

# South Downs National Park Authority IAPP Review: Local List of Requirements for Planning Applications

The Local List of Planning Requirements below sets out the documents that will be required to be submitted to the South Downs National Park Authority as part of your planning application. Please note that you will still need to also submit the relevant documents and forms that are contained within the National List of Planning Requirements. The National list can be found by using the following link:

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

## Notes

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

Information Required	Types of application/development for which the information is required	Adopted South Downs Local Plan Policy Reference & links to national policy / guidance
Additional Plans	<p>The national requirements note the need for a location plan and “others as necessary” with the reliance on the local requirements to detail what those are. For the avoidance of doubt the local requirements are:</p> <ul style="list-style-type: none"><li>• Block plan including site access details, scale bar, key dimensions (distance of the development from the boundaries of the site and size of the building), original paper size and a north point.</li><li>• Existing and proposed elevations and floor plans in full (including outbuildings)</li><li>• Existing and proposed site sections and finished floor and site levels and datum point (1:50 or 1:100) (In all cases where proposals involve a change in ground levels or is on a sloping site).</li><li>• Roof plans (Required for all applications involving extensions to roof forms and new buildings).</li><li>• All scaled plans to include a metric scale bar.</li></ul>	

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Aerodrome Safeguarding Statement	<p>All applications for wind turbines</p> <p>All applications that include buildings/structures 45m above ground level.</p>	<p>Policy SD51: Renewable Energy (&amp; Explanatory text 7.301-7.304)</p> <p>Annex 1, para 5, page 4 and Annex 2, para 15, page 11 of the ODPM/DfT</p> <p><a href="#">Circular 01/2003 'Safeguarding of Aerodromes, Technical Sites &amp; Military Explosives'</a> (Web Link)</p> <p><a href="#">Storage Areas : The Town &amp; Country Planning (Safeguarded Aerodromes, Technical Sites &amp; Military Explosives Storage Areas) Direction 2002'</a> (Web Link)</p> <p><a href="#">Windfarms   Civil Aviation Authority (caa.co.uk)</a> (Web Link)</p> <p><a href="#">CAP 764: Policy and Guidelines on Wind Turbines   Civil Aviation Authority (caa.co.uk)</a> (Web Link)</p> <p><a href="#">Airport Operators Association (AOA) Advice Note 5 "Renewable Energy &amp; Impacts on Aviation". Available at Operations &amp; Safety/ AOA</a> (Web Link)</p> <p><a href="#">Aerodrome Safeguarding Coloured Squares Consultation Map CAP738 "Safeguarding of Aerodromes" paras 1.10 -1.13 available at www.caa.co.uk</a> (Web Link)</p> <p>Advice can also be sought from <a href="mailto:gal.safeguarding@gatwickairport.co.uk">gal.safeguarding@gatwickairport.co.uk</a> (Email Link)</p>
Agriculture and forestry workers statement	Development of or loss of agriculture or forestry workers' housing	Policy SD32: New Agricultural and Forestry Workers Dwellings (& Explanatory Text 7.98-7.106)
Agriculture/Forestry Diversification Plan	All developments for agriculture or forestry diversification	Policy SD40: Farm and Forestry Diversification (& Explanatory text 7.193-7.199)
Affordable Housing Statement (& S106 Agreement Heads of Terms, if Affordable Housing required as part of the application)	All applications for housing development which require on-site affordable housing provision and/or a financial contribution in lieu, in accordance with policy SD28, including rural exception sites. This should include information on the housing mix and tenure of each unit.	<p>Policy SD27: Mix of Homes (&amp; Explanatory text 7.33-7.47)</p> <p>Policy SD28: Affordable Homes (&amp; Explanatory text 7.48-7.76)</p> <p>Policy SD29: Rural Exception Sites (&amp; Explanatory text 7.77-7.82)</p> <p>SDNP Affordable Housing SDP</p>
Mix of Homes Statement	All applications for housing development (In some cases, this can be incorporated into the Affordable Housing Statement)	<p>Policy SD27: Mix of Homes (&amp; Explanatory text 7.33-7.47)</p> <p><a href="#">SDNPA Supplementary Planning Document - Affordable Housing</a> (Opens PDF)</p>

