

Validation Requirements Consultation Document

PART I - Compulsory Requirements

All Plans:

- Marked “Do Not Scale”, or similar, cannot be accepted.
- Must have a scale bar.
- Should show the original paper size.
- Where plans are 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:

The completed application form	The standard application form requires applicants to supply information on a range of issues, tailored to the type of application. Applicants must answer all the questions. Application Forms can be found here
Reason not included;	

The correct fee	Most planning applications incur a fee. These are statutory fees set by Central Government. . The Planning Portal includes a fee calculator for applicants here .
-----------------	---

Reason not included;	
----------------------	--

Ownership certificates	The correct ownership certificate must be completed. They are included in the application form. A guide to ownership certificates can be found here and here
------------------------	---

Reason not included;	
----------------------	--

Agricultural Holdings Certificate	All agricultural tenants on a site MUST be notified prior to the submission of a planning application. Applicants must certify that they have notified any agricultural tenants about their application, or that there are no agricultural tenants on the site. More information can be found here This certificate is required for all applications whether or not the site is used agriculturally. It is incorporated into the standard application form, and must be signed in order for the application to be valid.
-----------------------------------	--

Reason not included;	
----------------------	--

<p>The Location Plan</p>	<p>All applications must include a location plan based on an up-to-date map.</p> <p>It must be;</p> <ul style="list-style-type: none"> • An identified Metric Scale (ideally 1:1250 or 1:2500) • All plans must show the direction of North • Where possible scaled to fit A4 or A3 paper • Show the site area and surrounding context • Application site should be cleared edged with a red line and should include all land necessary to carry out the proposed development i.e. the access from a public highway. • Any other land owned by the applicant close to or adjoining the site should be edged in blue.
--------------------------	--

Reason not included;

<p>Site/ Block Plan</p>	<p>The site plan should be drawn at an identified standard metric scale (ideally 1:500).</p> <p>It must accurately show:</p> <ul style="list-style-type: none"> • The direction of North • The proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries <p>and the following, unless these would NOT influence or be affected by the proposed development:</p> <ul style="list-style-type: none"> • All the buildings, roads and footpaths on land adjoining the site including access arrangements
-------------------------	---

	<ul style="list-style-type: none"> <input type="checkbox"/> All public rights of way crossing or adjoining the site <input type="checkbox"/> The position of all trees on the site, and those on adjacent land <input type="checkbox"/> The extent and type of any hard surfacing; and <input type="checkbox"/> Boundary treatments including walls or fencing where this is proposed.
--	--

Reason not included;

<p>Drawings (including floor plans and elevations)</p>	<p>All drawings should be provided at a preferred scale of either 1:100 or 1:50</p> <p>Plans should show the following;</p> <ul style="list-style-type: none"> • Explain the Proposal in detail • Clearly show the works in relation to what is already there • Indicate where possible proposed materials, style and finish of windows and doors • Blank elevations must also be included for clarity • Existing buildings or walls that are proposed to be demolished should be clearly shown • New buildings should be shown in context with adjacent buildings • Where a proposed elevation adjoins or is in close proximity to another building, drawings should clearly show the relationship of levels between buildings and the position of windows openings on each property.
--	---

Reason not included;

Section drawing

Where required

- a) Where a proposal involves a change in ground levels
- b) 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.

Scale Drawings should preferably be at a scale of 1:50 or 1:100 and show;

- A cross-section through the proposed building(s)/extension
- Existing and finished floor levels
- How proposed level changes relate to retained trees

For sloping sites the Section should show;

- How the proposal sits within the site
- The relative levels between existing and proposed buildings
- Plans should verify proposed finished floor levels in relation to existing ground/floor levels
- Where retaining structures are required these should be shown

The drawings may take the form of contours, spot levels, or cross/long sections.

Reason not included;

Design and Access Statement

Where required

- a) Applications for Major Development
- b) Applications for one or more dwelling houses in a Conservation Area
- c) Applications for 100m² or more of additional floorspace in a Conservation Area
- d) Listed Building Consent

The statement should:

- Explain the design principles and design concept and how the design relates to its wider context (through a full context appraisal where appropriate)
- Be illustrated, as appropriate, with plans and elevations; photographs of the site and its surroundings; and other illustrations such as perspectives
- 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
- Address the need for flexibility of the development and how it may adapt to changing needs.

