

APPENDIX 2

Draft Local List of Validation Requirements - August 2019

v0.4 (Richard M 20190828)

National and Local Requirements

This draft validation list combines the national validation requirements, and also sets out the information to be required by Gravesham Borough Council to support a planning application. The list comprises a list of supporting documents and provides guidance that explains when each document type is required.

The checklist is divided into two sections

1. National validation requirements, and
2. Local validation requirements.

The national requirements are set out in The Town & Country Planning (Development Management Procedure) Order 2015, and in National Planning Practice Guidance (NPPG) and are consistent across all local planning authorities in England. All applications must adhere to them.

The National Planning Policy Framework (NPPF - 2019) sets out that a local list of validation requirements (or 'local list') must be prepared by each local planning authority, updated every 2 years, and should be tailored to reflect the material planning considerations that are relevant for that area.

Setting out the information requirements in a local checklist helps to ensure that planning applications are supported by sufficiently detailed information.

Legislation and government guidance provides local planning authorities with guidance on validation requirements. The guidance¹ states that in addition to being specified on an up-to-date local list published on the local planning authority's website, requested information:

(a) must be reasonable having regard, in particular, to the nature and scale of the proposed development; and

(b) may require particulars of, or evidence about, a matter only if it is reasonable to think that the matter will be a material consideration in the determination of the application.”

As the level of information required varies depending on the nature and scale of a development proposal, the local list provides greater clarity for applicants and minimises the risk of requests for further information which can cause delays in the determination of applications.

¹ <https://www.gov.uk/guidance/making-an-application#Local-information-requirements> + <http://www.legislation.gov.uk/ukpga/2013/27/section/6/enacted>

After adopting a local list, a copy must be made available on the authority's website and the list must then be reviewed every two years.

The consultation process

This consultation process adheres to the requirements of legislation and the guidance on validation requirements set out by government.

The Council is inviting comments on the draft validation checklist over a period of six weeks from **XXX** to midnight **XXX**.

Responses to the consultation must be provided in writing to XXX@gravesham.gov.uk (**Officer's NOTE - or via a dedicated Consultation webpage – to be confirmed*) before the expiry of the consultation period.

Comments received will then be reviewed and considered in the preparation of the final local validation checklist before it is published by the Council.

Part 1: National Validation Requirements

Validation Requirement	Which applications?	What is required?
Completed application form	All applications	<p>The form must be completed in full, signed and dated. The description of the development should be concise, clear and accurately reflect all aspects of the proposal requiring planning permission.</p> <p>Applications for extensions to flats need to be on full planning application forms (not householder forms) and failure to use the correct forms will delay the application and make it invalid.</p> <p>An ownership certificate A, B, C or D must be completed stating the ownership of the property. Certificate A should be completed if you are the owner of the building / land or you have a freehold interest or leasehold interest with at least 7 years left to run. If Ownership Certificate B is completed, Notice 1 is required; If Ownership Certificate C is completed, Notices 1 and 2 are required; If Ownership Certificate D is completed, Notice 2 is required</p> <p>You must complete and submit only one certificate with your application. Please note, that If the pavement in front of the site is included in the red line please complete Certificate B and serve notice on the Highways Authority if you are not the owner of the pavement.</p> <p>Agricultural Holdings Certificate. You must complete the Agricultural Holdings Certificate - even if your application is for a non-agricultural use - to confirm whether or not any of the land to which the application relates is, or is part of, an agricultural holding. Guidance on how to fill out these forms can be found at the Planning Portal web site www.planningportal.gov.uk.</p>
Location Plan	All applications	<p>A plan which:</p> <ul style="list-style-type: none"> • identifies the land to which the application relates (properties shown should be numbered or named to ensure that the exact location of the application site is clear) • is drawn to an identified metric scale (scale bar included on drawing) • shows the direction of North • shows all the land necessary to carry out the development • site outlined in red with a blue line around any other land owned by the applicant which is close to or adjoining the application site; • based on an up-to date map. This should be at a scale of 1:1250 or 1:2500 • should wherever possible show at least two named roads and surrounding buildings. • It should include all land necessary to carry out the proposed development - for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings
Block plan	All applications - except for	<p>A block plan of the existing site (1:100, 200 or 1:500 scale – scale bar included on drawing) which must show:</p> <ul style="list-style-type: none"> • the direction of north