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Air Quality Assessment	<p>All applications for major development where traffic generation, bio-aerosols, particulate matter or odour is increased and/or the development is likely to affect or cause the declaration of an Air Quality Management Area, including through cumulative impact.</p> <p>All applications for B8 storage and distribution use class with a floorspace greater than 500m<sup>2</sup></p>	<p>Policy SD54: Pollution and Air Quality (&amp; Explanatory Text 7.324 – 7.327)</p> <p><a href="#">Planning Practice Guidance</a> (Web Link)</p> <p><a href="#">NPPF – Chapters 9 and 15</a> (Web Link)</p> <p><a href="#">Defra Air Quality Management Area Maps</a> (Web Link)</p> <p><a href="#">Air Quality and emission mitigation guidance for Sussex (2020)</a> (Opens PDF)</p>
Biodiversity Survey and Report/ Environmental Impact Assessment/ Ecological Impact Assessment/Geodiversity/International Sites	<p>All applications for development within or adjacent to, or would have an impact on priority species as detailed on Section 41 of the Natural Environment and Rural Communities Act 2006, or within, adjacent to, or would have an impact upon one or a combination of the following sites: Local Wildlife sites (SINCS &amp; SNCLs), Local Nature Reserves, National Nature Reserves, SSSIs, internationally designated sites and/or where there is a reasonable likelihood of protected species and/or their habitats/notable habitats.</p> <p>The appraisal and any further habitat or protected surveys report should be undertaken by competent persons with suitable protected species licences, qualifications and experience and professional membership with the Chartered Institute of Ecology and Environmental Management (CIEEM)</p>	<p>Policy SD9: Biodiversity and Geodiversity (&amp; Explanatory text 5.64-5.92)</p> <p>Policy SD10: International Sites (&amp; Explanatory text 5.93-5.100)</p> <p><a href="#">Planning Practice Guidance - Natural Environment (Useful links for Biodiversity)</a> (Web Link)</p> <p><a href="#">Sussex Biological Records Centre</a> (Web Link)</p> <p><a href="#">Hampshire Biodiversity Centre</a> (Web Link)</p> <p><a href="#">BioBiodiversity – Code of Practice for Planning and Development BS42020</a> (Web Link)</p> <p><a href="#">Natural Environment and Rural Communities Act 2006</a> (See Section 41) (Web Link)</p>
<p>Biodiversity Net Gain – Major Sites</p> <p>On or after 12 February 2024:</p> <p>In addition to Statutory BNG information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), applicants are required to submit the following additional information:</p>	<p>All new major applications under the Town and Country Planning Act 1990:</p> <ul style="list-style-type: none"> <li>• 10+ dwellings or housing development on a site of more than 0.5 hectares;</li> <li>• Erection of a building or buildings where floorspace to be created is 1000m<sup>2</sup> or more;</li> <li>• Development on a site of 1 hectare or more.</li> </ul> <p>Statutory BNG Exemptions:  <a href="#">Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)</a></p>	<p>Please refer to Policy SD9: Biodiversity and Geodiversity (1) (b) Biodiversity Net Gain Technical Advice Note to find out more information about the local requirements and recommendations set out in Column I:</p> <p><a href="#">Biodiversity Net Gain Technical Advice Note (TAN) - South Downs National Park Authority</a> (Web Link)</p> <p><a href="#">Environment Act 2021 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p>

Information Required	Types of application/development for which the information is required	Adopted South Downs Local Plan Policy Reference & links to national policy / guidance
<ul style="list-style-type: none"> <li>BNG Strategy setting out how 10% BNG will be achieved;</li> <li>Completed draft Statutory BNG Metric for the proposed scheme*</li> </ul> <p>*N.B. All Statutory BNG Metrics must be submitted in macro-disabled MS Excel format.</p> <p>Prior to the submission of a relevant planning application, applicants are encouraged to consider biodiversity net gain as early in the development process as possible and factor it into site selection and design.</p> <p>Where appropriate, applicants are encouraged to include a draft Biodiversity Gain Plan and a draft Habitat Management and Maintenance Plan at validation stage, to inform discussion around feasibility, securing and monitoring of BNG.</p>		<p><a href="#">The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Site Register Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">Biodiversity net gain - GOV.UK (www.gov.uk)</a> (Web Link)</p> <p><a href="#">Process for designing and implementing Biodiversity Net Gain BS 8683</a> (Web Link)</p> <p><a href="#">Land use: policies and framework (blog.gov.uk)</a> (Web Link)</p> <p><a href="#">Biodiversity net gain guidance – what you need to know - Land use: policies and framework (blog.gov.uk)</a> (Web Link)</p>
<p>Biodiversity Net Gain – Small Sites</p> <p>All minor applications prior to 2<sup>nd</sup> April 2024: please refer to the SD9 BNG TAN for guidance.</p> <p>All minor applications on or after 2 April 2024:</p>	<p>Applications under the Town and Country Planning Act 1990:</p> <ul style="list-style-type: none"> <li>Residential development with fewer than 10 residential units on a site area less than 1 hectare (or &lt;0.5 hectares if number of units unknown)</li> <li>Non-residential development where floor space to be created is less than 1,000 m<sup>2</sup> or where the site area is less than 1 hectare</li> </ul> <p>Statutory BNG Exemptions:  <a href="#">Biodiversity net gain: exempt developments - GOV.UK (www.gov.uk)</a></p>	<p>Please refer to Policy SD9: Biodiversity and Geodiversity (1) (b) Biodiversity Net Gain Technical Advice Note to find out more information about the local requirements and recommendations set out in Column 1:</p> <p><a href="#">Biodiversity Net Gain Technical Advice Note (TAN) - South Downs National Park Authority</a> (Web Link)</p> <p><a href="#">Environment Act 2021 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p>

