development where the movement of top and/or subsoils is proposed	<p>NPPF - Chapter 15</p> <p>See paragraph 34 of Appendix 1</p>
Sunlight/Daylight Assessment	CP11: Built and Historic Environment & Design DM25: Design DM28: Residential Extensions	All applications for development where there is the potential to impact on the sunlight/daylight of an adjoining property	<p>BRE Sunlight/Daylight Assessment Guidance</p> <p>Planning Policy</p> <p>See paragraph 27 of Appendix 1</p>

Surface Water Drainage Strategy	CP11: Built and Historic Environment & Design CP12: Flood Risk, Coastal Erosion and Drainage DM22: Water Resources and Water Quality	All applications for major development Allocations within Local Plan All applications where there is a net gain in hard surface or building coverage	SuDS Calculation Tool NPPF - Chapter 14 Planning Practice Guidance - Water Sustainable Drainage Systems: Non-statutory Technical Standards Guide to Sustainable Drainage Systems in East Sussex Rainfall Runoff Management for Developments Planning Policy See paragraph 9 of Appendix 1
Statement of Community Involvement (SCI)	National Planning Policy Framework (NPPF), para 128	SCI will be provided where the proposal: <ul style="list-style-type: none"> • Is contrary to (a departure from) the Development Plan policies. • Major Development • Other potentially controversial applications where the nature of the development is likely to attract significant local interest. 	NPPF See paragraph 3 of Appendix 1
Telecommunications Statement	DM32: Telecommunications Infrastructure National Planning Policy Framework (NPPF), paras 112-116	All telecommunications equipment applications	Code of Best Practice on Mobile Network Development in England NPPF Planning Policy See paragraph 30 of Appendix 1

<p>Transport Assessment/Parking Provision Assessment including the location and number of electric charging points and vehicle tracking and visibility splays</p>	<p>CP11: Built and Historic Environment & Design CP13: Sustainable Travel DM35: Footpath, Cycle and Bridleway Network</p> <p>National Planning Policy Framework (NPPF), paras 102, 108 111-112</p>	<p>All applications for major development</p> <p>All applications likely to generate 30 two-way peak hour vehicle trips or more will require a Transport Assessment.</p> <ul style="list-style-type: none"> • Applications likely to result in a material increase in the character of traffic entering or leaving a trunk road will require a Transport Assessment. • Applications that result in lower but still significant transport considerations will require a Transport Statement <p>All applications likely to result in either:</p> <ul style="list-style-type: none"> • a loss or gain in parking provision on site. • an increase in parking demand. • a change to vehicular / pedestrian access <p>As part of the transport assessment vehicle tracking and visibility details shall be provided</p>	<p>NPPF - Chapters 6, 9, 13 and 17</p> <p>Planning Practice Guidance - Transport</p> <p>ESCC Parking Standards</p> <p>Transport Assessments Advice</p> <p>Planning Policy</p> <p>See Paragraphs 13, 15 and 16 of Appendix 1</p>
<p>Travel Plan</p>	<p>CP11: Built and Historic Environment & Design CP13: Sustainable Travel DM35: Footpath, Cycle and Bridleway Network</p> <p>National Planning Policy Framework (NPPF), paras 111-112</p>	<p>All applications for major development</p> <p>All non-residential proposals involving 50 employees or more. • Development that is likely to increase accidents or conflicts between motorised and non-road users particularly the vulnerable • Development generating 30 or more two-way vehicle movements in any hour • Development generating 100 or more parking spaces • Development generating significant freight or HGV vehicles per day, or significant abnormal loads</p>	<p>NPPF - Chapters 6, 9, 13 and 17</p> <p>Planning Practice Guidance - Travel</p> <p>ESCC Travel Plan Guidance</p> <p>Planning Policy</p> <p>See paragraph 14 of Appendix 1</p>

<p>Tree Survey, or Arboricultural Assessment, or Arboricultural Method Statement and Tree Protection Plan</p>	<p>CP10: Natural Environment and Landscape DM24: Protection of Biodiversity and Geodiversity DM25: Design DM27: Landscape Design</p> <p>National Planning Policy Framework (NPPF), paras 170, 175</p>	<p>All applications for development with the potential to affect trees</p>	<p>Wild Birds: Protection and Licences</p> <p>Bats: Building, Planning and Development</p> <p>NPPF</p> <p>Planning Policy</p> <p>See Paragraph 7 of Appendix 1</p>
<p>Aerodrome Safeguarding Statement</p>	<p>The town and country planning (safeguarded aerodromes, technical sites and military explosives storage areas) direction 2002</p>	<p>All applications for wind turbines</p> <p>All tall buildings</p>	<p>Circular 01/2003: Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas</p> <p>Storage Areas: The Town & Country Planning (Safeguarded Aerodromes, Technical Sites & Military Explosives Storage Areas) Direction 2002'</p> <p>Airport Operators Association (AOA) Advice Note 7 'Wind Turbines & Aviation'</p> <p>See paragraph 41 of Appendix 1</p>
<p>Ventilation/Extraction Details</p>	<p>CP9: Air Quality</p> <p>National Planning Policy Framework (NPPF), para 170</p>	<p>All applications for development that includes installation of ventilation/extraction equipment</p>	<p>Planning Practice Guidance (Noise)</p> <p>Guidance on the Control of Odour and Noise From Commercial Kitchen Exhaust</p> <p>HSE: Ventilation in Catering Kitchens</p>

			NPPF Planning Policy See paragraph 26 of Appendix 1
Waste Provision Statement, or Waste Management Plan/Strategy Site Waste Management Plan Circular Economy	CP11: Built and Historic Environment & Design DM20: Pollution Management	To be submitted for all Major and Minor application types of development at officer discretion	Recycle Kerbside SPG Circular Economy TAN Planning Policy See Paragraph 29 of Appendix 1
Window and Door Details	CP2: Housing Type, Mix and Density CP11: Built and Historic Environment & Design DM25: Design DM28: Residential Extensions DM33: Heritage Assets	On all applications that are proposing changes and adaptations to existing windows and doors and this will primarily be in Conservation Areas and Listed Buildings	Planning Policy See paragraph 12 of Appendix 1