	<p>window replacements, shopfronts, advertisement</p>	<ul style="list-style-type: none"> • the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries • all the buildings, roads and footpaths on land adjoining the site including access arrangements • all public rights of way crossing or adjoining the site • the position of all trees on the site, and those on adjacent land that could influence or be affected by the development • the extent and type of any hard surfacing • boundary treatment including walls or fencing where this is proposed.
<p>Design and Access Statement</p>	<p>All 'major' applications or Listed Building Consent applications or where the site is within a Conservation Area & comprises: a) construction of one or more dwellinghouses; or b) construction of a building or buildings with a 100m² or more floorspace</p>	<p>A Design and Access Statement, proportionate to the scale of the development. The document should be visual, using diagrams, sketches, plans and photographs to explain the evolution of the proposals where appropriate.</p> <p>All design and access statements must:</p> <ul style="list-style-type: none"> • explain the design principles and concepts that have been applied; • demonstrate the steps taken to appraise the context of the development and how it's design takes that context into account; • explain the access approach proposed, and how policies relating to access have been taken into account; • 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 explain how any specific issues which might affect access have been addressed <p>In addition:</p> <ul style="list-style-type: none"> • For <u>Outline Planning Applications</u> where scale and/or layout are reserved, a design and access statement must include details of the design approach and design intent for future reserved matters applications • Where a site is located <u>within a Conservation Area</u>, reference to this must be included within the Statement as must any Statutory Listing or designation. • For <u>Listed Buildings</u>, an explanation of how the historical and architectural importance of the Listed Building – in particular its physical features and setting – has been considered when designing the proposed development should also be provided.
<p>Planning fee</p>	<p>All applications with a fee</p>	<p>See fee calculator here: https://www.planningportal.co.uk/info/200126/applications/59/how_to_apply/7</p>

In addition, there are specific requirements in relation to:

Outline, hybrid and reserved matters applications

The level of detail provided as part of an outline or reserved matters planning application will vary depending on the nature of the reserved matters. In addition to the relevant documents set out in the tables below, the following information should be provided with outline applications as a minimum. Where development within identified ranges of built form size are proposed, parameter plans should be provided to illustrate that range clearly:

- **use** – the use or uses proposed for the development and any distinct development zones within the site;
- **amount** – the amount of development proposed for each use;
- **layout** – an indicative layout with the approximate location of buildings, routes and open spaces and, where appropriate, separate development zones proposed within the site boundary;
- **scale** – an indication of the upper and lower limits for height, width and length of each building within the site boundary;
- **access** – under article 5(3) of the Development Management Procedure Order 2015, an application for outline planning permission must also indicate the area or areas where access points to the development will be situated, even if access has been reserved.

Environmental Impact Assessment

An Environmental Impact Assessment (EIA) will be required in connection with all development identified within Schedule 1 or 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

For projects requiring an Environmental Impact Assessment, an Environmental Statement (and non-technical summary) must be provided.

See guidance <https://www.gov.uk/guidance/environmental-impact-assessment>

Prior to making an application, applicants are advised to request a Screening Opinion from the Council to determine whether an EIA is required. An application can also be made for a Scoping Opinion which will set out the information required from an EIA. An EIA will cover the likely 'significant' effects of development on the environment and the proposed mitigation measures.

Part 2: Local Validation Requirements (Local List)

Plans / Elevations / Section Drawings

Validation Requirement	Which applications?	What is required?
<p><u>General Guidance for All Drawings and Plans</u></p> <p>All drawings must include:</p> <ul style="list-style-type: none"> • a title and drawing number (with the relevant revision number as necessary), • the print (paper) size; • a recognised scale (1:50, 1:100, 1:200, 1:500, 1:1250 or 1:2500), and including a scale bar and identifying the relevant scale at that print size (eg.1:50 at A3 or 1:100 at A3) - the wording “do not scale” should not be used; • The proposed development shown in relation to the site boundaries and other existing buildings on the site; • Neighbouring properties and neighbouring windows must always be shown on plans, elevations and sections (both existing and proposed). • Existing and proposed ground levels must always be shown for any extensions or new buildings. Where demolition is proposed, the extent of the proposed demolition should be clearly hatched and shown on a separate set of drawings • For major applications the proposed and existing plans must be shown on separate drawings; • For householder and minor applications both the proposed and existing plans can be shown on the same plans; • When submitting documents electronically ensure these are pdfs and ensure that the embedded documents are of one size only (eg A4 or A3). <p>For additional plans and documents the level of detail provided should be proportionate to the scale of the development.</p>		
<p>1a. Elevations (Existing and Proposed)</p>	<p>Required for all applications that involve building works (including changes of use)</p>	<p>Plans must:</p> <ul style="list-style-type: none"> • be at an appropriate scale, usually 1:50 or 1:100 for householders and minor applications; • be included for all elevations affected, including blank elevations (if no external changes are proposed, plans should be annotated clearly to reflect this); • show the full elevation of a building (i.e. applications involving flats which form part of a larger converted property must provide plans showing the entire elevation of the building and not just the flat in question); • show the relationship to neighbouring buildings and show the positions of windows and doors on all buildings
<p>1b. Floor Plans (Existing and proposed, including roof plans)</p>	<p>Applications that involve building works (including changes of use)</p>	<p>Plans must:</p> <ul style="list-style-type: none"> • be at 1:50 or 1:100 • show details of the existing buildings • show the proposed building including each floor and the roof • be included for all floors, including floors where there are no changes proposed • show the site boundary and the outline of any existing neighbouring buildings; • show any existing buildings or walls which are to be demolished • show cycle parking arrangements (including annotation stating the number of cycle stands)