Reason not included;

Flood Risk Assessment

Where required

- a) Development in flood zone 2 or 3
- b) Developments of more than 1hectare(ha) in flood zone 1.
- c) Less than 1ha in flood zone 1 for development to a more vulnerable class (e.g. commercial to residential) where they could be affected by sources flooding other than rivers.
- d) In an area within flood zone 1 which has critical drainage problems as notified by the environment agency.

The Risk Assessment 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.

You can find out which flood zone you are located in on the gov.uk website [here](#).

[Technical Guidance](#) to the National Planning Policy Framework provides guidance about how to write a flood risk assessment and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

See also policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032 and [Hart District Council Strategic Flood Risk Assessment](#).

Reason not included;



Hart
DISTRICT COUNCIL

PART II - Local Requirements

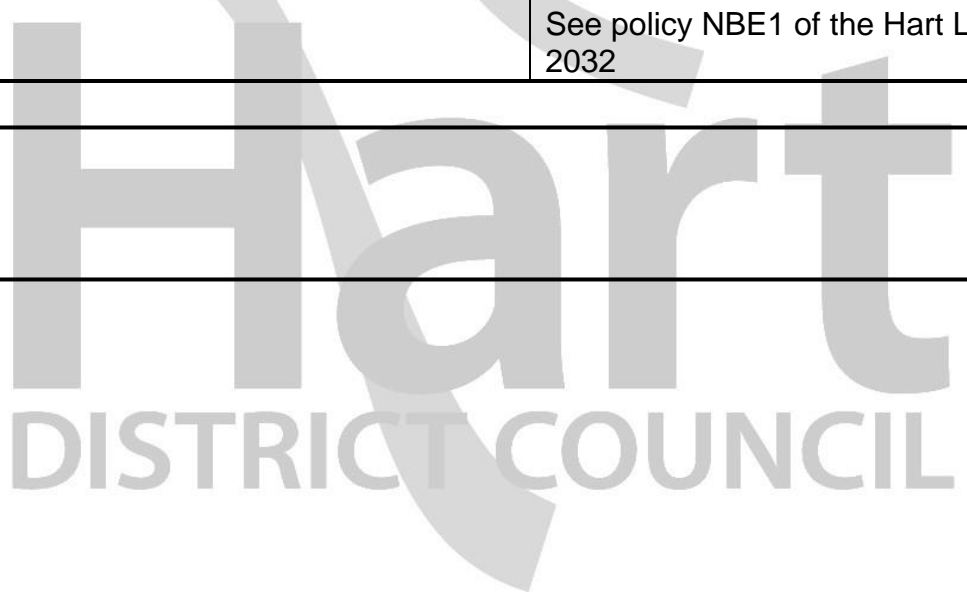
Hart District Council requires that additional information, known as the Local Requirements, are submitted where necessary. Applicants are advised to seek advice on the need for more information before submitting an application. The information requirements are set out below.

Affordable housing statement	Information required
<p>When required</p> <p>a) Sites which provide 10 or more dwellings (gross), or greater than 1,000 square metres gross residential floorspace irrespective of the number of dwellings</p> <p>b) All sites regenerating existing affordable housing schemes or properties</p> <p>c) All planning applications proposing affordable housing including Rural Exceptions schemes.</p>	<ul style="list-style-type: none">• The numbers of affordable units• An accommodation schedule detailing; the number and tenure of the affordable units with numbers of bedrooms, size M², plot numbers and type of property e.g. flat, house etc.• Plans showing the location of all affordable units and their number of habitable rooms and/or bedrooms, and/or the floor space of the affordable units.• Details of any Registered Provider acting as partners in the development <p>If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained.</p> <p>Further information and advice is available in the Hart District Strategic Housing Market Assessment from the Housing Department and the Nationally Described Space Standards.</p> <p>See Policies H2 and H3 of the Hart Local Plan (Strategy and Sites) 2032</p>

Reason not included;

