



# Local Validation Criteria

January 2020

## Validation Criteria

In order to properly assess a planning application, the Development Management team at Solihull MBC need to be in receipt of appropriate supporting information. Certain national requirements are mandatory, but local authorities have the discretion to have a local list of information requirements or validation criteria. The National Planning Policy Framework (Para. 44) includes general provisions that local validation criteria should comply and states that ‘Local Planning Authorities should only request supporting information that is relevant, necessary and material to the application in question.’ The PPG at Paragraph: 040 Reference ID: 14-040-20140306 carries onto add that information requested with a particular application must be:

- Reasonable having regard, in particular, to the nature and scale of the proposed development; and
- About a matter which it is reasonable to think will be a material consideration in the determination of the application.

These statutory tests are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).

The information requirements set out below are not intended to add any additional burden to development, but to ease the fair and timely assessment of planning applications by being consistent and reducing delays. Any information provided is expected to be proportionate to the scale and nature of the development proposed. For example, it may be sufficient on smaller developments to include a few paragraphs in the Planning or Design & Access Statement, whereas more complex developments may require a separate report. The number of requirements increases with complexity and scale of planning applications and it would be rare that all validation criteria would be required for one application. Conversely, a case officer or consultee may request further information or clarification once an application has been validated if essential to the assessment of the proposal.

### PLEASE NOTE:

Neighbourhood Plans adopted within Solihull MBC form part of the development plan. When submitting planning and allied applications to the Local Planning Authority, consideration should be made by the applicant of relevant policies set out within these Plans. You may view existing adopted neighbourhood Plans here. <https://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planmaking/neighbourhoodplanning>

This Local Validation Criteria document has been updated from its predecessor of 2<sup>nd</sup> November 2015. This latest document updates policy drivers to latest publications (at the time of writing) and includes four additional requirements: 8 Existing and Proposed Elevations; 9 existing and proposed floor plans, 10 existing and proposed site level drawings and 31 Structural Survey. The document responds to a public consultation that ended in September 2019 and takes account of comments received.

## Mandatory national information requirements

The mandatory national information requirements are:

	Validation Item and Location Requirement	Types of application that require this information	Policy Driver	Guidance
1	<b>Completed Application Form</b>	All applications	The Town and Country (Development Management Procedure) (England) Order 2015 Article	<ul style="list-style-type: none"> <li>• All sections and questions must be answered where relevant.</li> <li>• Declaration must be signed and dated.</li> <li>• For all types of development other than for housing (for example employment, retail or leisure development), information on non-residential floorspace must be provided in terms of gross internal floorspace.</li> </ul> <p>For applications involving the siting of mobile homes, including plots or pitches for gypsies, travellers or travelling show people, the description of the proposal must include the number of homes, plots or pitches.</p> <p>All proposals for waste management development (including proposals to expand, upgrade or relocate existing waste facilities) should be made using a detailed planning application form and section on 'Industrial or Commercial Processes and Machinery' must be completed in full.</p> <p>All mineral development applications should be</p>

				made using a detailed planning application form.
<b>2</b>	<b>Relevant fee (where required)</b>	All applications	The Town and Country (Development Management Procedure) (England) Order 2015 Article	The appropriate fee must be paid in full at the time of submitting your application. Note <ul style="list-style-type: none"> <li>If your planning application is submitted on line via the Planning Portal you can pay online via a secure web-site at <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a></li> </ul>
<b>3</b>	<b>Ownership certificates and notice(s)</b>	All applications where an application form is required and where there are owners of the application site other than the applicant.  Article 39 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 does not require an Ownership Certificate for a Lawful Development Certificate for example.	Schedule 2 of The Town and Country (Development Management Procedure) (England) Order 2015 Articles 13 & 14  Further guidance can be found at PPG Paragraph: 026 Reference ID: 14-026-20140306 <a href="https://www.gov.uk/guidance/making-an-application#Plans-and-drawings">https://www.gov.uk/guidance/making-an-application#Plans-and-drawings</a>	An ownership A, B, C or D certificate must be completed stating the ownership of the property. 'Owners' are either freeholders, or leaseholders with at least 7 years of the leasehold left unexpired. A notice to owners of the application site must be completed and served.  It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine of up to £5,000. PPG Paragraph: 025 Reference ID: 14-025-20140306
<b>4</b>	<b>Agricultural holdings</b>	All applications which an application form is required	The Town and Country (Development Management Procedure) (England)	This certificate is required whether or not the site includes an agricultural holding. All

	<b>certificates</b>		Order 2015 Articles Further guidance can be found at PPG Paragraph: 025 Reference ID: 14-025-20140306 <a href="https://www.gov.uk/guidance/making-an-application#Plans-and-drawings">https://www.gov.uk/guidance/making-an-application#Plans-and-drawings</a>	agricultural tenants must be notified prior to the submission of the application.
<b>5</b>	<b>Location plan</b>	All applications (except applications for Non-Material Amendments and discharge of condition applications as well as Section 73 applications to vary/remove a planning condition).	The Town and Country (Development Management Procedure) (England) order 2015 Article 7  <a href="https://www.gov.uk/guidance/making-an-application#Plans-and-drawings">https://www.gov.uk/guidance/making-an-application#Plans-and-drawings</a>  PPG Paragraph: 023 Reference ID: 14-023-20140306	This is a plan that shows the location of the application site in relation to its surroundings. <ul style="list-style-type: none"> <li>• With a red line.</li> <li>• A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.</li> <li>• <b>Must be a plan of the site as is sited on the day of application.</b></li> <li>• Where possible show at least two named roads and surrounding buildings</li> <li>• A linear scale bar is also useful, particularly in the case of electronic submissions</li> <li>• The plan should be orientated to OS Grid North</li> </ul>
<b>6</b>	<b>Design and Access Statement (when required by GDPO)</b>	Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a> ;  (ii) Applications for development in a	NPPF para 127  NPPG Paragraph: 030 Reference ID: 14-030-20140306 <a href="https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement">https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement</a>	The purpose of a Design and Access Statement is to explain the design thinking behind the proposed development and why this is a suitable response to the site and its setting, and to demonstrate it can be adequately accessed by prospective users. The scope and level of detail in a Design and