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<ul style="list-style-type: none"> <li>BNG Strategy setting out how 10% BNG will be achieved;</li> <li>Completed draft Statutory Small Sites BNG Metric for the proposed scheme*</li> </ul> <p>*N.B. All Statutory BNG Metrics must be submitted in macro-disabled MS Excel format.</p> <p>Prior to the submission of a relevant planning application, applicants are encouraged to consider biodiversity net gain as early in the development process as possible and factor it into site selection and design.</p> <p>Where appropriate, applicants are encouraged to include a draft Biodiversity Gain Plan and a draft Habitat Management and Maintenance Plan at validation stage, to inform discussion around feasibility, securing and monitoring of BNG.</p>	<p>N.B. The Small Sites Metric cannot be used for sites with irreplaceable habitats (as defined in The Biodiversity Gain Requirements (Irreplaceable Habitats) Regulations 2024) or priority habitats or European Protected Species present, or sites which require off-set interventions to provide BNG.</p>	<p><a href="#">The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Requirements (Exemptions) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Site Register Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024 (legislation.gov.uk)</a> (Web Link)</p> <p><a href="#">Biodiversity net gain - GOV.UK (www.gov.uk)</a> (Web Link)</p> <p><a href="#">Process for designing and implementing Biodiversity Net Gain BS 8683</a> (Web Link)</p> <p><a href="#">Land use: policies and framework (blog.gov.uk)</a> (Web Link)</p> <p><a href="#">Biodiversity net gain guidance – what you need to know - Land use: policies and framework (blog.gov.uk)</a> (Web Link)</p>
<p>Community Infrastructure Levy</p> <ul style="list-style-type: none"> <li>Form 1 - Additional information form</li> <li>Form 2 -Assumption of Liability or</li> <li>Form 5 – Notice of Chargeable Development Form) (prior approvals or Certificates of Lawful use (existing and proposed).</li> </ul>	<p>All householder, minor and major applications (including S73 applications), outline and reserved matters applications. Prior approvals/notifications, e.g. Agricultural buildings or changes of use to residential, existing lawful use development applications and proposed lawful use development applications (Form 5)</p>	<p>Policy SD42: Infrastructure (&amp; Explanatory text 7.218-7.224)</p> <p><a href="#">SDNPA Community Infrastructure Levy</a> (Web Link)</p> <p><a href="#">Download the forms - Community Infrastructure Levy – Planning Portal</a> (Web Link)</p>

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Ecosystem Services Statement	All applications (with exception of Listed Building Consent, Prior Approvals, LDCE/LDP, Advertisement Consent)	<p>Policy SD2: Ecosystem Services (&amp; Explanatory text 4.12 4.17 &amp; Figure 4.2)</p> <p><a href="#">SDNPA Ecosystem Services Guidance Note (Householder)</a> (Opens PDF)</p> <p><a href="#">SDNPA Ecosystem Service Guidance Note (All other applications)</a> (Opens PDF)</p>
Equestrian management plan	Will depend on extent of Equestrian Development proposed. Smaller development unlikely to require management plan. Please contact the SDNPA for advice.	SD24: Equestrian Uses (& Explanatory text 6.65-6.72)
Flood Risk Assessment	<p>All applications where:-</p> <p>site area is greater than</p> <p>1 Ha in Flood Zone 1; All proposals where application site is in Flood Zones 2 and 3 (including minor applications and changes of use); all applications less than 1ha in Flood Zone 1 (including a change of use to a more vulnerable class (e.g. from commercial to residential) where they could be affected by sources of flooding other than rivers and the sea (e.g. surface water drains, reservoirs); in an area within Flood Zone 1 which has critical drainage problems as notified by the Environment Agency.</p>	<p>SD17: Protection of the Water Environment (&amp; Explanatory text 5.146-5.165)</p> <p>SD49: Flood Risk Management (&amp; Explanatory text 7.281-7.290)</p> <p><a href="#">SDNPA Level 1 Update and Level 2 Strategic Flood Risk Assessment Report (Amec 2017)</a> (Opens PDF)</p> <p><a href="#">Flood risk assessments if you're applying for planning permission - GOV.UK (www.gov.uk)</a> (Web Link)</p> <p><a href="#">NPPF - Chapter 14</a> (Web Link)</p> <p><a href="#">Flood risk and coastal change - GOV.UK (www.gov.uk)</a> (Web Link)</p> <p><a href="#">Environment Agency Flood Risk Assessment guidance</a> (Web Link)</p> <p><a href="#">BS 8533-2017 Assessing and managing flood risk in development code of practice.</a> (Web Link)</p> <p><a href="#">Flood Maps for Planning</a> (Web Link)</p>
Foul sewerage and utilities assessment	<p>All applications for major development</p> <p>All applications where there is no connection to mains drainage.</p>	<p>SD17: Protection of the Water Environment (&amp; Explanatory text 5.146-5.165)</p> <p>SD50: Sustainable Drainage Systems (&amp; Explanatory text 7.291-7.296)</p> <p><a href="#">Building Regulations Part H</a> (Web Link)</p> <p><a href="#">BS EN752:2017 Drain and sewer systems outside buildings</a> (Web Link)</p>