Agricultural Statement	Information required
<p>When required</p> <p>a) All planning applications for agricultural or equestrian development (including extensions to existing buildings to be used for such purposes)</p> <p>b) All planning applications for new dwellings (including mobile homes) justified by their agricultural need</p>	<p>Applications for agricultural or other development within the countryside should provide a statement explaining;</p> <ul style="list-style-type: none">• why the development is necessary• the design, size requirements and location• If the proposal forms part of a farm diversification scheme then you should submit details as appropriate <p>The National Planning Policy Framework sets out guidance (Section 6, paragraph 83 and 84) which will be taken into account in determining the application this can be found here</p> <p>See policy NBE1 of the Hart Local Plan (Strategy and Sites) 2032</p>

Reason not included;



Causal Flood Area Proforma

When required
For all new development in an identified Causal Flood Area

Information Required

Complete the Causal Flood Area proforma which can be found [here](#). Further information can be found in the Hart District Council Strategic Flood Risk Assessment [here](#).

See also policy NBE5 of the Hart Local Plan (Strategy and Sites) 2032 and [Hart District Council Strategic Flood Risk Assessment](#).

Reason not included;

Crime Prevention and Anti-Social Behaviour Statement

When required

- a) Residential development of 25 or more dwellings
- b) Development falling within Use Classes B1, B2 or B8 exceeding
1,500m2 gross external area
- c) Public houses, nightclubs and hotels (including extensions where
alcohol will be served
- d) Takeaways and restaurants (including extensions where
alcohol will be served)
- e) ATMs and banks/building societies

Information required

Your statement should set out details of how you have addressed the potential for crime or anti-social behaviour.

The design of a proposal can have a significant effect on whether a development may be susceptible to crime or anti-social behaviour and can increase the fear of crime. Initiatives such as [Secured by Design](#) can add marketing value to a scheme. For development where a large number of people may congregate the threat of terrorism needs to be taken into account.

Discussions with Police Crime Prevention Design Advisors can ensure that these requirements are taken into account.

See policy NBE9 (b) of the Hart Local Plan (Strategy and Sites) 2032

Reason not included;

<p>Economic Statement</p> <p>When required</p> <p>For any new Commercial development in a Rural location</p> <p>Or in any location;</p> <p>a) Proposed uses that fall within Use Classes B1, B2 or B8 exceeding 1,500m² gross external area; or</p> <p>b) Would result in the change of use or loss of land used for Use Classes B1, B2 or B8; or</p> <p>c) Loss of employment land covered by the Article 4 Direction for – safeguarded strategic and locally important employment sites</p>	<p>Information required</p> <p>Your supporting statement should describe the employment impact from the proposed development, including the loss of employment land. It should also provide the following information as appropriate:</p> <ul style="list-style-type: none"> • Details of existing and proposed job numbers as full-time equivalents, • The relative existing and proposed employment floorspace totals, • Any community benefits, • The loss of any employment land, • The condition of the existing use of the site, • How long the land has been marketed for, • The costs of retaining it in employment use, and • How the scheme will help promote a strong rural economy <p>See also Policies URB1 of the Hart District Local Plan (Replacement 1996-2006 – Saved Policies.) and Policies ED1, ED2, ED3 and ED4 of the Hart Local Plan (Strategy and Sites) 2032</p>
--	--

<p>Reason not included;</p>

Foul Sewage/ Surface Water and Utilities Assessment

When required

- a) All major planning applications for new commercial or residential schemes
- b) If the proposed development results in any changes or replacement to an existing system or the creation of a new one (including on-site solutions as well as where it is proposed to connect to an existing system).
- c) All applications in areas where existing sewage flooding takes place.

Information required

All new buildings need separate connections to foul and storm water sewers.

If your application proposes to connect a development to the existing drainage system, you should show;

- details of the existing system on the application drawing(s)

It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.

A foul drainage assessment should include;

- a full assessment of the site, its location and suitability for storing, transporting and treating sewage.

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a fuller foul drainage assessment will be required including details of;

- the method of storage, treatment and disposal.

Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.

An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water

	<p>supply, and also needs connection to foul and surface water drainage and disposal.</p> <p>See also Policy GEN1 of the Hart District Local Plan (Replacement 1996-2006 – Saved Policies and a further information can be found in the Hart District Council Strategic Flood Risk Assessment and also from the Environment Agency.</p>
--	---

Reason not included;

Heritage Statement

When required

- a) Listed Building Consent application
- b) Applications for development within the curtilage of a listed building
- c) Applications for sites within a Conservation Area
- d) Applications affecting Scheduled Monuments
- e) Application sites within or affecting Registered Parks & Gardens
- f) Applications affecting the setting of a heritage asset (adjacent to a listed building or conservation area)

Heritage Statements are required for both designated and non-designated heritage assets.