		<p>designated area (conservation area or world heritage site), where the proposed development consists of: one or more dwellings or where a building or buildings with a floor space of 100sqm or more.</p> <p>(iii) Applications for listed building consent.</p> <p><a href="https://www.gov.uk/guidance/making-an-application#Local-information-requirements">https://www.gov.uk/guidance/making-an-application#Local-information-requirements</a></p> <p>NPPG 030 Reference ID: 14-030-20140306</p>	<p>Solihull Local Plan P15</p>	<p>Access Statement should be proportionate to the type, scale and complexity of the application but should be relevant and succinct.</p> <p>The Statement must explain the design approach and principles that have been applied to the development. This will include:</p> <ul style="list-style-type: none"> <li>a) Assessment of the character and physical features of the site and its surroundings, including any potential assets and constraints;</li> <li>b) Explanation of the design approach and principles and how these (i) take account of the outcomes of this assessment and (ii) align with local design guidance.</li> <li>c) Access and movement arrangements should be described and must explain how all users will have equal and convenient access to buildings, external spaces, public realm, street and public transport via a movement framework strategy.</li> <li>d) Description of any heritage assets affected, including any contribution made by their setting, significance, and how their character and distinctiveness is affected by the development and how the heritage asset is positively integrated into the proposal;</li> <li>e) Explanation of how the development</li> </ul>
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				<p>may provide flexibility to adapt to changing needs.</p> <ul style="list-style-type: none"><li>f) Explanation of any other factors that have influenced the design such as planning policy, access policy, specific user requirements, etc.</li><li>g) Statement about what, if any, consultation or pre- application discussions have taken place relating to design and access and what account has been taken of these;</li><li>h) Explanation of how the scheme has evolved during the design process.</li></ul> <p>Aspects of the site and context that may influence scheme design may include (but is not limited to): routes around and across the site; landform; existing buildings' layout, height, massing and architecture; trees, hedgerows, ponds and other features of landscape or ecological value; above and below ground infrastructure and utilities equipment.</p> <p>The document should normally include visual material such as photographs, sketches, cross-sections and diagrams clearly annotated to show their relevance to the scheme design.</p> <p>Ref PPG : 031 Reference ID: 14-031-20140306 and 032 Reference ID: 14-032-20140306</p>
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				<p>Listed Building Consent applications must explain how the design principles and concepts that have been applied to the works take account of:</p> <ul style="list-style-type: none"><li>a) The special architectural or historic importance of the building;</li><li>b) The particular physical features of the building that reflect and illustrate the significance of the building;</li></ul>
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## Local Validation Criteria:

	Validation Item and Location Requirement	Types of application that require this information	Policy Driver	Guidance
7	<b>Block/Site Plan</b>	All Applications	The Town and Country (Development Management Procedure) (England) order 2015 Article 7	<p>This is a plan that shows the existing and proposed layout of the application site, including the positions of any buildings. Details must be clearly and logically labelled, for example road and building names.</p> <ul style="list-style-type: none"> <li>• The plan should be orientated to OS Grid North.</li> <li>• Preferred scale should be specified as 1:100; 1:200 1:500 or 1:1000 and a linear scale bar included and paper size.</li> <li>• All site boundaries must be shown.</li> <li>• Key written dimensions showing minimum and maximum distances to all boundaries; width and depth of extensions must also be annotated on the plan.</li> <li>• All buildings roads, footpaths and Public rights of way; including access arrangements to the site.</li> <li>• All public rights of way either crossing or adjoining the site.</li> <li>• The position of all trees both on and adjoining the site.</li> <li>• The extent and type of hard surfacing and soft landscaping</li> <li>• Proposals must also be shown in context with adjacent buildings (including property numbers where applicable).</li> <li>• Must be a plan of the existing site as on the day of application.</li> <li>• In instances where extensions are proposed to residential properties or to other developments that are located immediately adjacent to existing residential properties, a 45 degree line must be shown from the nearest habitable room within the neighbouring property. The 45-degree</li> </ul>

				<p>angle will be calculated from the center point of the nearest habitable room window (bow, bay or flush-fitting) on the neighbouring property. NB. For major development, this requirement is only necessary for new dwellings or buildings that lie adjacent or are juxtaposed to existing built form.</p>
8	Existing and Proposed Elevations	All applications proposing new buildings or alterations to the exterior of existing buildings (including extensions).	<p>Solihull Local Plan P14 - Amenity <a href="#">NPPF</a> (Para. 127)</p> <p>P15 - Securing Design Quality <a href="#">NPPF</a> (Para. 127)</p>	<ul style="list-style-type: none"> <li>• The plan should be orientated to OS Grid North.</li> <li>• Must be drawn to a recognisable scale (e.g. 1:50, 1:100' 1:200) together with the '@paper size ref' with a linear scale bar included.</li> <li>• Plans must be numbered correctly and latest revision indicated.</li> <li>• <b>Must</b> clearly show the proposed works in relation to what is already there, preferably by the use of colour, differentiating them from the existing building(s).</li> <li>• All elevations should clearly indicate the existing and proposed building materials and the style, materials and finish of windows and doors.</li> <li>• Any blank elevations should also be included; if only to show that this is in fact the case.</li> <li>• All elevations and plans <b>must</b> be clearly and logically labelled, for example front or rear elevation and given titles which refer to their content.</li> <li>• Where any proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.</li> <li>• Where an existing building is being extended or altered, the whole of any existing elevation that is being extended or altered <b>must</b> be shown, not just part of it.</li> <li>• Key written dimensions of external height to ridge and eaves must be annotated on the plan.</li> </ul>

				<ul style="list-style-type: none"> <li>Existing and proposed plans should be placed adjacent to each other on the same sheet or, if shown on separate sheets the layout should be identical to corresponding drawings</li> <li>Where a streetscene drawing is provided, this should be marked clearly as indicative and on a separate plan to all other scaled elevation drawings.</li> </ul>
9.	Existing and Proposed Floor Plans	All applications proposing new or amended floorspace and/or proposals to alter existing buildings.	<p>Solihull Local Plan P14 - Amenity <a href="#">NPPF</a> (Para. 127)</p> <p>Solihull Local Plan P15 - Securing Design Quality <a href="#">NPPF</a> (Para. 127)</p>	<ul style="list-style-type: none"> <li>The plan should be orientated to OS Grid North.</li> <li>Must be drawn to a recognisable scale (e.g. 1:100; 1:200 1:500 or 1:1000) together with the '@paper size ref' with a linear scale bar included.</li> <li>Plans must be numbered correctly and latest revision indicated.</li> <li><b>Must</b> clearly show the proposed works in relation to what is already there, preferably by the use of colour, differentiating them from the existing building(s).</li> <li>Details <b>must</b> be clearly and logically labelled, for example room names showing all internal divisions (rooms) within the building.</li> <li><b>Must</b> show the proposal in detail including where existing buildings or walls are to be demolished these should be clearly shown.</li> <li>Existing and proposed plans should be placed adjacent to each other on the same sheet or, if shown on separate sheets the layout should be identical to corresponding drawings</li> <li>Key written dimensions showing the width and depth of extensions should be annotated on the plan.</li> <li>In instances of extensions to residential properties, or other developments that are located immediately adjacent to existing residential properties, a 45 degree line must be shown from the nearest habitable room within the neighbouring property. The 45-degree angle will be calculated from the center point of the nearest habitable room window (bow, bay or flush-fitting) on the neighbouring property. NB. For major development, this requirement is</li> </ul>