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		<a href="#">Sewerage Sector Guidance - approved documents   Water UK</a> (Web Link)
<p>Information to support Habitat Regulations Assessment screening and appropriate assessment, if required</p>	<p>All applications are screened to determine if the application is likely to affect a European site, and if so, if that effect is likely to be significant (aka the Likely Significant Effects Screening).</p> <p>Where likely significant effects cannot be ruled out (prior to the consideration of mitigation measures), an appropriate assessment is required.</p> <p>Policy SD10 sets particular requirements for the following:</p> <p>All applications within 6.5km or 12km of Mens, Ebernoe Common or Singleton and Cocking Tunnels SACs, Shortheath Common SAC and East Hampshire Hangars SAC</p> <p>Applications for new greenfield development within 5km of Arun Valley SPA</p> <p>Residential development within 400m or 5km of Wealden Heaths Phase II SPA</p> <p>Residential development within 5.6km of the Solent SPAs (Chichester &amp; Langstone Harbours SPA, Solent &amp; Southampton Water SPA, and Portsmouth Water SPA).</p> <p>In addition:</p> <p>Applications within the Solent or Itchen Catchments for residential development, including new homes and other uses that provide overnight accommodation and tourism attractions of a nature that would bring people from outside the catchment. These applications must demonstrate nutrient neutrality by submitting a nutrient budget using the most up-to-date Natural England calculator.</p> <p>Applications within the Sussex North Water Resource Zone that would lead to a material increase in water demand will need to demonstrate 'water neutrality' in a water budget showing the baseline and proposed water consumption and mitigation measures proposed.</p>	<p>SD10: International Sites (&amp; Explanatory text 5.88-5.95) which sets out requirements for development within a certain proximity of particular SPA/SACs. <a href="#">SDNPA Local Plan Policies Map</a> (Web Link)</p> <p><a href="#">Habitats Regulations Assessment and Planning Applications – Technical Advice Note – March 2021</a> (Opens PDF)</p> <p><a href="#">Joint-Wealden-Heaths-Phase-II-SPA-SPD-July-2018.pdf</a> (<a href="#">southdowns.gov.uk</a>) (Opens PDF)</p> <p>The latest SDNPA information on nutrient neutrality can be found on our website here: <a href="#">SDNPA - Nutrient Neutrality</a> (Web Link)</p> <p>The latest SDNPA guidance on water neutrality can be found on our website here: <a href="#">SDNPA Water resources in the central area of the South Downs National Park</a> (Web Link)</p>



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Heritage statement in accordance with SDNPA Guidance, (to include Archaeological Assessment)	All applications for development affecting a designated heritage asset or any undesignated heritage asset recognised as such by the SDNPA, or its setting. Heritage assets include but are not restricted to listed buildings, scheduled monuments and other archaeological sites, Conservation Areas, Historic Parks and Gardens and other historic landscapes, and historic battlefields. Heritage statements must follow the SDNPA's <a href="#">Heritage Statement Guidance</a>	SD12: Historic Environment (& Explanatory text 5.108-5.123) SD13: Listed Buildings (& Explanatory text 5.124-5.127) SD14: Climate Change Mitigation and Adaptation of Historic Buildings (& Explanatory text 5.128-5.129) SD15: Conservation Areas (& Explanatory text 5.132-5.124) SD16: Archaeology (& Explanatory text 5.135-5.145) <a href="#">NPPF - Chapters 15 and 16</a> (Web Link) <a href="#">Statements of Heritage Significance: Analysing Significance in Heritage Assets (historicengland.org.uk)</a> (Web Link) <a href="#">Planning Practice Guidance - Heritage Statements</a> (Web Link) <a href="#">Charter for Advisory Services   Historic England</a> (Web Link) <a href="#">Hampshire landscape   Hampshire County Council (hants.gov.uk)</a> (Web Link) <a href="#">SDNPA Guidance on Heritage Statements</a> (Web Link)
Land contamination Assessment	All applications if contamination is known/suspected to exist, including previous military uses in case of unexploded ordnance and ordnance clearance  All applications where the site is within 250m of a current licensed or historic landfill site.  All applications where one or more of the following applies should be accompanied by a desk study report (including a site walkover and conceptual site model) which concludes with a preliminary risk assessment. <ul style="list-style-type: none"> <li>• Development includes groundworks and a previous use of the site or a nearby site may have introduced land contamination to the soil and/or water environment,</li> <li>• A sensitive land use is proposed (e.g. housing, private gardens, allotments, schools or nurseries).</li> <li>• A potentially polluting land use is proposed.</li> </ul>	Policy SD55: Contaminated Land (& Explanatory text 7.328-7.331) <a href="#">NPPF - Chapter 15</a> (Web Link) <a href="#">Planning Practice Guidance - Land affected by contamination</a> (Web Link)
Landscape Appraisal/Study /Relative Tranquillity and Visual	All applications for development (including change of use) with the exception of householder applications.	SD4: Landscape Character (& Explanatory text 5.3-5.18)