		<ul style="list-style-type: none"> show internal storage and proposed refuse storage facilities. <p>Applications proposing new residential accommodation, including conversions, must state room sizes and overall unit sizes on the plans (Gross Internal Area).</p>
1c. Sections (Existing and proposed)	Proposals for new and altered buildings and/or changes in ground levels, or on sloping sites or involving roof level accommodation	<p>Plans must:</p> <ul style="list-style-type: none"> be at 1:50 or 1:100; show cross sections through the site and buildings including details of existing site levels and finished floor levels with the levels related to a fixed datum point off-site; show the proposals in relation to neighbouring buildings; section through a building should include all floors, including the basement, loft / roof space, along with any terraces. <p>In the case of householder development and works to individual flats, the levels may be evident from floor plans and elevations. However, in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.</p> <p>For major applications, plans at 1:10 should be provided to show typical window sections, entrances and balconies. Further detailed guidance on requirements can be found under 'Materials'.</p>
2. Advertisement consent drawings	All Applications for Express Consent	<p>Should include:</p> <ul style="list-style-type: none"> existing elevation (no less than a scale of 1:100) or a clear photograph of existing building; elevations or computer-generated image of all proposed adverts on building, pole or hoarding; drawing of each advert at a scale of 1:20 noting all colours and materials; sections of all proposed adverts at a scale of 1:20 showing the building and how they would the signage would be affixed; details of any illumination, including internal illumination, whether it would be static or moving / revolving display height of lettering
3. Amendment Applications	<p>Any application for Minor Material (section 73) Amendments</p> <p>or</p> <p>Non-material Amendments(section 96a)</p>	<p>Should include:</p> <ul style="list-style-type: none"> proposed plans, elevations and sections copies of the approved plans for information a marked-up version of the approved plans (at A3 or A4 size) to show where the changes are for information purposes. photographs of the site <p>The proposed plans must be a full update or revision of the originally approved plans.</p> <p>The proposed plans must include all information and clarifications originally included on the approved plans</p>

		In regard to minor material amendments, if the original application was EIA development, please see further guidance for Environmental Statements.
4. Listed Building Consent and Certificate of Lawfulness for works to a Listed Building	Required for most alterations to a listed building	Should include: <ul style="list-style-type: none"> • plans to a scale of 1:5 to show all new or any alterations to doors, windows, panelling, fireplaces, plaster moulding and other decorative details as relevant; • existing and proposed internal elevations as necessary to a scale of 1:10. plans for a scale of 1:20 to show all new or alterations to external details and elevations
5. Applications for shopfronts in Conservation Areas or a Listed Building	Any application for the alteration or installation of a shopfront to a building within a conservation area or a listed build	Should include: <ul style="list-style-type: none"> • elevation and section plan of the shopfront at a scale of 1:10 joinery details at a scale of 1:5

Validation Requirement	Which applications?	What is required?	Justification
Affordable Housing Statement	Residential development of: <ul style="list-style-type: none"> • 15 or more dwellings or • Sites of 0.5 hectares or more in the urban area, or • 3 or more dwellings, or • Sites of 0.5 hectares or more in the rural area 	Statements should include information on affordable and market housing including: <ul style="list-style-type: none"> • Number of residential units; • Number of affordable units; • Mix of units with numbers of habitable rooms and/or bedrooms and the floorspace of habitable areas; • Tenure of units; • A plan showing the location of the affordable units with details of habitable rooms / bedrooms and floorspaces of habitable areas; • Details of any Registered Social Landlords acting as partners in the development. <p>If the level of affordable housing proposed on site is less than the policy requirement, this will need to be justified and will require a Viability Assessment / Appraisal (see below) to accompany the Statement.</p> <p>If, subject to agreement with the Council, off-site provision or a financial contribution is offered for development to be provided elsewhere, draft heads of terms should ideally be submitted.</p>	Core Strategy Policy CS16 NPPF para 57 National Planning Policy Guidance
Air Quality Impact Assessment	Development that may increase levels of air pollution, particularly where it would: <ul style="list-style-type: none"> • Lead to a significant increase in congestion or HGV movements; • Include significant amounts of car parking; • Emit dust; • Introduce sensitive receptors, eg dwellings, schools and hospitals, into an area of existing poor air quality. 	It should include: <ul style="list-style-type: none"> • A description of baseline conditions and how these could change • Assessment methods to be adopted and any requirements around verification of modelling air quality • the basis for assessing impact and determining the significance of an impact • A measure of impacts upon areas with existing poor air quality / sensitive locations; • A measure of impacts upon the amenity and health of occupiers and neighbours; • A measure of impacts upon Gravesham’s Air Quality Action Plan; • Proposed remedial or mitigation measures, including during construction phases <p>The assessment should be carried out by a suitably qualified air quality consultant. Applicants are advised to discuss requirements with the Council’s Environmental Health Officer from the outset.</p>	Core Strategy Policy CS19 NPPF para 170 National Planning Policy Guidance