				<p>only necessary for new dwellings or buildings that lie adjacent or are juxtaposed to existing built form.</p> <ul style="list-style-type: none"> <li>• The drawings submitted should show details of the existing building(s) as well as those of the proposed development, preferably by the use of colour, differentiating them from the existing building(s).</li> </ul>
<b>10</b>	Existing and Proposed Site level drawings	All applications proposing changes to site levels or where existing levels across the site vary more than 0.3 metres.	<p>Solihull Local Plan P14 – Amenity P15 Design Quality <a href="#">NPPF</a> (Para. 127)</p> <p>P15 - Securing Design Quality <a href="#">NPPF</a> (Para. 126)</p>	<ul style="list-style-type: none"> <li>• The plan should be orientated to OS Grid North.</li> <li>• Must be drawn to a recognisable scale (e.g. 1:100, 1:200; 1:500) together with the '@paper size ref' with a linear scale bar included.</li> <li>• Plans must be numbered correctly and latest revision indicated.</li> <li>• Details must be clearly and logically labelled, for example room names.</li> <li>• Existing and proposed plans should be placed adjacent to each other on the same sheet or, if shown on separate sheets the layout should be identical to corresponding drawings</li> <li>• Plans must also show the proposals in relation to adjoining land and buildings and should show a cross section(s) through the proposed building(s) to neighbouring land and buildings. Cross sections should therefore show the existing site context as well as the proposed site context as a cross section.</li> <li>• In all cases where a proposal involves a change in ground levels, drawings should be submitted to show both existing and finished levels to include details of foundations, retaining structures and how eaves relate to adjacent land and boundaries. Details should also be submitted explaining how any encroachment on adjacent land is to be avoided.</li> <li>• Plans should show existing site levels and finished floor levels (preferably by the use of colour differentiating them from the existing levels) with levels related to a fixed datum point either off site but nearby, or at some point on the site which will not be affected by the works proposed.</li> </ul>

11	Aerodrome Safeguarding Assessment	<p>Development involving buildings or works which would infringe on protected surfaces, obscure runway approach lights or have the potential to affect the performance of navigation aids, radio aids or telecom systems.</p> <p>Lighting and other development such as solar power systems that have the potential to distract pilots, and development with landscape schemes that have the potential to increase bird hazard risk.</p>	<p><a href="#">NPPF</a> (Para.115)</p> <p>Aviation Policy Framework (paragraphs 5.8 to 5.10)</p> <p>DfT/ODPM Circular 1/2003 - advice to local planning authorities on safeguarding aerodromes and military explosives storage areas.</p> <p>Annex 2 of the circular provides details of the system of safeguarding;</p> <p>Annex 3 lists the civil aerodromes which are officially safeguarded.</p> <p>Source:  <a href="https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas">https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas</a></p>	<p>See Safeguarding Advice Notes for further information.</p> <p>Written jointly by the AOA (Airport Operators Association) and GAAC (General Aviation Awareness Council) and supported by the CAA (Civil Aviation Authority).</p> <p>See also 'See also CAA CAP 738 (Safeguarding of Aerodromes), CAP 764 (CAA Policy and Guidelines on Wind Turbines) and CAP772 (Wildlife Hazard management at Aerodromes).</p>
12	Essential Rural Workers Dwelling Assessment.	All applications for new dwellings for essential rural workers in the Green Belt.	NPPF para 79a	<p>The assessment should include:</p> <ul style="list-style-type: none"> <li>• Functional testing – evidence of need for the rural worker to live permanently at or near their place of work in the countryside,</li> <li>• Financial testing – or some evidence that the enterprise will</li> </ul>

				<p>continue,</p> <ul style="list-style-type: none"> <li>Assessment of possible alternative accommodation.</li> </ul>
13	Air Quality Assessment	Housing developments where background 90% of National Air Quality Objective limit for a pollutant based on DEFRA air quality Data Archive, and/or development is within 10 metres of a road with 10000 or more vehicles per day and/or is within 10 metres of a pollutant source such as a petrol filling station.	<p><a href="#">NPPF</a> Para. 103; 181</p> <p>NPPG Paragraph: 001 Reference ID: 32-001-20191101 <a href="https://www.gov.uk/guidance/air-quality--3#what-air-quality-considerations-does-planning-need-to-address">https://www.gov.uk/guidance/air-quality--3#what-air-quality-considerations-does-planning-need-to-address</a></p> <p>NPPG Paragraph: 004 Reference ID: 32-004-20191101 provides links to information published by Defra as well as links to other sources of information relating to habitats for and impact of air pollution upon them for example.</p> <p>Local Plan Policy P14 'Amenity' (v and viii)</p> <p>N.B. At the time of publication there are no Air Quality Management Areas in Solihull.</p>	<p>Such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area. For proposals that:</p> <ul style="list-style-type: none"> <li>require an Environmental Impact Assessment, or require a Transport Assessment significantly alter the traffic composition in an area (i.e. bus stations, HGV Parks etc.) include proposals for new car parking (&gt;300 spaces) or coach / lorry parks,</li> <li>have an effect on sensitive areas such as ecological sites, or areas previously defined as having poor air quality.</li> </ul> <p>Certain developments may only need a basic screening assessment of air quality. Others will need a full Air Quality Assessment using advanced dispersion modelling software.</p> <p>Further information may be found at the NPPG Paragraph: 004 Reference ID: 32-004-20191101.</p> <p>An appropriate methodology can be agreed by contacting <a href="mailto:planning@solihull.gov.uk">planning@solihull.gov.uk</a></p>
14	National Design Guide and Building for Life	Major residential development proposals	<a href="#">NPPF</a> Para. 129, footnote 47	The National Design Guide (2019) illustrates how well designed places that are beautiful, enduring and successful can be achieved in practice. The document identifies 10 characteristics that interplay with one