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<p>Impact assessment Relative Tranquillity/Safeguarding views/Landscape Character</p> <p>*Landscape &amp; Visual Impact Assessment only required as part of an EIA</p>		<p>SD6: Safeguarding Views (&amp; Explanatory text 5.37)</p> <p>SD7: Relative Tranquillity (&amp; Explanatory text 5.42-5.47)</p> <p>SD18: The Open Coast (&amp; Explanatory text 5.166-168)</p> <p><a href="#">NPPF - Chapters 8,12,13,14, &amp; 15</a> (Web Link)</p> <p><a href="#">Planning Practice Guidance - Natural environment - GOV.UK (www.gov.uk)</a> (Web Link)</p> <p><a href="#">SDNPA Supplementary Planning Document - Design Guide</a> (Web Link)</p>
<p>Lighting assessment/ Dark Night Skies</p>	<p>All applications which include outdoor lighting</p> <p>All applications for development outside settlement boundaries other than householder</p> <p>All applications in the vicinity of a listed building or within a conservation area</p> <p>All applications at a location where bats and their roosts or other protected species are present</p> <p>Please note that this list is not exhaustive, and you may be required to submit a lighting assessment during the course of your application</p>	<p>SD8 Dark Night Skies (&amp; Explanatory text 5.48-5.63)</p> <p><a href="#">Guidance for the Reduction of Obtrusive Light</a> (Web Link)</p> <p><a href="#">SDNPA Dark Night Skies information</a> (Web Link)</p> <p><a href="#">SDNPA Dark Night Skies Technical Advice Note</a> (Opens PDF)</p> <p><a href="#">Bat Conservation Trust – Artificial lighting guidance</a> (Web Link)</p>
<p>Marketing Assessment</p>	<p>An independent assessment should be provided to demonstrate that the use, land, buildings or facilities have been comprehensively and objectively marketed for the minimum period set out in the relevant policy, including an analysis of interest, offers and terms and identifying any changes to the marketing campaign during its duration.</p> <p>This would be required for:</p> <ul style="list-style-type: none"> <li>• Loss of tourist/visitor accommodation/recreation facilities (SD23)</li> <li>• Demonstration of need for rural worker dwelling (no suitable alternative provision available and affordable) and removal of occupancy conditions (SD32)</li> <li>• Loss of employment land (SD35)</li> <li>• Loss of retail units (SD36/37/38)</li> </ul>	<p>SD23: Sustainable Tourism (&amp; Explanatory Text 6.61 – 6.63)</p> <p>SD32: New Agricultural and Forestry Worker’s Dwellings (&amp; Explanatory Text 7.98 – 7.106)</p> <p>SD35: Employment Land (&amp; Explanatory Text 7.146 – 7.151)</p> <p>SD36: Town and Village Centres</p> <p>SD37: Development in Town and Village Centres (&amp; Explanatory Text 7.168)</p> <p>SD38: Shops Outside Centres (&amp; Explanatory Text 7.178)</p> <p>SD43: New and Existing Community Facilities (&amp; Explanatory Text 7.230 – 7.232)</p>

