

# APPLICATION FOR AGRICULTURAL PRIOR APPROVAL- PROPOSED BUILDING

## PART I - COMPULSORY REQUIREMENTS

Planning applications may be submitted either as a 'hard copy' or as an on-line application. Online applications can be made via the [Planning Portal](#) and planning application forms can be downloaded from the Council's [Planning website](#). When an application refers to the need for two sets of a plans or document (1 original and 1 copy (i.e. 2 sets in total)) are required, it is referring to this requirement for a 'hard copy' application. Where the application is submitted electronically, only a single set is required.

**Please Note: It is a MANDATORY REQUIREMENT to fill in this checklist for all applications.**

### All Plans:

- Marked "Do Not Scale", or similar, cannot be accepted.
- Must have a scale bar.
- Should show the original paper size.
- If any plan or drawing is based or appears to be based upon Ordnance Survey information/maps/data then to preserve [Ordnance Survey copyright](#), the relevant licence to reproduce the data should be clearly shown. **NO** application will be registered if any of the drawings submitted infringe or appear to infringe Ordnance Survey copyright.

The [national requirements](#) for planning applications state that **all** applications for planning permission **MUST** include:

<b>The completed application form</b>	<b>YES</b>	The standard application form requires applicants to supply information on a range of issues, tailored to the type of application. Applicants <b>MUST</b> answer <b>ALL</b> the questions.
		Requirement Included Please tick <input type="checkbox"/>
<b>The correct fee</b>	<b>YES</b>	Most planning applications incur a fee. These are described in <a href="#">Communities and Local Government (CLG) Circular 04/2008</a> , Planning-Related Fees. The <a href="#">Planning Portal</a> includes a fee calculator for applicants
		Requirement Included Please tick <input type="checkbox"/>

Reason not included:

### The Location Plan

YES

**ALL** applications **MUST** include a location plan based on an up-to-date map. This should be at an identified standard metric scale (typically 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 sized paper). Plans should identify sufficient roads (normally two) and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. It must also show the direction of North.

The application site should be edged clearly with a **red line**. It should include all land necessary to carry out the proposed development – for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings.

A **blue line** should be drawn around any other land owned by the applicant, close to or adjoining the application site.

Requirement Included Please tick

### Site Plan

YES

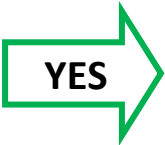
The site plan should be drawn at an identified standard metric scale. It should accurately show:

- a) The direction of North
- b) The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries

and the following, **unless these would NOT influence or be affected by the proposed development:**

- c) All the buildings, roads and footpaths on land adjoining the site including access arrangements
- d) All public rights of way crossing or adjoining the site
- e) The position of all trees on the site, and those on adjacent land
- f) The extent and type of any hard surfacing; and
- g) Boundary treatment including walls or fencing where this is proposed

**Drawings (including floor plans and elevations)**



**Requirement Included Please tick**

All drawings should be provided at a preferred scale of either 1:100 or 1:50 (and capable of reproduction at A3 size). The drawings should explain the proposal in detail and clearly show the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is the case.

Where a proposed elevation adjoins or is within 5 metres of another building, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property.

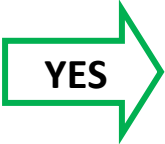
Where existing buildings or walls are to be demolished, these should be clearly shown. The drawings should show details of the existing building(s) as well as those of the proposed development. New buildings should be shown in context with adjacent buildings (including property numbers where applicable).

New buildings should be shown in context with adjacent buildings (including property numbers where applicable). Proposals with altered elevations that adjoin or are within 5 metres of another building should also highlight this relationship, detailing the positions of the openings on each property.

Plans must show the direction of North, and elevations marked appropriately, ie north, northeast, etc. (facing the direction in question).

**Requirement Included Please tick**

**Section drawing**



Drawings at a scale of 1:50 or 1:100 showing a cross-section through the proposed building(s) are required:

- Where a proposal involves a change in ground levels – illustrative drawings should be submitted to show both existing and finished levels and show how proposed level changes relate to retained trees.
- On sloping sites – full information is required concerning alterations to levels, the way in which a proposal sits within the site and in particular, the relative levels between existing and proposed buildings.

Section drawings may also be requested in other cases. The drawings may take the form of contours, spot levels, or cross/long sections.

Requirement Included Please tick

## Design and Access Statement

YES

The statutory requirements for [design and access statement](#) are set out in Article 8 of the DMPO and Article 3A of the Planning (Listed Building and Conservation Areas) Regulations 1990. They are only required for the following types of applications for planning permission except:

- a) Major<sup>1</sup> applications;
- b) Applications for one or more dwellinghouses in a Conservation Area; or
- c) Applications for 100m<sup>2</sup> or more of floorspace in a Conservation Area.

Design and access statements are particularly important where design or materials is a significant issue or in the case of prominent sites. The statement should:

- a) Explain the design principles and design concept and how the design relates to its wider context (through a full context appraisal where appropriate)
- b) Be illustrated, as appropriate, with plans and elevations; photographs of the site and its surroundings; and other illustrations such as perspectives
- c) Explain how the access arrangements would ensure that all users (including people with disabilities) would have equal and convenient access to buildings and spaces and the public transport network
- d) Address the need for flexibility of the development and how it may adapt to changing needs.

They are required for all applications for listed building consent; however, they do not need to deal with access elements where they only relate to internal works.

For listed building applications the design and access statement should explain:

- a) The design principles and concepts that have been applied to the works; and
- b) How the design principles and concepts that have been applied to the works and access to the building take account of—
  - (i) The special architectural or historic importance of the building;
  - (ii) The particular physical features of the building that justify its designation as a listed building; and
  - (iii) The building's setting.

See also Policy GEN I of the [Hart District Local Plan \(Replacement 1996-2006\)](#).

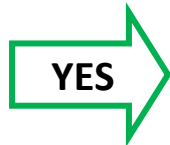
<sup>1</sup>ie 10 or more dwellings or residential development on a site of 0.5 ha or more; 1,000m<sup>2</sup> of non-residential floorspace; or where the site area is greater than 1ha.

**Requirement Included Please tick**

## PART II - LOCAL REQUIREMENTS

Hart District Council requires that additional information, known as the Local Requirements, are submitted where necessary. Applicants are advised to seek advice on the need for more information before submitting an application. The information requirements are set out below.

**Agricultural Statement**  
  
**When required**  
  
All applications



**Information required**  
  
Applications for agricultural or other development within the countryside should provide a statement explaining why the development is necessary, explaining the design and size requirements.  
  
The [National Planning Policy Framework](#) sets out guidance which will be taken into account in determining the application.  
  
In **ALL** cases an explanation of why the building is located on a particular part of the holding should also be submitted. This may need to be also looked at as part of a Landscape Assessment.  
  
See also Policy RUR11 of the [Hart District Local Plan \(Replacement 1996-2006\)](#)

**Requirement Included Please tick**

**Reason not included:**