			<p><a href="https://www.gov.uk/government/publications/national-design-guide">https://www.gov.uk/government/publications/national-design-guide</a></p> <p>NPPG Paragraph: 016 Reference ID: 26-016-20191001</p> <p>Local Plan Policy P15 'Securing Design Quality'</p>	<p>another to achieve such places and are: <b>Context; identity; built form; movement; nature; public spaces; uses; homes and buildings; resources; lifespan.</b></p> <p>Such considerations should inform and be referenced within any Design and Access Statement relating to major development.</p> <p>Building for Life 12 is another design tool that provides a helpful assessment of a development and is referenced within Policy P15 of the Solihull Local Plan. This is a set of 12 questions aimed to guide discussion and collaboration towards good urban design for housing developments.</p> <p>Should be within the Design and Access statement where required:-</p> <ol style="list-style-type: none"> <li>1. Connections</li> <li>2. Facilities and services</li> <li>3. Public transport</li> <li>4. Meeting local housing requirement</li> <li>5. Character</li> <li>6. Working with the site and its context</li> <li>7. Creating well defined streets and spaces</li> <li>8. Easy to find your way around</li> <li>9. Streets for all</li> <li>10. Car parking</li> </ol> <p>The National Design Guide 2019 <a href="https://www.gov.uk/government/publications/national-design-guide">https://www.gov.uk/government/publications/national-design-guide</a> This guide brings together 10 characteristics combine to make places beautiful</p>
15	Character Assessment (Landscape/Townscape)	Any application which has the potential to have a material impact on the local character and	<p><a href="#">NPPF</a> Para. 131&amp; 170</p> <p><a href="#">PPG: Reference ID 26</a></p> <p><a href="#">PPG: Reference ID</a></p>	<p>Character Assessment needs to include:</p> <ul style="list-style-type: none"> <li>• A description of the local character and distinctiveness (landscape and townscape),</li> </ul>

		<p>distinctiveness of the Borough or important local landscape (Arden), canal and rail network. N.B. Heritage Assets to be dealt with in Heritage Statement</p>	<p><a href="#">18a PPG: Reference ID 8</a></p> <p>Local Plan Policy P14 'Amenity' and P16 'Conservation of Heritage Assets and Local Distinctiveness'.</p> <p>The Warwickshire Historic Landscape Characterisation (June 2010)</p> <p>The Warwickshire Historic Farmstead Characterisation Project (Aug 2010)</p> <p>The Warwickshire Landscape Guidelines SPG (Nov 1993)</p> <p>Solihull Characterisation Study Dec 2011)</p> <p><a href="#">NCA Profile: 97 Arden</a></p>	<ul style="list-style-type: none"> <li>• An explanation of how the local character and distinctiveness have been taken into account and informed the proposal – this can include photos/photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals,</li> <li>• An assessment of the likely impact of the proposal on the local character and distinctiveness of the Borough,</li> <li>• An explanation of how any adverse impacts have been mitigated or overcome.</li> </ul> <p>Scope, complexity and expert input to be proportionate to the scale and impact of the proposal.</p> <p>Should be within the Design and Access statement where required.</p> <p>Guidance on how to develop at Character assessment can be found using the following link: <a href="https://www.gov.uk/guidance/landscape-and-seascape-character-assessments">https://www.gov.uk/guidance/landscape-and-seascape-character-assessments</a></p>
<b>16</b>	Community Infrastructure Levy (CIL) Question Form	For all applications that are CIL liable	Part 11 of the Planning Act 2008 and the Community Infrastructure Regulations 2010 (as	<p>At Solihull MBC, the following types of development are CIL liable:</p> <ul style="list-style-type: none"> <li>• Residential Development, both dwellings and care facilities</li> <li>• Retail Premises</li> <li>• Financial and Professional Services</li> </ul>

			<p>amended).</p> <p>Solihull Local Plan Policy P21 'Developer Contributions and Infrastructure Provision'.</p>	<ul style="list-style-type: none"> <li>• Restaurants and Cafes, Drinking Establishments or Hot Food Takeaways</li> <li>• Hotels</li> <li>• Car Dealerships</li> </ul> <p>More information can be found using the link:-  <a href="https://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planningmaking/Community-Infrastructure-Levy/Community-Infrastructure-Levy">https://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planningmaking/Community-Infrastructure-Levy/Community-Infrastructure-Levy</a></p>
17	Security Considerations Assessment	Major planning developments and non-majors where a significant risk of crime or fear of crime or where development affects higher risk buildings or crowded spaces.	<p>NPPF para 91</p> <p>NPPG paragraph 012 Reference ID: 53-012-20190722</p> <p>Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a>;</p> <p>Local Plan Policy P15 'Securing Design Quality' (vii)</p>	<p>Should be included as part of a Design and Access Statement where appropriate and can include:</p> <ul style="list-style-type: none"> <li>• Potential crime or fear of crime associated with such developments and why, An explanation of how the scheme has physically designed out crime and fear of crime making reference to 'Secured by Design' and 'Park Mark Standards' relating to car parking.</li> <li>• How crime or fear of crime has been mitigated in other ways.</li> </ul> <p>Counter terrorism measures and Security Considerations Assessment for major development that affect higher risk buildings or crowded spaces or those that attract crowds of people. Reference for advice on this is made to NPPG paragraph 012 Reference ID: 53-012-20190722 with hyper link to 'Protecting Crowded Places – Design and Technical Issues' Revised March 2014 <a href="https://www.gov.uk/guidance/health-and-wellbeing#supporting-safe-communities">https://www.gov.uk/guidance/health-and-wellbeing#supporting-safe-communities</a></p>
18	Ecological/ Geological Assessment	Development where protected or priority species are known or strongly suspected to be	<p><a href="#">NPPF</a> Section 15</p> <p>NPPG:</p>	<p>An indication of any significant biodiversity or geological conservation interests and the location of protected species or their habitats of any protected species, together with an assessment of the potential of the proposed development to cause significant disturbance</p>