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	<ul style="list-style-type: none"> <li>Loss of community facilities (commercially operated), including Assets of Community Value</li> </ul>	<p>Appendix 3 of the South Downs Local Plan: Marketing Requirements for Change of Use Applications</p> <p><a href="#">South Downs National Park Employment Land Review 2015</a> (Opens PDF)</p>
Viability Assessment	<p>All proposals where development viability is a relevant consideration, including, but not limited to those set out below. This is a bespoke specialist piece of work that should be prepared by a suitably qualified and experienced assessor and submitted as a stand alone document, or where appropriate combined with Need and/or Marketing Assessments. Especially relevant for:</p> <ul style="list-style-type: none"> <li>Under-provision of affordable homes (SD28)</li> <li>Enabling development/Optimum Viable Use (SD12). Viability Assessments for Enabling Development should include a full objective analysis of the conservation deficit, be supported by appropriate specialist heritage assessment, structural surveys and other relevant evidence and demonstrate that the proposed development is the minimum required to safeguard the asset. Assessment for Optimum Viable Use should be an objective assessment of realistic alternatives and impacts on heritage significance including the future conservation of the asset.</li> <li>Loss of employment land (SD35)</li> <li>Loss of visitor accommodation, visitor attractions and recreation facilities (SD23)</li> <li>Conversion of agricultural/forestry buildings (SD41, cascade of uses)</li> <li>New rural worker dwelling (SD32) including succession housing</li> </ul> <p>See also Retail Impact Assessment</p> <p>This should include an agreement to pay for the LPA's assessment of the submitted viability information.</p> <p>The applicant will be required to complete the following proforma providing the details of the person nominated to</p>	<p>SD28: Affordable Housing (&amp; Explanatory Text 7.63 - 7.68)</p> <p>SD12: Historic Environment (&amp; Explanatory Text 5.114 – 5.123)</p> <p><a href="#">HEAG (historicengland.org.uk)</a> (Opens PDF)</p> <p>SD35: Employment Land (&amp; Explanatory Text 7.146 – 7.151)</p> <p>SD23: Sustainable Tourism (&amp; Explanatory Text 6.61 - 6.63)</p> <p>SD41: Conversion of Redundant Agricultural or Forestry Buildings (&amp; Explanatory Text 7.210 – 7.213)</p> <p>SD38: Shops Outside Centres (&amp; Explanatory Text 7.173 - 7.178)</p> <p>SD32: New Agricultural and Forestry Worker's Dwellings (&amp; Explanatory Text 7.98 – 7.106)</p> <p>Appendix 3 of the South Downs Local Plan: Marketing Requirements for Change of Use Applications (section 3)</p> <p><a href="#">South Downs National Park Housing and Economic Development Needs Assessment (2017)</a> (Opens PDF)</p> <p><a href="#">South Downs Whole Plan and Affordable Housing Viability Study (BNP Paribas, 2017)</a> (Opens PDF)</p> <p><a href="#">SDNPA Supplementary Planning Document - Affordable Housing</a> (Opens PDF)</p>

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	<p>make the payment for the external specialist advice required to assess the viability appraisal :  <a href="https://www.southdowns.gov.uk/wp-content/uploads/2024/02/xternal-Viability-Appraisal-Agreement-Nov-23.docx">https://www.southdowns.gov.uk/wp-content/uploads/2024/02/xternal-Viability-Appraisal-Agreement-Nov-23.docx</a></p> <p>and an electronic version of the viability appraisal that can be fully tested and interrogated. In submitting viability information, applicants should do so in the knowledge that this will be made publicly available alongside other application documents unless specific instructions are received in relation to particularly sensitive information; such information should be clearly identified and able to be separated (i.e. in an appendix). If an applicant wishes to make a case for an exceptional circumstance in viability terms, this should be discussed at an early stage within the pre-application process.</p>	
Needs/Site selection Assessment	<p>Required for:</p> <ul style="list-style-type: none"> <li>• New or loss of Gypsy, Traveller, Travelling Showpeople sites (SD33)</li> <li>• Rural Exception Sites (SD29)</li> <li>• Loss of community facilities (community/publicly owned or managed) (SD43)</li> <li>• New rural worker dwelling (SD32)</li> </ul>	<p>SD33: Gypsies, Travellers and Travelling Showpeople (&amp; Explanatory Text 7.113 – 7.119)</p> <p>SD29: Rural Exception Sites (&amp; Explanatory Text 7.77 – 7.82)</p> <p>SD43: New and Existing Community Facilities (&amp; Explanatory Text 7.225 – 7.232)</p> <p>SD32: New Agricultural and Forestry Worker’s Dwellings (&amp; Explanatory Text 7.98 – 7.106)</p> <p>Appendix 3 of the South Downs Local Plan: Marketing Requirements for Change of Use Applications (section 4)</p> <p><a href="#">Planning Policy for Traveller Sites (2015)</a> (Web Link)</p> <p><a href="#">Caravan Sites and Control of Development Act 1960</a> (Web Link)</p>
Noise assessment	<p>All applications for development other than householder likely to generate noise that may raise issues of disturbance by noise and/or reduce tranquillity, including where residential or other noise sensitive uses are proposed adjacent to existing noise sources.</p>	<p>Policy SD7: Relative Tranquillity (&amp; Explanatory text 5.42-5.47)</p> <p>Policy SD54: Pollution and Air Quality (&amp; Explanatory text 7.324-7.327)</p> <p><a href="#">NPPF – Chapters 15 and 17</a> (Web Link)</p> <p><a href="#">Planning Practice Guidance - Noise</a> (Web Link)</p>