<p>Biodiversity Survey and Report</p>	<p>Major development and other development likely to have a significant biodiversity impact on</p> <ul style="list-style-type: none"> - statutory and non-statutory designated sites of importance for nature conservation, - protected species - natural or semi-natural vegetation / habitat such as woodland, hedgerow, ponds and water courses. <p>It may be required on overgrown previously developed sites.</p> <p>Proposals that involve the demolition of buildings or alterations or other impacts on roofs or lofts will require a bat survey.</p>	<p>Surveys and assessments must be carried out by a suitably qualified ecologist and, following best practice guidelines, take place in suitable weather conditions, at and for an appropriate time and at the correct time of year. All reports should include likely impact, mitigation and opportunities for enhancement.</p> <p>A Phase 1 Habitat Survey is usually required and for small scale developments, a Preliminary Assessment may be informative.</p> <p>Natural England and the Kent Wildlife Trust should be consulted prior to the preparation of any Survey or Report.</p> <p>Find further advice here:</p> <p>https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications</p>	<p>Core Strategy Policies CS12 and CS19</p> <p>NPPF para 170</p> <p>National Planning Policy Guidance</p>
<p>Daylight/Sunlight Assessment</p>	<p>Major development:</p> <ul style="list-style-type: none"> • where there is a potential adverse impact upon the current levels of sunlight and daylight enjoyed by neighbouring properties, including associated gardens or amenity space; • where the application site itself is subject to potential adverse impact from adjoining buildings or features; or • where one part of the development is affected by another part of the same development. 	<p>It should identify and examine the impacts upon existing properties and sites with extant planning permissions and demonstrate that the proposed development would provide adequate levels of amenity in regard to daylight, sunlight, and overshadowing.</p> <p>The assessment should conform to the methodology identified in the Building Research Establishment guidance ‘Site layout planning for daylight and sunlight: A guide to good practice’ (2011).</p> <p>All submissions must include an overshadowing study, showing shadow diagrams at different times of day and throughout the year.</p> <p>For applications proposing building(s), an assessment of the Vertical Sky Component (VSC) and Average Daylight Factor (ADF) is required. The report shall include diagrams as relevant and a non-technical summary of the conclusions of the report.</p> <p>The report should be prepared by a suitably qualified professional.</p>	<p>Core Strategy Policy CS19</p> <p>NPPF para 123</p> <p>National Planning Policy Guidance</p>

Economic Statement	Any application that creates new employment uses or results in the loss of existing employment uses within the B Use Class order.	<p>The Statement should include:</p> <ul style="list-style-type: none"> • existing and proposed job numbers on site; • existing and proposed floorspace for each proposed use (where known); • any community benefit; • the loss of any employment land; • any evidence that jobs would be replaced in other employment locations; • where employment uses on site would not be replaced in other employment locations, evidence to show: <ul style="list-style-type: none"> ○ how long the land has been subject to marketing ○ the site is no longer suitable for employment use • the condition and suitability of the premises for employment, including its environmental impact on the area and the cost of remediation; • any proposals for improving employment skills. 	<p>Core Strategy Policy CS07</p> <p>NPPF section 6</p> <p>National Planning Policy Guidance</p>
Energy / Sustainability Assessment	<p>Commercial development involving 1000m2 or more</p> <p>or</p> <p>Residential sites of 0.5ha or 10 dwellings upwards</p>	<p>For all new build development (residential and non-residential development):</p> <ul style="list-style-type: none"> • evidence demonstrating how the proposed development will, both pre & post construction address energy and water consumption (??? litres per person per day, including a 5 litre allowance for external water use), reduce transport impacts and use of sustainably sourced materials • evidence demonstrating how the proposed building will reduce the CO2 emissions of the entire scheme <p>For all applications proposing the conversion of existing buildings to residential use:</p> <ul style="list-style-type: none"> • A statement demonstrating energy efficiency measures and details of how these will be delivered as far as practically possible within the scale of the development proposed <p>For all applications proposing the large-scale extension of existing buildings and applications for the conversion of non-residential buildings:</p> <ul style="list-style-type: none"> • A statement demonstrating energy efficiency measures and details of how these will be delivered as far as practically possible within the scale of the development proposed and the BREEAM level that would be achieved 	<p>Core Strategy Policy CS18</p> <p>NPPF section 14</p> <p>National Planning Policy Guidance</p>

<p>Flood Risk Assessment</p>	<p>Development:</p> <ul style="list-style-type: none"> • In flood zone 2 or 3 including minor development and change of use • More than 1 hectare (ha) in flood zone 1 • Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs) • In an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency <p>(see https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications)</p>	<p>A site-specific flood risk assessment checklist can be found here: https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section</p> <p>The flood risk assessment should:</p> <ul style="list-style-type: none"> • identify and assess the risks of all forms of flooding to and from the development; • demonstrate how these risks will be managed, taking into account climate change; • identify opportunities to reduce the probability and consequences of flooding; • include the design of surface water management systems including Sustainable Drainage System (SUDS); and • address the requirement for safe access to and from the development. <p>Developments which fail the Sequential Test will need to undertake an Exceptions Test to provide a safe environment. Proposals should meet the criteria set out in the Environment Agency Flood Risk Standing Advice.</p> <p>The report should be undertaken by a suitably qualified specialist.</p>	<p>Policy CS18</p> <p>NPPF section 14</p> <p>National Planning Policy Guidance</p>
<p>Heritage Statement</p>	<p>Development which has the potential to impact designated and non – designated heritage assets and their settings.</p> <p>Designated assets include listed buildings, conservation areas, Scheduled Ancient Monuments and Historic Parks and Gardens. Undesignated sites may be buildings, monuments, sites, places, areas and landscapes positively identified as having a degree of heritage significance during the pre – application or application process. They also include non – scheduled</p>	<p>The Heritage Statement should include:</p> <ul style="list-style-type: none"> • a description of the significance of the heritage asset and a description of the contribution of their setting to that significance; • a schedule of, and justification for the proposed works; • an assessment of the impact of the proposals on the asset’s significance; • in the case of archaeological assets, the provision of a desk-based assessment and, where necessary, the results of a field evaluation; • a structural survey if demolition is proposed or there is a threat to the structural integrity of a listed building; and • an explanation of how harm will be minimised and the significance will be preserved and enhanced. <p>The level of detail should be proportionate to the importance of the</p>	<p>Core Strategy Policies CS19 and CS20</p> <p>NPPF section 16</p> <p>National Planning Policy Guidance</p>