	(Biodiversity/ Geodiversity)	<p>present.</p> <p>Major and minor development likely to affect designated sites or priority habitats, where there is loss of semi-natural habitat. The Ecology/Biodiversity Assessment should demonstrate net biodiversity gain</p> <p>Bat survey required for demolition of a building or works resulting in destruction of a roof void.</p>	<p><a href="https://www.gov.uk/guidance/natural-environment">https://www.gov.uk/guidance/natural-environment</a></p> <p><a href="#">Circular 06/2005 Biodiversity and Geological Conservation – Statutory obligations and their impact within the Planning System</a></p> <p>Local Plan Policy P10 ‘Natural Environment’ ,P13 ‘Minerals’ and P14 ‘Amenity’ (ix) Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a>;</p>	<p>to an ecological site or a protected species.</p> <p>Assessment may include: Preliminary Ecological Appraisal (PEA) Protected species surveys (as required following PEA) Further habitat surveys (as required following PEA) Biodiversity Impact Assessment where there is loss of semi-natural habitats The results of the above should be submitted as an Ecological Impact Assessment (EclA) following guidance published by CIEEM (2018). Preliminary Ecological Appraisal Report (PEAR) alone may be sufficient for very straightforward sites.</p> <p>Local Wildlife Site Survey will be required if potential Local Wildlife Site is to be impacted.</p> <p>Geological Survey</p> <p>Ancient Woodland and Veteran Trees: Applications will be refused if there is likely to be detrimental impact on these habitats.</p> <p>The results of the assessment will determine the impact of the proposed development upon the ecological/geological resource, and what long term maintenance, management and/or mitigation measures may be appropriate.</p> <p>In accordance with the mitigation hierarchy, but only as a last resort, offsite compensation may also be considered through a biodiversity offsetting scheme in accordance with the Warwickshire, Coventry and Solihull Biodiversity Offsetting Pilot.</p> <p>Please contact the Ecologist at SMBC for more information.</p>
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				<p>See also CIEEM and Natural England websites for further guidance In accordance with the mitigation hierarchy, but only as a last resort, offsite compensation may also be considered through a biodiversity offsetting scheme in accordance with the Warwickshire, Coventry and Solihull Biodiversity Offsetting Pilot.</p> <p>Please contact the Ecologist at SMBC for more information.</p> <p>See also CIEEM and Natural England websites for further guidance.</p>
<b>19</b>	Environment Statement (EIA)	Developments that are likely to have a significant effect on the environment by virtue of their nature, size and location and are listed under Schedule 1 of the EIA Regulations. Those included in Schedule 2 of the EIA Regulations may also require an EIA.	<p><a href="#">NPPF</a> Section 8 &amp;15</p> <p>NPPG Paragraph: 001 Reference ID: 4-001-20170728</p> <p><a href="https://www.gov.uk/guidance/environmental-impact-assessment#legislation-covering-environmental-impact-assessment">https://www.gov.uk/guidance/environmental-impact-assessment#legislation-covering-environmental-impact-assessment</a></p> <p><a href="#">PPG Reference ID 4 and Annex: Indicative Screening thresholds</a></p>	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations 2017, set out the circumstances in which an Environmental Impact Statement (EIA) is required. An EIA may obviate the need for other more specific assessments.</p> <p><a href="http://www.legislation.gov.uk/uksi/2017/571/introduction/made">http://www.legislation.gov.uk/uksi/2017/571/introduction/made</a></p> <p>It may be helpful for the developer to request a 'screening opinion' (all applications over 0.5ha) from the LPA before submitting an application.</p>
<b>20</b>	Flood Risk Assessment	All major planning developments.	<p><a href="#">NPPF</a> Para. 155- 165 and <a href="#">PPG: Reference ID 7</a></p>	FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account (greenfield run- off rates

		<p>Development proposals of 1+ ha in Flood Zone 1, and for all new proposals in Flood Zones 2 or 3.</p> <p>Development proposed in 'critical drainage area'</p>	<p>Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a>;</p> <p>Local Plan Policy P11</p> <p>'Water Management'</p> <p>Government advice –</p> <p><a href="#">Flood risk assessment: local planning authorities</a></p> <p>Further advice available from Environment Agency and Council's Drainage Engineers.</p>	<p>100 year flood event risk + 30% for climate change).</p> <p>On all development sites larger than 1 ha, evidence should be provided to demonstrate how surface water discharge rates shall be limited to the equivalent site-specific greenfield run-off rate.</p> <p>FRA should identify opportunities to reduce the probability and consequences of flooding and should include the design of surface water management systems including Sustainable Drainage Systems (SuDS) and address the requirement for safe access to and from the development in areas at risk of flooding.</p> <p>Wherever possible, sustainable drainage systems will be expected to contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, as well as flood alleviation and water quality control.</p>
<b>21</b>	Heritage Statement	<p>Any application affecting heritage assets or their setting.</p> <p>Heritage assets include listed buildings, conservation areas, scheduled ancient monuments or archaeological sites,</p>	<p><a href="#">NPPF</a> Section 12, Para. 128</p> <p><a href="#">PPG: Reference ID 18a</a></p> <p>Local Plan Policy P16 'Conservation of Heritage Assets and Local Distinctiveness'.</p> <p>The Warwickshire</p>	<ul style="list-style-type: none"> <li>• A description of the heritage asset and its setting</li> <li>• An assessment of the significance of the heritage asset and its setting (e.g. to include Archaeological Statement if required). This should include photos/photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals</li> <li>• An assessment of the likely impact of the proposal on the heritage asset and its setting</li> <li>• A mitigation strategy to address any impacts of the</li> </ul>

		registered park or garden and locally listed buildings or structures.	<p>Historic Landscape Characterisation (June 2010)</p> <p>The Warwickshire Historic Farmstead Characterisation Project (Aug 2010)</p> <p>The Warwickshire Landscape Guidelines SPG (Nov 1993)</p> <p>Solihull Characterisation Study Dec 2011)</p> <p>Historic Environment Good Practice Advice in Planning: 3 (2nd Edition) 2017  <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a></p>	<p>proposed development on the significance of the historic asset and its setting.</p> <p>Where the proposed development will involve the demolition or significant alterations/repairs to a listed building a Schedule of Works will be required indicating the location, extent and significance of all items that will be removed or altered as part of the proposed development and how remaining items will be protected during building works.</p> <p>Scope, complexity and expert input for the Heritage Statement to be proportionate to the extent of the proposal and importance of the building, structure or site.</p> <p>Can be within the Design and Access statement where this can be justified as robust. Refer to <a href="https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/">https://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/</a> for further information.</p>
22	Land Contamination Assessment	All developments creating additional floor space where contamination is known or suspected, e.g. former petrol filling stations	<p><a href="#">NPPF</a> Para. 178-180  <a href="#">PPG Reference ID 33</a></p> <p>Local Plan Policy P14 'Amenity' (vi)</p>	Sufficient information should be provided to determine the existence or otherwise of contamination, its nature and the risks it may pose, and whether these can be satisfactorily reduced to an acceptable level. This should be in the form of a report which comprises a desk study, a walkover site reconnaissance, and a conceptual model identifying potential pollutant sources, pathways and receptors as a basis for

				assessing the risks and appraising the options for remediation.
23	Landscape and Public Realm Strategy	All major planning developments that include any external space must be accompanied by a landscape strategy, plan and written statement detailing design approach proposed for both soft and hard landscaping	<p><a href="#">NPPF</a> Para. 175,127  NPPG: Paragraph: 037  Reference ID: 8-037-20190721  <a href="https://www.gov.uk/guidance/natural-environment#landscape">https://www.gov.uk/guidance/natural-environment#landscape</a></p> <p>Local Plan Policies P10 'Natural Environment', P14 'Amenity', P15 'Securing Design Quality', P16 'Conservation of Heritage Assets and Local Distinctiveness', and P18 'Health and Well-being'</p> <p>Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a></p> <p>Further advice can be had through the Conservation of the Historic Environment, Landscape Architecture,</p>	<p>Indicative landscape proposals should be provided with applications for outline permissions showing layout and the type, nature, functions, extents and proportions of external treatments, surfaces, structures, retained and proposed vegetation.</p> <p>Detailed landscape proposals should form part of applications for full permission. This includes a masterplan illustrating the relationships of all elements and context at a suitable scale (e.g. 1:200) and more detailed technical construction and soft works drawings providing both soft and hard landscaping:  Soft landscaping: the extent of the existing and proposed planting areas and the type of planting within them (trees, hedges, shrubs, grasses, bulbs etc.).  Hard landscaping: public realm should contain a materials palette which includes hard landscaping and street furniture.</p>