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		<p><a href="#">Planning Noise Advice Document - Sussex (November 2023)</a> (<a href="http://adur-worthing.gov.uk">adur-worthing.gov.uk</a>) (Opens PDF)</p> <p><a href="#">BS 4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound</a> (Web Link)</p> <p><a href="#">IOA - Heat Pumps - Guidance on Noise</a> (Web Link)</p> <p><a href="#">BS8233:2014 Guidance on sound insulation and noise reduction for buildings</a> (Web Link)</p> <p><a href="#">IOA - Planning and Noise</a> (Opens PDF)</p>
Odour assessment	Development likely to generate odours (e.g. sewage works, intensive animal rearing, processing of animal remains, solid waste management, composting and some industrial processes, commercial kitchens)	<p>Policy SD54: Pollution and Air Quality (&amp; Explanatory text 7.324-7.327)</p> <p><a href="#">IAQM Guidance on the Assessment of Odour for Planning Version 1.1 July 2018</a> (Opens PDF)</p> <p><a href="#">Nuisance smells: how councils deal with complaints - GOV.UK (www.gov.uk)</a> (Web Link)</p>
Open space Assessment	All applications for development where public open space is to be lost or new open space required as part of the development	<p>Policy SD45: Green Infrastructure (&amp; Explanatory text 7.245-7.252)</p> <p>Policy SD46: Provision and protection of Open Space, Sports and Recreational Facilities and Burial Grounds Cemeteries (&amp; Explanatory text 7.253-7.257)</p> <p>Policy SD47: Local Green Spaces (&amp; Explanatory text 7.261-7.262)</p> <p><a href="#">Planning Practice Guidance - Open space, sports and recreation facilities, public rights of way and local green space</a> (Web Link)</p> <p><a href="#">Local Green Spaces in the South Downs National Park (2017)</a> (Opens PDF)</p> <p><a href="#">South Downs National Park Open Spaces, Sports and Recreation – Evidence Study (2014)</a> (Opens PDF)</p> <p><a href="#">Sport England Playing Fields Policy</a> (Web Link)</p>
Options Review Assessment	Rural exception sites for affordable housing (SD29) (Statement of site selection process having considered all reasonable options and most suitable available site) (*Please	<p>Policy SD29: Rural Exception Sites (&amp; Explanatory text 7.77-7.82)</p> <p>Policy SD39: Agriculture and Forestry (&amp; Explanatory text 7.184-7.191)</p>

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	<p>note: in many cases this can be incorporated into the affordable housing statement)</p> <p>Agricultural development (SD39) (Statement demonstrating that available alternative sites, including those outside the Park, have been considered and are unsuitable to meet the need)</p> <p>Infrastructure development (SD42) (Statement evidencing why development is the least environmentally harmful option reasonably available)</p> <p>Telecommunications and utilities development (SD44) (Statement explaining why identified need cannot be met using existing infrastructure or other appropriate structures)(*Please note: in many cases this can be incorporated into the required Telecommunications Statement)</p> <p>Essential buildings ancillary to outdoor sport and recreation, where located outside settlement boundaries (SD46) (Statement evidencing a sequential search for sites)</p>	<p>Policy SD42: Infrastructure (&amp; Explanatory text 7.218)</p> <p>Policy SD44: Telecommunications and Utilities Infrastructure (&amp; Explanatory text 7.233-7.239)</p> <p>Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial grounds / Cemeteries (&amp; Explanatory text 7.253-7.260)</p>
Playing Field/Sports provision Assessment	All development which would result in a loss of playing fields or impact on existing sports facilities	<p>Policy SD46: Provision and Protection of Open Space, Sport and Recreational Facilities and Burial grounds / Cemeteries (&amp; Explanatory text 7.253-7.260)</p> <p><a href="#">NPPF – Chapters 6 and 8</a> (Web Link)</p> <p><a href="#">Sport England Website &amp; checklist</a> (Web Link)</p>
Retail Impact Assessment	<p>Retail development outside of the defined Market Town and Larger Village Centre boundaries but within settlement policy boundaries where the proposal exceeds 750 sq m floorspace (Market Town) or 500 sq m (Larger Village)</p> <p>Retail development outside of Market Town and Larger Village settlement policy boundaries where the proposal exceeds 150 sq m.</p>	<p>Policy SD38: Shops outside Centres (&amp; Explanatory text 7.173-7.179)</p> <p><a href="#">NPPF – Chapters 7 and 11</a> (Web Link)</p> <p>Planning Practice Guidance - Town Centres and retail (Web link)</p> <p><a href="#">Planning Practice Guidance - Housing and Economic land availability</a> (Web Link)</p>
Soils Management Plan	All applications for development where the movement of top and/or subsoils is proposed	<a href="#">NPPF – All development, but specifically refer to Chapter 15</a> (Web Link)