	archaeological sites.	<p>heritage asset. Applicants should consult Kent County Council and the Kent Historic Environment Record.</p> <p>Advice is also available in the Standard and Guidance for Archaeological Desk Based Assessments published by the Chartered Institute for Archaeologists:</p> <p>https://www.archaeologists.net/sites/default/files/CIfAS%26GDBA_3.pdf</p>	
Land Contamination Assessment	<p>Where:</p> <ul style="list-style-type: none"> Contamination is known or suspected, or The proposed use is sensitive (including new build residential, healthcare or educational use) or If the site is within 250 metres of a former landfill site or other potentially contaminated land. 	<p>In all cases, a preliminary risk assessment (PRA), in the form of a Desk Top Study including:</p> <ul style="list-style-type: none"> a description of the site and the scope of the site inspection a full review of historical land use and the potential for contamination, contaminant type and characteristics details of consultation with the relevant regulatory authorities <p>an outline Conceptual Site Model (CSM) identifying potential risks.</p> <p>Phase 2 – Intrusive survey on highly contaminated sites, an environmental risk assessment to assess the potential for the presence of contamination, associated risks and potential of site to be designated as contaminated land. This assessment should report:</p> <ul style="list-style-type: none"> Site inspection scope Review of historical land use Review of environmental setting Consultation with relevant regulatory authorities Qualitative environmental risk assessment Review of existing relevant reports <p>The report must be undertaken by a competent and qualified person</p> <p>Information on specific sites can be accessed by contacting the Environmental Health team at: https://www.gravesham.gov.uk/home/environmental-health/contaminated-land/overview</p>	<p>Policies CS02 and CS19</p> <p>NPPF para 170</p> <p>National Planning Policy Guidance</p>
Landscape and Visual Impact Assessment	<p>Major development</p> <p>or</p>	<p>The Assessment should include:</p> <ul style="list-style-type: none"> details of hard and soft landscaping proposals; details of existing landscape features to be retained and those to 	<p>Policies CS12 and CS19</p>

	<p>other development likely to have a significant impact on the surrounding area and on the character of the site.</p>	<ul style="list-style-type: none"> be removed; layout and specification of proposed species, their size and planting densities; proposals for long term maintenance and landscape proposals; the relationship of the site as proposed with its surrounding area and any impact on its character; the protection to be afforded to utility services, to trees and other vegetation during construction of the development. <p>Where a tree survey is undertaken as part of this assessment, it should be carried out by a qualified arboriculturalist and follow British Standards Guidance (BS5837).</p>	<p>National Planning Policy Guidance</p>
Lighting Assessment	<p>Where external lighting or floodlighting is provided or made necessary by development in:</p> <ul style="list-style-type: none"> a publicly accessible location; the vicinity of residential property, listed buildings or conservation areas; the vicinity of sites of importance for wildlife and nature conservation or the open countryside; and sites adjacent to a public highway. 	<p>The Assessment should include:</p> <ul style="list-style-type: none"> a layout plan showing details of the number, type, location, size, column heights, intensity and beam orientation and a schedule of the proposed equipment; <ul style="list-style-type: none"> For areas where outdoor floodlighting is proposed a lux contour plan must be provided details of any directional hoods and other mitigation equipment; the proposed hours of operation of the lighting; the potential impact on wildlife; and any potential impact on the visibility and appreciation of the night sky. <p>Guidance is available from the Chartered Institution of Building Services Engineers and the Institute of Lighting Professionals and in the case of artificial sports lighting, from Sports England.</p> <p>The assessment should be prepared by a lighting specialist.</p>	<p>Policy CS19</p> <p>National Planning Policy Guidance</p>
Noise and Vibration Impact Assessment	<p>All development involving:</p> <ul style="list-style-type: none"> potentially noise generating developments eg industrial and commercial uses, pubs and clubs, proposed in the vicinity of existing noise sensitive uses eg residential, schools and hospitals; or noise sensitive uses proposed in the vicinity of existing noise generating uses; 	<p>The assessment should:</p> <ul style="list-style-type: none"> assess existing background noise/vibration levels predicted noise/vibration levels demonstrate how the development will be designed, located and controlled to mitigate impacts. <p>The following documents published by other organisations may be of assistance:</p>	<p>Policy CS19</p> <p>National Planning Policy Guidance</p>