			Urban Design and Ecology Team.	
24	Lighting Assessment	All developments proposing or including significant new or amended external lighting	<p><a href="#">NPPF</a> Para. 180c <a href="#">PPG Reference ID 31</a></p> <p>Local Plan Policies P10 'Natural Environment', Local Plan Policy P14 'Amenity' (ix), P15 Securing Design Quality, P16 'Conservation of Heritage Assets and Local Distinctiveness'</p>	<p>Details of external lighting and the proposed hours when it would be switched on. Include a layout plan with beam orientation, schedule of the equipment in the design, and any proposed mitigation measures.</p> <p>Schemes involving floodlighting need to provide an assessment that will cover such matters as: light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaries, the need for full horizontal cut-off; no distraction to the highway; levels of impact on nearby dwellings; use of demountable columns; retention of screening vegetation; use of planting and bunding to contain lighting effects.</p> <p>The assessment should include how the lighting may affect:</p> <ul style="list-style-type: none"> <li>• Visual amenity,</li> <li>• Local character and distinctiveness,</li> <li>• Neighbouring amenity,</li> <li>• Heritage assets if present,</li> <li>• Designated nature conservation sites or S.41 priority habitats if present,</li> <li>• Protected or S.41 priority species if known or strongly suspected to be present, and how those effects will be mitigated.</li> </ul>
25	Meeting Housing Needs (including Affordable Housing) Statement	All major residential development	<p><a href="#">NPPF</a> Para. 62 and 63</p> <p>Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a></p>	<p>Statement should include the following information:</p> <ul style="list-style-type: none"> <li>• Number of dwellings both market and affordable and percentage proposed as affordable,</li> <li>• Tenure of affordable dwellings (rented stated as social rent or affordable rent and intermediate stated as shared ownership),</li> <li>• Type of property proposed (house, apartment, bungalow etc.) and size (no. of bedrooms) by both market and</li> </ul>

			<p>Local Plan Policy P4 'Meeting Housing Needs'</p> <p><a href="https://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planningPolicyDocuments">https://www.solihull.gov.uk/Resident/Planning/appealsenforcement/planningPolicyDocuments</a> Meeting Housing Needs (including affordable housing) SPD (2014)</p> <p>Further advice available from Council's Housing Strategy team.</p>	<p>affordable tenure,</p> <ul style="list-style-type: none"> <li>• Gross internal area (square metres) by tenure and property type,</li> <li>• Compliance of any standards (e.g. HCA DQS),</li> <li>• Location of affordable and market housing is shown on a layout of the site,</li> <li>• If the affordable housing and or market housing proposed is less than that is proposed within the Local Plan policy it should be accompanied by evidence in accordance with the policy as to why this is the case (see i-vi on page 68/69 of the Solihull Local Plan). If viability is stated as being an issue then this must be accompanied by a viability assessment (see below).</li> </ul>
<b>26</b>	Noise and Vibration Impact Assessment	<p>All Major residential developments and other developments that may raise issues of disturbance to noise sensitive uses.</p> <p>If modelled level on SMBC noise mapping is in the 50- 55 dBA contour and above or</p>	<p><a href="#">NPPF</a> Para. 180</p> <p>Local Plan Policy P14 'Amenity' (vii and viii)</p> <p>Required (i) major development as defined in <a href="#">article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</a></p> <p>Further advice available from Council's</p>	<p>Include all proposed noise emissions, mitigation and insulation details.</p> <p>To be prepared by a suitably qualified acoustician.</p> <p>Vibration surveys in particular shall be conducted having regard to the advice, recommendations or requirements contained in British Standards BS 6472: 2008 'Guide to Evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting, Part 2: Blast-induced vibration and BS 7385-2: 1993 Evaluation and measurement for vibration in buildings Part 1: Guide for measurement of vibrations and evaluation of their effects on buildings Part 2 'Guide to damage levels from ground-borne vibration'.</p>

		within 250 metres of an industrial area.	Environmental Health Officer via Planning Enforcement, Compliance and Engagement team at <a href="mailto:planning@solihull.gov.uk">planning@solihull.gov.uk</a>	
<b>27</b>	Parking and Access Plan	All applications including new or amended parking/access arrangements	<p><a href="#">NPPF</a> Para. 39-40</p> <p>Local Plan Policy P8 'Managing Travel Demand and Reducing Congestion, P15 Securing Design Quality, P16 'Conservation of Heritage Assets and Local Distinctiveness'</p> <p>Further advice available from Council's Transport Planning Engineer via <a href="mailto:planning@solihull.gov.uk">planning@solihull.gov.uk</a></p>	To include details of existing and proposed access plus proposed parking layout
<b>28</b>	Planning Statement	All major planning developments including major changes of use.	No specific driver found in NPPF – but considered best practice.	<ul style="list-style-type: none"> <li>• Identify the context and need for the proposed development,</li> <li>• Assess how the proposed development accords with relevant national and local planning policies,</li> <li>• Show how the application has been informed by local community engagement and any amendments that have resulted from such consultation.</li> </ul>

				N.B. Pre-application engagement with the community is encouraged where it will add value to the process and the outcome.
29	Open Space (Children’s Play, Sport, Recreation and Leisure) Statement	<p>Major commercial developments</p> <p>Major residential developments</p> <p>When a proposal results in the loss of open space.</p> <p>Open space here includes space falling within the definitions of that term in the Town and Country Planning Act, i.e. ‘any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground.’</p>	<p><a href="#">NPPF</a> Para 96 &amp;97 NPPG. Paragraph: 001 Reference ID: 37-001-20140306 <a href="https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space">https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space</a></p> <p>Local Plan Policy P10 ‘Natural Environment’, P15 Securing Design Quality, P18 ‘Health and Well-being’, P20 ‘Provision for Open Space, Children’s Play, Sport, Recreation and Leisure.’</p> <p>Solihull Green Spaces Strategy (2006) and Solihull Green Spaces Strategy Review (2014)</p> <p>Solihull Indoor Sports Facilities Strategy (2012) Solihull MBC Playing Pitch Strategy (2012) Solihull Green</p>	<p>Plans should show any areas of existing or proposed open space within or adjoining the application site.</p> <p>Major commercial development proposals will be required to provide new open space and/or contribute to enhancement of the green infrastructure network.</p> <p>Major residential development proposals will be required to provide for and maintain appropriate open space, sports and recreational facilities as an integral part of new development. At the time of publication open space is 2.86 ha per 1000 people, based on an average for Solihull of 2.3 people per dwelling. This should include a number of different typologies including allotments, amenity green space, park and recreation grounds, play space children &amp; youth, and natural green space.</p> <p>Applications involving loss of open space should include evidence that:</p> <ul style="list-style-type: none"> <li>• It can be demonstrated that open space is surplus to requirements,</li> <li>• The needs/benefits of the development clearly outweigh the loss,</li> <li>• Mitigation and/or compensation proposals.</li> </ul> <p>See Sports England ‘Planning for Sport Guidance’ 2019 <a href="https://www.sportengland.org/news-and-features/news/2019/july/16/new-planning-for-sport-guidance-released/">https://www.sportengland.org/news-and-features/news/2019/july/16/new-planning-for-sport-guidance-released/</a></p>