Designated heritage assets comprise of:

- g) Listed Buildings
- h) Conservation Areas
- i) Scheduled Ancient Monuments
- j) World Heritage Sites
- k) Registered Parks and Gardens
- l) Registered Battlefields
- m) Protected Wreck sites

Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions. These can include buildings identified as having local importance or positive contributors in designated heritage assets such as conservation areas.

A Heritage Statement should include;

- Statement of significance
- Impact assessment and mitigation strategy
- Statement of justification
- Assessment made by a specialist, where relevant
- Structural and condition survey, where relevant
- Repairs schedule, where relevant
- Building regulations compliance (where relevant)

For more guidance on these points please see the Heritage Statement Guidance Document

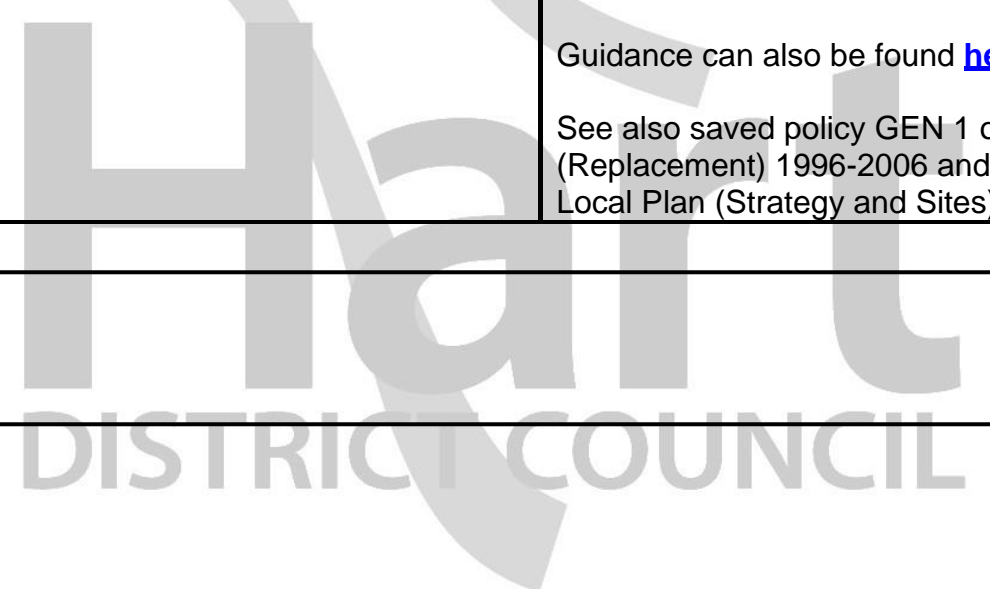
See also saved Policies GEN1 and CON10 and the Hart District Local Plan (Replacement) 1996-2006 and NBE8 of the Hart Local Plan (Strategy and Sites) 2032.

For more information regarding heritage assets please see [here](#)

Reason not included;

Land Contamination Assessment	Information required
<p>a) Any development, but not including changes of use where no material physical alteration is proposed, that comprises housing likely to be used by families with children, where the land is not currently or last used for such a use; or</p> <p>b) Any site, excluding householder development, situated within 250 metres of a former landfill site, and</p> <p>c) Any site where contamination is known to exist; or</p> <p>d) Any site where contamination is likely due to existing or previous uses.</p>	<p>Brownfield sites and some Greenfield sites have the potential to be contaminated and therefore may pose a risk to current or future site occupiers, future buildings on the site and to the environment.</p> <p>A contaminated land assessment may be required but the level of information required as part of a land contamination assessment will vary depending on the known and/ or suspected levels of contamination.</p> <p>Government Policy is set out in the National Planning Policy Framework Section 15, paragraphs 170, 178-183) This can be found here</p> <p>Guidance can also be found here</p> <p>See also saved policy GEN 1 of the Hart District Local plan (Replacement) 1996-2006 and NBE6 & NBE11 of the Hart Local Plan (Strategy and Sites) 2032.</p>

Reason not included;