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Surface Water Drainage Strategy	All applications for major development	<p>SD17: Protection of the Water Environment (&amp; Explanatory text 5.151-5.165)</p> <p>SD49: Flood Risk Management (&amp; Explanatory text 7.281-7.290)</p> <p>SD50: Sustainable Drainage Systems (&amp; Explanatory txt 7.291-7.296)</p> <p><a href="#">NPPF – Chapter 14</a> (Web Link)</p> <p><a href="#">Planning Practice Guidance – Water supply, wastewater and water quality</a> (Web Link)</p> <p><a href="#">Planning Practice Guidance - Sustainable drainage systems: non-statutory technical standards</a> (Web Link)</p> <p><a href="#">Sustainable drainage systems   East Sussex County Council</a> (Web Link)</p> <p><a href="#">BS8582: Code of practice for surface water management for development sites</a> (Web Link)</p> <p><a href="#">Environment Agency Report SC030219: Rainfall runoff management for developments</a> (Web Link)</p> <p><a href="#">The SuDS Manual (C753F) (ciria.org)</a> (Web Link)</p> <p><a href="#">SDNPA Level 1 Update and Level 2 Strategic Flood Risk Assessment Report (Amec 2017)</a> (Opens PDF)</p> <p><a href="#">Hampshire County Council - Reducing Flood Risk in Planning</a> (Web Link)</p>
Sustainability Assessment	All applications for new residential, commercial, agricultural, community buildings (and also conversion of existing buildings) and residential extensions with an increase of more than 100sqm internal floor area.	<p>Policy SD48 (&amp; Explanatory Text 7.272-7.280)</p> <p><a href="#">SDNPA Renewable and Low Carbon Energy Study – Main Report (AECOM, 2013)</a> (Opens PDF)</p> <p><a href="#">Building Research Establishment Environmental Assessment Method (BREEAM)</a> (Web Link)</p> <p><a href="#">Building Regulations Document G - ‘Sanitation, hot water safety and Water efficiency’ (March 2015 pp15 G2(3))</a> (Web Link)</p> <p><a href="#">South Downs Local Plan</a> (Web Link) and <a href="#">Affordable Housing Viability Assessment</a> (BNP Paribas 2017) (Opens PDF)</p>

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		<a href="#">SDNPA Supplementary Planning Document - Sustainable Construction (Adopted August 2020)</a> (Opens PDF)
Telecommunications Statement	All telecommunications equipment applications (excluding Prior Approval Applications and Notifications)	Policy SD44: Telecommunications and Utilities Infrastructure (& Explanatory text 7.233 -7.239) GPDO 2 Part 24 Annex F <a href="#">Code of Best Practice on Mobile Network Development in England</a> (Opens PDF)
Transport assessment	All applications for major development	SD19: Transport and Accessibility (& Explanatory text 6.6-6.13) SD22: Parking Provision (& Explanatory text 6.39-6.47) <a href="#">NPPF – Chapters 6, 9, 13 and 17</a> (Web Link) <a href="#">Planning Practice Guidance - Travel Plans, Transport Assessments and Statements</a> (Web Link)
Parking Assessment Report	All Applications for major development and Applications including new, extended or relocated public/visitor parking	<a href="#">SDNPA Supplementary Planning Document - Parking Standards</a> (Web Link) SD22: Parking Provision (& Explanatory text 6.39-6.47)
Construction Traffic Management Plan	All applications for major development in excess of 80 properties or significant commercial/industrial/tourism development.	See Transport Assessment
Strategic Traffic Management Plan	All applications for major development in excess of 80 properties or significant commercial/industrial/tourism development.	See Transport Assessment
Travel Plan	All applications for major development	SD19: Transport and Accessibility (& Explanatory text 6.6-6.13) SD22: Parking Provision (& Explanatory text 6.39-6.47) <a href="#">NPPF – Chapters 6, 9, 13 and 17</a> (Web Link) <a href="#">Planning Practice Guidance - Travel Plans, Transport Assessments and Statements</a> (Web Link)
Tree Survey/Arboricultural Assessment/Arboricultural Method Statement and Tree Protection Plan (in accordance with BS:5837	All applications for development affecting trees unless accurate completion of the SDNPA checklist demonstrates no adverse impact on trees	Policy SD11: Trees, Woodlands and Hedgerows (& Explanatory text 5.101-5.104) <a href="#">Bat Conservation Trust – Bats and Trees Guidance</a> (Opens PDF) <a href="#">Wild birds: protection and licences</a> (Web Link)



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		<a href="#">Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk)</a> (Web Link) <a href="#">BS 5837:2012   30 Apr 2012   BSI Knowledge (bsigroup.com)</a> (Web Link)
Ventilation/Extraction equipment report	<p>Applications for Class E, Sui Generis and B2 uses where new ventilation/extraction equipment proposed or existing equipment replaced</p> <p>Content and extent of the report will depend on the type of equipment being proposed</p>	SD54: Pollution and Air Quality (& Explanatory text 7.324-7.327)
Water Neutrality Statement	Any applications within the Sussex North Water Supply Zone where proposals would lead to a material increase in water demand	<a href="#">Water Neutrality (southernwater.co.uk)</a> (Web Link)