			Infrastructure Study (2012) Sport England Planning for Sport Guidance (2019)	
30	Sequential Test and Economic Impact Assessment for Town Centre Uses (including retailing, leisure and/or offices)	<p>Sequential test is required for applications for main town centre uses that are not in an existing centre and are not in accordance with the adopted Local Plan (excluding small scale rural development).</p> <p>a) Economic Impact Assessment is required for applications for town centre uses where over 2,500m<sup>2</sup> gross floorspace would be provided, or would be likely to have significant adverse implications; and</p> <p>b) is not in accordance with an up-to-date development plan and the proposal is outside (including on the edge) of an existing centre, or is in an existing centre but would substantially increase</p>	<p><a href="#">PPG Reference ID 2b</a></p> <p>Local Plan Policy P2 'Maintain Strong, Competitive Town Centres'</p>	<ul style="list-style-type: none"> <li>• Has the suitability of more central sites to accommodate the proposal been considered?</li> <li>• Where the proposal would be located in an edge of centre or out of centre location, provide clear reasoning to justify this.</li> <li>• Is there scope for flexibility in the format and/or scale of the proposal?</li> </ul> <p>If not in a town centre location, provide evidence that there are no suitable sequentially preferable locations.</p>

		<p>the attraction of that centre.</p> <p>Town centre uses are defined in the glossary of the NPPF.</p>		
<b>31</b>	Structural Survey	Development that involves the re-use of a building within a Green Belt location	<p>Solihull Local Plan P17 - Countryside and Green Belt</p> <p>P16 – Conservation of Heritage Assets and Local distinctiveness</p> <p><a href="#">NPPF</a> (Para. 146d)</p>	<p>A full structural survey must be submitted with any application which proposed the re-use of a building within the Green belt.</p> <p>This report should be prepared by an expert, giving details about the condition of the existing building and whether it is capable of accommodating the proposed works.</p> <p>When the building is a heritage asset the specification of repairs and implications of re-use for its special interest should be addressed and explained.</p> <p>NB. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Part 3, Class Q does not (amongst other criteria) permit the installation or replacement of the floor. Applicants are advised that in such cases a full planning application would be required.</p>
<b>32</b>	Telecommunications	All planning applications for mast and antenna development by mobile phone network operators	<a href="#">NPPF</a> Para. 112-116	<p>Supplementary Information should include the area of search, details of any consultation undertaken, details of the proposed structure, technical justification, and information about the proposed development – plus an ICNIRP certificate or signed declaration.</p> <p>This can include photos/photomontages showing the whole building and its setting and/or the particular section of the building affected by the proposals.</p>

				For further guidance see: Code of Best Practice on Mobile Network Development in England 2016 24.11.16
<b>33</b>	Transport Assessment/ Transport Statement	<p>All major planning developments and minor developments with significant transport implications. In the context of major new housing development a transport statement will be required for proposals seeking 20 or more new dwellings.</p> <p>The scope of minor developments with significant transport implications will be dependent on scale, type of development, location and particularly highway safety and/or network performance considerations.</p>	<p><a href="#">NPPF</a> Para. 111 <a href="#">PPG: Reference ID 42</a></p> <p>Local Plan Policies P7 'Accessibility and Ease of Access' and P8 'Managing Demand for Travel and Reducing Congestion'</p> <p>DfT Circular 02/2013 Strategic Road Network and the delivery of sustainable development</p> <p>Further advice available from the Council's Transport Policy team.</p> <p>For proposals that may affect the Strategic Road Network also seek advice from Highways England.</p>	<p>Coverage and detail of the Transport Assessment should reflect the scale, nature and location of the development, and the extent of the transport implications. A transport statement is required for schemes proposing 20 or more new dwellings.</p> <p>Applicants are advised to follow the guidance contained within the DfT 2007 'Guidance on Transport Assessments' as a guide.</p> <p>For smaller schemes, a Transport Statement should simply outline the transport aspects of the application. This can be included within the Design and Access Statement where applicable.</p> <p>Applicants should seek specialist advice and engage in pre- application discussions where appropriate.</p>
<b>35</b>	Trees/ Arboricultural Implications Assessment.	All applications where trees are present on-site or immediately adjacent to the site, and particularly where	Local Plan Policy P10 'Natural Environment' P14 'Amenity' (iv) P15 Securing Design Quality	<p>All trees are a material consideration in planning.</p> <p>A tree survey in descriptive and plan form (in accordance with the provisions of B.S. 5837: Trees in relation to design demolition and</p>

		<p>TPO or veteran trees are present.</p> <p>Prior notifications for demolition works that are likely to affect trees on or adjacent to the site</p>	<p>and P18 'Health and Well-being'</p> <p>NPPF Section 12 Achieving well-designed places, Section 15 Conserving and enhancing the natural environment</p>	<p>construction – Recommendations) must be provided showing the condition, location and constraints of all trees on and adjacent to the site. Include a list of trees which are to be retained; removed and a schedule of any tree works/pruning to retained trees (in accordance with B.S.3998: 2010 Tree work – Recommendations.) Tree retention and removal plan illustrating root protection areas must be shown on a proposed layout plan.</p> <p>Arboricultural Impact Assessment and details of tree protection measures and method statement in accordance with <a href="#">BS5837 - 2012</a> 'Trees in relation to design demolition and construction – Recommendations', must be provided.</p> <p>Applicants are encouraged to discuss proposals with an Arboriculturalist before submission.</p> <p>Refer to Natural England's Standing Advice on species protection where appropriate.</p>
<b>36</b>	Tree Works Specification (and Structural Survey)	Where works are required to a protected tree (Tree Preservation Order or tree in Conservation Area).	<p><a href="#">PPG Reference ID: 36</a></p> <p>Policy P10, P15 of the Solihull Local Plan.</p>	<p>Give a detailed description of the proposed works, e.g. crown thinning, reduction, lifting, felling or the removal of dead or dying trees, and the reasons for it in accordance with B.S.3998: 2010 Tree work – Recommendations. Digital photographs of the existing tree(s) should be provided.</p> <p>The condition of the tree and any alleged damage to any property should be referred to. Written arboricultural advice relating to the health or safety of the tree(s) is also required.</p> <p>A structural engineer's or surveyor's report and arboriculturalist's report are required if the work is based on the claim that the tree(s) are causing structural/ subsidence damage.</p>
<b>37</b>	Viability	For applications when	NPPF Section Para. 173	The Viability Appraisal should include a sufficient level and