<p>Landscaping details</p> <p>When required</p> <p>a)Major developments</p> <p>b)New residential or minor commercial development within a Conservation Area*</p> <p>*excluding changes of use where no material physical alterations are proposed</p>	<p>Information required</p> <ul style="list-style-type: none">• Landscaping details• Proposals for long-term management and maintenance <p>Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.</p> <p>For most applications it will not be necessary to set out exact planting locations and schedules as part of the application. However broad indications of landscaping should be shown along with strategic landscaping.</p> <p>See also saved Policy GEN1of the Hart District Local Plan (Replacement 1996-2006 – Saved Policies and Policy NBE2 of the Hart Local Plan (Strategy and Sites) 2032</p>
---	---

Reason not included;

<p>Lighting assessment</p> <p>When required</p> <p>a) Any sports/recreational development (including floodlighting of ménages) that proposes or involves the provision of floodlights</p> <p>b) Any major or residential or commercial development where external lighting is proposed</p>	<p>The assessment should include;</p> <ul style="list-style-type: none">• Technical specification• Show potential impact especially for illuminated adverts• Explanation of how the nuisance from lighting has been minimised/prevented. <p>Guidance on lighting has been published by the CIE (International Commission on Illumination) and the Institution of Lighting Engineers More information can be found here</p> <p>See also saved Policies GEN1, URB24 and RUR8 of the Hart District Local Plan (Replacement) 1996-2006 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032</p>
--	---

Reason not included;

<p>Nature Conservation/Biodiversity/Ecological Assessment</p>	<p>Information required</p>
<p>When required</p>	<p>Assessment should include;</p>
<p>a) Any application within a Site of Special Scientific Interest (SSSI), or a Site of Interest for Nature Conservation (SINC).</p>	<ul style="list-style-type: none"> • Indicate any significant biodiversity or geological conservation interest • The location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations, 2017 or other animals protected under their own legislation
<p>b) Any application where a Protected Species Survey is required following Natural England's protected species flowchart.</p>	<p>Guidance on the situations in which bats are likely to be present and where a developer can reasonably be expected to submit a bat survey is given by the Bat Conservation Trust in its "Bat Surveys – Good Practice Guidelines" here</p>
	<p>If the flowchart indicates that there is a reasonable likelihood of a protected species a Phase I habitat survey needs to be completed. If the presence of a protected species is identified, then a Phase II survey needs to be completed along with a proposed mitigation strategy.</p>
	<p>Details of the minimum requirements of these, which depend on the species involved, can be found on Natural England's website.</p>
	<p>See also Saved Policies GEN1 and CON7 and CON8 of the Hart District Local Plan (Replacement 1996- 2006) Policies NBE3 and NBE4 of the Hart Local Plan (Strategy and Sites) 2032 and Policy NRM6 of the South East Plan.</p>

Reason not included;

Noise Impact Assessment	Information required
<p>When required</p> <ul style="list-style-type: none">a) New dwellings and schools that are proposed close to major roads (within 300m of the M3), within 100m of any railway line, or within the 50dB LAeq 16hr contour of Farnborough Airport,b) Any application for motor sports or motor hobbies, e.g. model aeroplane flying,c) Any application for shooting in the open air,d) Noise producing activity e.g. engine testing/ use of air conditioning,e) Play schools or nursery,f) Windfarms	<p>Noise Impact Assessment prepared by a suitably qualified acoustician/ acoustic consultancy should be submitted.</p> <p>Further guidance is provided in the National Planning Policy Framework, the Noise Policy Statement for England and Planning Practice Guidance here</p> <p>See also Saved Policies GEN1, GEN6 and RUR36 of the Hart District Local Plan (Replacement 1996-2006 And NBE11 of the Hart Local Plan (Strategy and Sites) 2032.</p>

Reason not included;

<p>Parking Statement/ plan</p> <p>When required</p> <p>a) Proposals where there is an increased requirement for vehicle parking and/or where existing parking arrangements are changing (this includes increase in bedroom numbers)</p> <p>b) All new residential and new/expanded commercial development will require the provision of cycle stores.</p>	<p>Information required</p> <ul style="list-style-type: none"> • Details of existing and proposed parking provision in when there is an increased need for car/lorry parking and/or where existing car/lorry parking arrangements are changing. <p>Where cycle stores are required;</p> <ul style="list-style-type: none"> • Location, elevations and materials for cycle stores <p>Cycle stores must be designed and sited to minimise their impact and should, wherever possible, be either incorporated internally as part of the building or sited behind the building line.</p> <p>See also Saved Policy GEN1 of the Hart District Local Plan (Replacement 1996-2006 And Policy INF3(d) of the Hart Local Plan (Strategy and Sites) 2032, The Council's Interim Guidance and Manual for streets</p>
---	--

<p>Reason not included;</p>

Planning Statement

When required

a) Major planning applications

You may also wish to provide a statement for complex proposals or where your proposal is contrary to policy.