	<ul style="list-style-type: none"> • mixed use applications comprising both noise generating and noise sensitive uses; and • noise generating uses proposed in the vicinity of areas of wildlife protection and tranquil areas. 	<ul style="list-style-type: none"> • BS 8233:2014– Guidance on sound insulation and noise reduction for buildings (British Standards Institute 2014); • Guidelines for Environmental Noise Impact Assessment (Institute of Environmental Management and Assessment, 2014); • ProPG: Planning & Noise – Professional Practice Guidance on Planning & Noise- New Residential Development (Association of Noise Consultants, Institute of Acoustics and Chartered Institute of Environmental Health, May 2017). <p>The assessment should be carried out by a suitably qualified acoustic consultant.</p>	
Planning Obligations Statement	Where planning obligations are proposed to mitigate the impact of development or to meet infrastructure and other policy requirements.	<p>The Statement should include:</p> <ul style="list-style-type: none"> • Proposed Heads of Terms which will form the basis of a Section 106 agreement to be entered into in respect of the application; • proof of the owner’s title, including all the owners of the site. For registered land, this will comprise up-to-date copies of the Register and Title Plan from the Land Registry. For unregistered land, a certified copy of the root of title and any conveyances referred to therein; • names and addresses of any charges, lessees, mortgages or other holders of security on the land; • a written agreement to pay the Council’s reasonable legal costs in connection with the negotiation, preparation and monitoring of the legal agreement; • contact details if there is a solicitor acting on behalf of the applicant. <p>Applicants are strongly advised to progress the discussion of these matters as part of a pre-application, so that their subsequent planning application is not delayed unnecessarily whilst these requirements are agreed.</p>	<p>Policy CS10</p> <p>National Planning Policy Guidance</p>
Planning Statement	All major development	<p>The Statement should:</p> <ul style="list-style-type: none"> • list all supporting documents; • describe the site and surroundings; • describe and explains the proposed development; • show how it accords with the relevant national and local policies, standards and supplementary guidance; • describe consultations that have taken place with the local planning authority, the wider community and statutory consultees at the pre-application stage and what account has been taken of the outcome of such consultations; and 	Enables the applicant to demonstrate that the development complies with national, regional and local policy.

		<ul style="list-style-type: none"> include any other information that is materially relevant to the proposed development but is not included in other submission document or in a Design and Access Statement. <p>The length and complexity of the Statement should be tailored to the scale and type of the proposed development</p>	
Residential Management Plan	<p>Where any non-conventional residential accommodation is proposed</p> <ul style="list-style-type: none"> Build to Rent Purpose-Built Shared Housing and Existing HMOs Specialist Housing Student Accommodation 	<p>A plan setting out the nature of residential use proposed, with details of</p> <ul style="list-style-type: none"> Tenancy type and duration Intended occupier details Support facilities / staff Accommodation servicing strategy and facilities ??? 	Various Core Strategy policies
Retail/Leisure Impact Assessment and the Sequential Test	<p>Proposals outside the Primary Shopping Area of Gravesend for retail development and outside the Town Centre for leisure, entertainment facilities and the more intensive sports and recreation uses which exceed 2,500 sq m. floorspace.</p>	<p>To include:</p> <ul style="list-style-type: none"> the impact of the proposal on existing, committed and planned public and private investment in Gravesham town centre or centres in the catchment area of the proposal; and impact on Gravesham Town Centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment. <p>The requirement for a Sequential Test will apply to all applications for main town centre uses, as defined in the NPPF, which are located out of the Primary Shopping Area or Town Centre and not otherwise in accordance with the provisions of the local plan. No minimum threshold applies.</p> <p>For retail development, the Primary Shopping Area is the sequentially preferred location, followed by edge of centre (ie edge of Primary Shopping Area) and then out-of centre sites.</p> <p>For all other uses, the Town Centre is the sequentially preferred location, followed by the edge of centre (ie edge of town centre) and then out of centre sites.</p> <p>The Assessment will need to identify and consider the availability, suitability and viability of all sequentially preferable sites.</p> <p>Where applications propose a change of use from retail to other non-town centre uses within the town centre, an assessment in support of</p>	<p>Policies CS07, CS08 and CS09</p> <p>NPPF para 89</p> <p>National Planning Policy Guidance</p>