	Appraisal	policy-compliant development is not being proposed for viability reasons (e.g. see Meeting Housing Needs Statement above)	PPG Reference ID: 10	<p>detail of information for the Local Planning Authority to undertake an objective review of the scheme. Applicants should have regard to the checklist contained in Appendix C of the RICS guidance note, Financial Viability in Planning, so far as it is reasonable and appropriate in the circumstances. As a minimum, the Council will require:</p> <ul style="list-style-type: none"> <li>• Details of the proposed scheme, including floor areas, types of units and numbers of units,</li> <li>• Estimate of sales values for residential and commercial property including values for affordable housing,</li> <li>• Market evidence in support of the sales values,</li> <li>• A calculation of the Gross Development Value, with evidence of how it has been derived,</li> </ul> <p>A viability report and appraisal including details of all costs to be incurred, including acquisition costs, construction costs, abnormal costs, level of contingency, professional fees, marketing, letting and disposal fees, and finance/interest costs,</p> <ul style="list-style-type: none"> <li>• Development programme to show pre-build timescales, instruction timescales, marketing and sales period and massing assumptions,</li> <li>• The level of development profit, expressed as profit on cost and/or profit on value</li> </ul>
38	Waste Audit	Major planning development and other significant planning applications likely to generate significant volumes of waste, such as	<p><a href="#">National Planning Policy for Waste (2014)</a></p> <p><a href="#">PPG Reference ID: 28</a></p> <p>NPPF para 4, 8c</p> <p>Local Plan Policy P12 'Resource Management'</p>	<p>Waste audit should demonstrate that waste will be minimized as far as possible and that waste which is generated will be managed in an appropriate manner in accordance with the waste hierarchy.</p> <p>Construction phase:</p> <ul style="list-style-type: none"> <li>• the anticipated nature and volumes of waste that the development will generate,</li> </ul>

		flatted development below the majors' threshold.		<ul style="list-style-type: none"><li>• where appropriate, the steps to be taken to ensure the maximum amount of waste arising from development on previously developed land is incorporated within the new development,</li><li>• any other steps to be taken to manage the waste that cannot be incorporated within the new development or that arises once development is complete,</li><li>• the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities.</li></ul> <p>Operational phase –</p> <p>the steps to be taken to ensure effective segregation of wastes at source including, as appropriate, the provision of waste sorting, storage, recovery and recycling facilities.</p>
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**Table 1. Summary of Local Validation Criteria**

No.	Local Validation Requirement	Major Residential	Major commercial	Can be inc. in D&A Statement	Other
	Existing and Proposed Elevations	✓	✓		All applications making changes to the exterior of a building
	Existing and Proposed Elevations	✓	✓		All applications proposing new or amended floor space
	Existing and Proposed site level drawings	✓	✓		All applications proposing changes to site levels
1	Aerodrome Safeguarding Assessment				Applications with impact on aerodrome
2	Essential Rural Workers Dwelling Assessment				New dwelling in the Green Belt for ruralworkers
3	Air Quality Assessment				Housing developments with 10m of a road or a road with 10000 or more vehicles per day and/or is within 10m of a pollutant source.
4	National Design Guide/ Building for Life Statement	✓		✓	Major residential development proposals
5	Character Assessment (Landscape/Townscape)	✓	✓	✓	Applications with potential to have material impact on local character and distinctiveness
6	CommunityInfrastructure Levy (CIL) Question Form				All applications that may be CIL liable
7	Security Considerations Assessment	✓	✓	✓	Major applications and non major applications with significant risk of crime or fear of crime or where developments affect higher risk buildings or crowded spaces.
8	Ecological/Geological Assessment  (Biodiversity/ Geodiversity)	✓	✓		Major and minor applications where protected/priority species are suspected to be present. Major and minor development likely to affect designated sites or priority habitats. Where there is loss of semi natural habitat to demonstrate net biodiversity gain. Bat survey required for demolition of buildings
9	EnvironmentStatement (EIA)				Listed under Schedule 1 or 2 of EIA Regulations
10	Flood RiskAssessment	✓	✓		All major applications Flood Zone 2 or 3, Critical drainage area
11	HeritageStatement			✓	Any application affecting heritage assets or their setting. Heritage assets include listed buildings, conservation areas, scheduled monumuments or

					Archaeological sites, registered parks or gardens and locally listed buildings.
12	Land Contamination Assessment				All developments creating additional floor space where contamination is known/suspected
13	Landscape and Public Realm Strategy	✓	✓		All major developments that include any external space
14	Lighting Assessment				Applications proposing new/significant/amended external lighting
15	Meeting Housing Needs (inc. Affordable Housing) Statement	✓			All new major residential development (10 or more houses or site area of 0.5ha or above).
16	Noise and Vibration Impact Assessment	✓	✓		All major residential or other developments that may raise significant disturbance to noise sensitive uses
17	Parking and Access Plan	✓	✓		All applications including new/amended parking/access arrangements
18	Planning Statement	✓	✓		All major developments including major changes of use
19	Open Space, Children's Play, Sport, Recreation and Leisure Statement	✓	✓		All major residential and commercial developments Loss or provision of open space, playing pitches, recreation facilities etc.
20	Sequential Test & Economic Impact Assessment for Town Centre Uses				Applications for main town centre uses that are not in an existing town centre or not in accordance with the adopted Local Plan.  Economic Impact Assessment is required for town centre uses where over 2,500sqm gross floorspace would be provided
21	Structural Survey				Development that involves reuse of a building within a Green Belt location
22	Telecommunication				All planning applications for mast and antenna
23	Transport Assessment/Statement	✓	✓		All major planning developments and minor development with significant transport implications.

24	Travel Plan	✓	✓		Residential (above 20 dwellings), school and major commercial developments Other developments with significant transport implications
25	Tree/Arboricultural Implications Survey	✓	✓	✓	All applications (including Householder) where there trees on site and immediately adjacent to the site.
26	Tree Works Specification and Structural Survey	✓	✓	✓	Works to trees in a Conservation Area or TPO
27	Viability Appraisal				For applications when policy-compliant development is not being proposed for viability reasons
28	Waste Audit	✓	✓		Major applications that are likely to generate significant amounts of waste