Information required

This statement should;

- Identify the context and need for a proposed development
- Include an assessment of how the proposed development accords with relevant national, regional and local planning policies

It may also include details of consultations with the local planning authority and wider community/ statutory consultations undertaken prior to submission.

However, a separate statement on community involvement may also be appropriate.

Where infrastructure or a contribution towards off-site infrastructure is proposed (e.g. highways or education) then this should be set out in the planning statement. It may also be appropriate to provide draft heads of terms.

Reason not included;

Playing Fields and Sporting Facilities Assessment

When Required

a) Any development which involves the loss of playing fields or major sporting facilities or proposes playing field or sporting facilities.

Information required

- A justification for the loss of playing field of major sporting facility
- Details of when the facility was last used and by whom
- Details of what replacement (if any) is proposed

For applications specifically involving removal of playing fields, the following information is required as well:

- The size of the existing playing field and how much of the playing field is affected by the proposal (in hectares or square metres).
- An existing site plan clearly showing the layout of the winter and summer pitches including safety margins at a minimum 1:1250 scale.
- A proposed site plan showing how any proposed new buildings and other works are likely to impact on the existing pitch layout. Any realignment of pitches should also be shown.
- Any information of alternative sport and recreational provision.

For applications for the creation of playing fields;

- The size of the proposed playing field(s)
- Proposed uses of the playing field(s)

See also Saved Policy GEN1 of the Hart District Local Plan (Replacement 1996- 2006 and policy INF4 of the Hart Local Plan (Strategy and Sites) 2032, [Hart District Council Open Space, Sport and Recreation Strategy and Playing Pitch Strategy](#) and [Sport England Playing Fields Policy and Guidance](#)

Reason not included;

<p>Refuse Disposal Details</p> <p>When required</p> <p>a) New residential/retail/commercial or agricultural development.</p>	<p>Information required</p> <p>Where bin stores are required;</p> <ul style="list-style-type: none">• Details of the location, elevations, and materials to be used in the construction of a bin store suitable for the housing of wheeled or euro bins. <p>Bin stores should be designed and sited to minimise their impact.</p> <p>Wherever possible they should be incorporated internally as part of the building or sited behind the building line.</p> <p>Further information on the requirements and siting of bin stores can be obtained from Technical Services at Hart District Council.</p> <p>See also Saved Policy GEN1 of the Hart District Local Plan (Replacement 1996-2006).</p>
--	---

Reason not included;

<p>SANG Mitigation</p> <p>When Required</p> <ul style="list-style-type: none"> a) All schemes for additional dwelling within 5km of the SPA Protection Area b) All schemes for 50+ additional dwellings within 7km of the SPA 	<p>Information required</p> <ul style="list-style-type: none"> • Proposed mitigation whether it be at a Council Owned or Managed Mitigation or a private source. <p>SPA maps can be viewed on the Council's website here</p> <p>Additional information regarding SANG can be found on the Council's website here</p> <p>See also and policy NBE3 of the Hart Local Plan (Strategy and Sites) 2032 and Policy NRM6 of the South East Plan.</p>
---	--