		the proposal will need to be submitted to demonstrate that the retail use is no longer required. This should include details of marketing of the premises for up to a year.	
Structural Survey	<p>Any application involving substantial demolition. It may also be required where there is some doubt as to the existing structural stability of a building which is proposed to be converted.</p> <p>Any demolition of, or affecting the structural integrity (including the introduction of basements) of a Listed Building, building within a Conservation Area or an identified Heritage Asset.</p>	<p>The survey shall:</p> <ul style="list-style-type: none"> describe, explain and illustrate the current condition of the property, the structural problems, the options for and cost of repair of the building, a methodology for undertaking the proposed demolition works, demonstrating that works can be carried out safely and remaining on site or neighbouring structures are safeguarded. <p>In the case of conversions, the survey should demonstrate that the structure of the building is adequate to meet the needs of the new use. If the survey identifies that rebuilding work is necessary, the extent of the building work should be clearly indicated in the survey report.</p> <p>Where substantial structural alterations to a heritage asset are proposed, an application will need to demonstrate that the alterations proposed can be carried out without unacceptable risk to:</p> <ul style="list-style-type: none"> the integrity and significance of the asset or result in the unacceptable loss of historic fabric. These requirements may also apply to alterations that appear uncontroversial but have the potential to compromise the structural integrity of the building and lead to substantial harm if not properly executed, for example, the introduction of basements. <p>The survey shall be prepared by a suitably qualified conservation professional.</p>	<p>Core Strategy Policies CS19 and CS20</p> <p>National Planning Policy Guidance</p>
Telecommunications Development Statement	All Telecommunications applications.	<p>Details should be provided for:</p> <ul style="list-style-type: none"> The area of search; A technical justification for the proposed development; Appraisal of suitable sites including the possibility of erecting antennae on existing buildings, masts or structures; The outcome of consultations with organisations with an interest in the outcome of the application for the proposed development such as nearby schools or, if the development will be within a statutory zone surrounding an aerodrome or technical site; A signed declaration that the equipment and installation has 	Policy CS10

		<p>been designed to be in full accordance with the requirements of the International Commission on Non-Ionising Radiation Protection.</p> <p>The statement should include all necessary information to meet the criteria outlined in the Code of Best Practice on Mobile Phone Network Development in England, published by the Mobile Operators Association in July, 2013.</p>	
<p>Transport Assessments, Transport Statements and Travel Plans</p>	<p>Developments that generate significant amounts of transport movement or significant transport implications.</p> <p>(refer to Kent County Council SPG 4, page 9 for detailed Transport Assessment thresholds, except for in regard to residential development (C3), where the threshold is 50 dwellings and above)</p> <p>(Thresholds for Transport Statements shall be set at half the Transport Assessment threshold, except for in regard to residential development (C3) where the threshold is 25 dwellings and above)</p>	<p>This should include (see NPPG for full details):</p> <ul style="list-style-type: none"> • Baseline and future years traffic assessment; • Multi-modal trip analysis; • Highway safety and capacity analysis; • Parking assessment; • Walking, cycling and public transport assessment; • Measures to minimise the impact of the development; • Road safety audit; • Travel Plan <p>For smaller schemes, expected to generate relatively low numbers of trips, a Transport Statement will be sufficient. A detailed analysis of impact on the wider network would not be required.</p> <p>A Travel Plan will be required for all applications requiring a Transport Assessment. This must set out how the reliance on the motor car will be reduced and the measures necessary to achieve that.</p> <p>Applicants are advised to establish the scope of the document required and to determine whether other studies might also be necessary at an early stage of preparing an application with the highway authority, Kent County Council.</p>	<p>Policy CS11</p> <p>NPPF section 9</p> <p>National Planning Policy Guidance</p> <p>Kent County Council SPG 4: Vehicle Parking Standards</p>
<p>Tree Survey & Report</p>	<p>Proposals:</p> <ul style="list-style-type: none"> • For development affecting trees, including on site or on adjoining / neighbouring land, or • For works to trees 	<p>For development affecting trees within, or adjoining a site:</p> <ul style="list-style-type: none"> • the species, position of trees and canopy spread should be accurately shown on a site plan. • The plan must indicate any trees which are to be felled, retained or affected by the proposed development. • The location of any trees within adjacent properties that may be affected by the application should also be shown. A statement in relation to the measures to be adopted during construction works to protect those trees shown to be retained on the submitted drawings may also be necessary. 	<p>Policies CS12 and CS19</p> <p>National Planning Policy Guidance</p>

This information should be prepared by a qualified arboriculturalist. Further guidance is also provided in BS5837:2012 - Trees in Relation to Design, Demolition and Construction.

Applications may be accompanied by landscaping details and include proposals for long term maintenance and landscape management. There should be reference to landscaping which follow from the design concept in the Design and Access Statement.

For applications relating to works to trees:

- a plan of the site is required. The plan can be hand drawn for smaller sites/applications, but should clearly show the position of the tree(s), annotated as T1, T2 etc, in relation to buildings and a named road.
- For large sites with numerous trees, it may be necessary to provide a plan showing only those trees subject to proposed works in order to provide clarity.
- Photographs showing the tree(s) subject of the application would be beneficial in assessing the proposal as would a colour coded plan.

As part of the application, details of the proposed works to the tree(s) are required: Pruning works must be expressed in metres, except for crown thinning, that can be expressed as a percentage. If consent is granted it is vital that anyone implementing the consent can readily determine the extent of the works which have been approved without the need to seek further clarification. e.g T1 – Oak – crown reduce by 3m, crown raise to 3m above ground level, crown thin by 20%, reduce east side of crown to provide up to 2m clearance from building.

Applications that include tree felling must be accompanied by details of proposed replanting (species, size, location, schedule of planting) or reasons for not replanting.