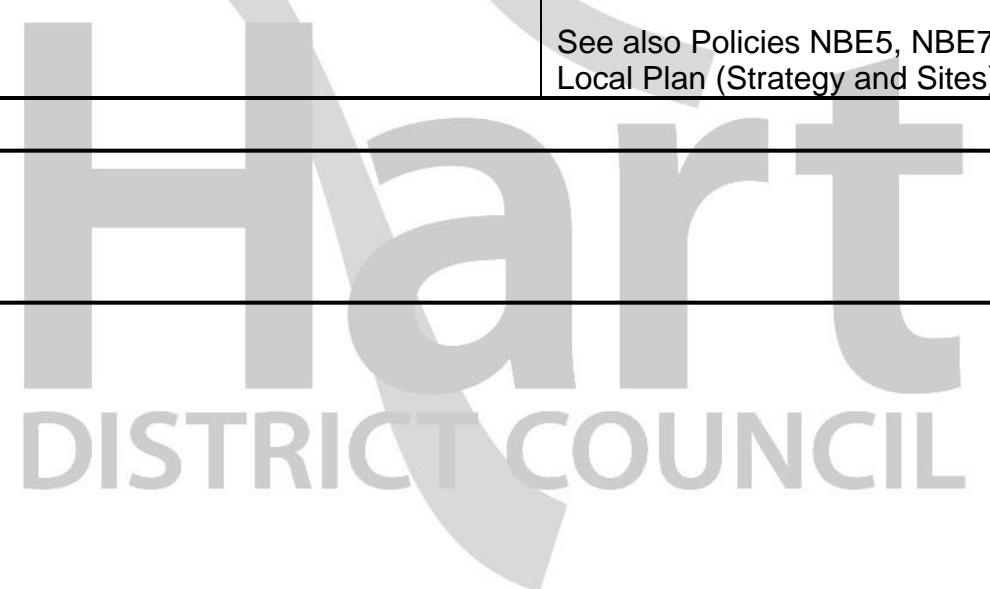
Reason not included;

<p>Shop Front Details</p> <p>When required</p> <ul style="list-style-type: none"> a) All applications for new shop fronts. 	<p>Information required</p> <p>Applications for new or altered shop fronts must include details of:</p> <ul style="list-style-type: none"> • Existing and proposed elevations and proposed section through shop front • Access for people with disabilities including ramp details, gradient and cross sections • Any proposed security grills or shutters. A cross-section must indicate where the shutterbox, canopy and bressemer are located. <p>See also Saved Policies GEN1 and URB11 of the Hart District Local Plan (Replacement 1996-2006 and policy ED6 of the Hart Local Plan (Strategy and Sites) 2032.</p>
---	--

Reason not included;

<p>Sustainable Drainage Strategy</p> <p>When required</p> <p>For all MAJOR Development (10 or more dwellings/1,000sq.m of commercial floor space) and shall evidence your approach to surface water management</p>	<p>Information required</p> <p>You should provide full details of you approach to surface water management.</p> <p>Further information including a checklist which you may wish to complete can be found here</p> <p>Whilst not essential, it is recommended that you complete the Checklist provided by the Local Lead Flood Authority in order to ensure that you supply the information that they require to comment on your application.</p> <p>See also Policies NBE5, NBE7, INF1 and INF2 of the Hart Local Plan (Strategy and Sites) 2032.</p>
---	--

Reason not included;



Town Centre Uses Statement

When required

- a) Applications for Main Town Centre uses as defined in the [National Planning Policy Framework](#) that are not in an existing centre and are not in accordance with an up-to-date Local [Plan](#)
- b) Applications for over 2,500m² of retail, leisure and/or office development outside town centres, which are not in accordance with an up-to-date Local Plan.

Information required

Applications in category a) require a sequential assessment of the proposal.

Applications in category b) require an impact assessment.

See also Saved Policy URB1 of the Hart District Local Plan (Replacement 1996-2006 and Policies ED1, ED2, ED3, ED4, ED5 and ED6 and INF5 of the Hart Local Plan (Strategy and Sites) 2032.

Reason not included;

Transport Assessment

When required

- a) Residential Development: 100 units
- b) B1 and B2 uses: 2,500m²
- c) B8 uses: 5,000m²
- d) Retail uses: 1,000m²
- e) Education uses: 2,500m²
- f) Health uses: 2,500m²
- g) Care Establishments: 500m² or 5 bedrooms
- h) Leisure, stadia or ice rinks : All (1,500 seats)
- i) Leisure, other: 1,000m²
- j) Commercial development not falling in the above categories: 500m²

Information required

The coverage and detail of the assessment should reflect the scale of development and the extent of the transport implications of the proposal.

For small schemes;

- Assessment should simply outline the transport aspects of the application.

For major proposals;

The Assessment should include:

- A non-technical summary
- Proposed modal split
- Proposed development
- Assessment year
- Existing transport conditions
- Effect of travel plan
- Traffic impact compared to existing site use
- Servicing
- Proposed measures to address/reduce traffic impact and improve accessibility other than by car
- Impact upon pedestrians, cyclists traffic and people with disabilities
- Loading areas and arrangements
- Assessment of accident records
- Manoeuvring, servicing and parking vehicles

Further advice is available in the [National Planning Policy Framework](#), from [Hampshire County Council](#) and from the [Government Website](#).

	See also Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and Policy INF3 in the Hart Local Plan (Strategy and Sites) 2032.
--	--

Reason not included;

<p>Travel Plan</p> <p>When required</p> <p>All planning applications for</p> <ul style="list-style-type: none"> a) Food and non-food retail, including extensions, where the gross floorspace created is greater than 1,000m² b) Cinema and conference facilities c) Other leisure (D2) uses (excluding stadia) where the gross floorspace is 1000m² d) B1, B2, B8 floorspace where the gross floorspace created is greater than 1,000m² e) Higher and further education establishments where the gross floorspace is 2500m² f) Stadia of 1500 or more seats g) Other service developments such as hospitals 	<p>Information required</p> <p>A draft travel plan should be submitted.</p> <p>It should include</p> <ul style="list-style-type: none"> • Measures aimed at widening travel choices by all modes of transport and cutting unnecessary car use. <p>Further advice is available from Hampshire County Council.</p> <p>See also Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and Policy INF3 of the Hart Local Plan (Strategy and Sites) 2032.</p>
---	---

Reason not included;

<p>Telecommunications Report</p> <p>When required</p> <p>a)All Telecommunications applications</p>	<p>Information required</p> <ul style="list-style-type: none">• Outcome of consultation with local community, including nearby schools and colleges.• For an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines (ICNIRP); <p>OR</p> <ul style="list-style-type: none">• For a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met. <p>Further guidance can be found here</p> <p>See also Saved Policy RUR10 of the Hart District Local Plan (Replacement) 1996-2006</p>
--	---

Reason not included;

<p>Tree Survey/Arboricultural Implications Statement</p> <p>When required</p> <p>Any new building work (including construction of access drive, patios, and the laying of drains/services) that comes within 15metres of:</p> <p>a) A tree the subject of a Tree Preservation Order either within the application site or on adjoining land or</p> <p>b) A tree that lies within a Conservation Area.</p> <p>c) Any new building work that may affect Ancient Woodland, or Ancient or Veteran trees, on or adjacent the site</p> <p>An Arboricultural Method Statement must be provided;</p> <p>a) Where the development requires works to be carried out to a tree that is the subject of a tree preservation order.</p>	<p>Information required</p> <p>An Arboricultural Impact Appraisal should follow the guidance in British Standard 5837-2012 Trees in relation to design, demolition and construction.</p> <p>The survey plan should;</p> <ul style="list-style-type: none"> • Identify the species of tree and their dimensions • Identify the impact the tree has (if any) • Identify any tree proposed to be removed (if any) <p>An Arboricultural Method Statement should set out;</p> <ul style="list-style-type: none"> • Measures needed to protect the trees shown to be retained • Schedules of any necessary tree work • Proposals for long-term maintenance. • It should also include any trees on adjacent sites affected by the works <p>See also Saved Policy CON8 of the Hart District Local Plan (Replacement) 1996-2006, NBE4 of Local Plan (Strategy and Sites) 2032 and the National Guidance regarding ancient woodland here.</p>
---	--

<p>Reason not included;</p>

<p>Ventilation/extraction details</p> <p>When required</p> <p>All applications for</p> <p>a) Use of premises for purposes within Use Classes A3 (Restaurants & cafes), A4 (Drinking establishments), A5 (Hot food takeaways), and B2 (General industrial).</p> <p>b) Retail, business or leisure uses which incorporate ancillary use(s) which if separate would fall within a) above.</p>	<p>Information required</p> <ul style="list-style-type: none">• Details of the position and design of ventilation and extraction equipment• Odour abatement techniques• Acoustic noise characteristics <p>See also Saved Policy GEN1 of the Hart District Local Plan (Replacement) 1996-2006 and NBE11 of the Hart Local Plan (Strategy and Sites) 2032.</p>
--	--

Reason not included;



Hart
DISTRICT COUNCIL