Applications for works to a tree covered by a Tree Preservation Order must include reasons for the works. The greater the amenity value of the tree(s) and the greater the impact of the proposed works, the stronger the reasons must be to justify the works.

If works are being justified on the basis of damage to other structures e.g. pipes, a report from a suitably qualified person should also be

		<p>submitted.</p> <p>If works are being justified on the basis of the condition of the tree, written arboricultural advice/diagnostic information from an expert may be required.</p> <p>If the reason for the works is based on alleged damage to the property by subsidence - A report by an engineer or surveyor, to include a description of damage, vegetation, monitoring data, soil, roots and repair proposals as well as a report from an Arboriculturist to support the tree work proposals will be required</p>	
<p>Utilities, Sewage and Surface Water Drainage Strategy / Assessment</p>	<p>Major developments & minor developments which will increase site coverage requiring connection to existing or new utility services infrastructure, including electricity and gas supplies, water supply, foul and surface water disposal systems and any development affecting a water course.</p> <p>Drainage assessments will generally be required in all instances where a Floor Risk Assessment is also required.</p>	<p>The assessment should:</p> <ul style="list-style-type: none"> • identify the location and spare capacity of the existing infrastructure; • identify the proposed point of connection to existing systems; • identify where an increase in capacity is required and what measures these will involve; identify where utility diversions will be required; • demonstrate that the applicant has consulted the relevant service and utility providers; • provide details of surface water management systems; and • demonstrate that service routes have been planned to avoid, as far as possible, damage to trees and archaeological remains, where appropriate. <p>The Drainage Strategy must:</p> <ul style="list-style-type: none"> • Reflect the development proposal, including site, area, type of development, general arrangement and layout. • Include all elements of the drainage strategy within the 'red line' boundary. 	<p>Policies CS10 and CS18</p>
<p>Ventilation /Extraction Statement</p>	<p>Development within Use Classes A3, A4, and A5 or where retail, business, industrial, commercial, leisure or similar developments propose substantial ventilation or extraction equipment to be installed.</p>	<p>Should include:</p> <ul style="list-style-type: none"> • a to scale schematic of the proposed ducting showing the location of all components (fan, filters, silencers etc). • submitted plans should include details of the external appearance - size, location and external appearance of plant and equipment - and written details outlining the technical specification of the proposed plant including odour abatement techniques and location of waste storage • a Noise and Vibration Assessment (see Noise and Vibration Assessment requirements). 	<p>Policy CS19</p>

		The statement must demonstrate that nuisance or pollution from cooking or other activities will not be caused by the proposed development.	
Viability Assessment / Appraisal	<p>Major residential development</p> <p>Any other major development where the deliverability of the scheme as designed needs to be understood</p> <p>Any application proposing the loss of a public house (including a change of use)</p> <p>Any application proposing the demolition of or substantial harm to a designated or undesignated heritage asset</p> <p>Any application where the viability of the existing use is relevant</p>	<p>Viability information should be set out in writing (prior to submission) and include a scheme layout plan, Land Registry Title with a Statement of Ownership giving the purchase price and also an explanation of the conditions of purchase and build (where applicable). The Statement must be linked to the required Planning Obligations Statement. The assumptions for the following matters will need to be detailed (particularly relevant to new residential development) and reflect the Standardised inputs as set out in NPPG:</p> <ul style="list-style-type: none"> • Gross development value • build costs (QS build cost schedule) • residual values (including comparables) • use classes (no. of units / floorspace) • size of units • affordable housing – values / percentage and mix • Heads of Terms with Registered Housing Provider if they have one or their approach • fees / overheads / marketing costs • developer profit / development return • planning obligations (including previous correspondence) • itemised schedule of S106 contributions and anticipated cost • capital contributions (grant etc.) • description of users and end users • cash flow • build and sale programme • commercial yields /rents (including comparables) • development finance (inc interest rates and assumptions on finance period) • Existing Use Value report • Details of lease terms, including all break clauses, inside or outside of the lease. <p>The viability appraisal must be accompanied by a solicitor’s undertaking to meet the Council’s costs in having the statement independently reviewed.</p> <p>Further information on each of these requirements can be provided by the Council. The applicant should provide details of proposed</p>	<p>Policies CS10, CS12, CS13 and CS16</p> <p>NPPF para 57</p> <p>National Planning Policy Guidance</p>

		<p>methodology, inputs and a draft viability appraisal at the pre-application stage when viability is likely to be an issue. Section 106 Heads of Terms should also be discussed at this stage.</p> <p><u>NOTE:</u> Any submitted Financial Viability Appraisal will be published on the Planning Register along with all other documents submitted as part of the planning application. If you consider that your financial viability information should not be disclosed, then you must submit an additional statement titled 'Financial Viability Appraisal – Exceptional Circumstances' detailing why you consider the FVA should not be made publicly available.</p> <p>Exceptions to full disclosure will only be considered in very limited circumstances and only when the disclosure of any part of a viability assessment would cause demonstrable harm to the public interest to an extent that is not outweighed by the benefits of disclosure.</p> <p>An executive summary prepared in accordance with the government's data format will always be made available to the public. See NPPG for the details of what this format involves.</p>	
--	--	--	--