

Local List for Validation of Planning Applications

1. Introduction

This document has been produced in order to assist applicants when applying for planning permission or other associated consents.

It is the first review of the Council's Local Validation Checklist that was produced in 2008 following the Government's introduction of the mandatory Standard Application Form (1APP) and changes to the procedures involved in the validation of applications.

Each of the items on the Council's Local List have been assessed against the principles and criteria stipulated in the Department for Communities and Local Government (DCLG) document *Guidance on information requirements and validation* (March 2010) as well as those contained within *The Growth and Infrastructure Act 2013*. Additionally and in accordance with these requirements, the following information has also been included in respect of each Local List item:

- The types of application and geographic locations for which it is required.
- The policy driver for requesting the information.
- The level and type of information that is required to be provided.
- Links to further sources of information or guidance.

Validation of Planning Applications

The information required to make a valid planning application consists of three elements:

1. The relevant standard application form (1APP).
2. The mandatory national information requirements specified in *The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)*, including a design and access statement where one is required.
3. Information to accompany the application as specified by the local planning authority on their local list of information requirements.

It is essential that all of the information that is required in respect of each of the above three elements is submitted as part of a planning application. If an application is submitted that does not meet these requirements then the Council will deem the application to be invalid. Where an application is invalid, the Council will write to explain what information is required and indicate a time period within which it should be provided.

A Proportionate Approach to Validation

In accordance with the requirements of the *National Planning Policy Framework (NPPF)* as well as the provisions of *The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013*, Eastleigh Borough Council takes a proportionate approach to validation and seeks to ensure that only supporting information that is relevant, necessary and material to the application is requested.

If you believe that a specific validation requirement does not apply to your proposal but it has been identified on the Council's Local List as being required and the Council has subsequently requested that it be submitted in order to validate the application, the procedure as set out in Article 10A. of [*The Town and Country Planning \(Development Management Procedure\) \(England\) \(Amendment\) Order 2013*](#) concerning validation disputes should be followed. If you need further information in respect of this please contact the Development Control Unit.

Pre-Application Discussions

The *NPPF* advocates the importance of pre-application engagement between applicants and local planning authorities. Pre-application discussions have the potential to improve both the efficiency and the effectiveness of the planning application system for all parties. Eastleigh Borough Council provides a comprehensive pre-application advice service, further details of which are available on our website at: <http://www.eastleigh.gov.uk/planning--building-control/planning/planning-advice.aspx>

Good decision taking is reliant upon the right information being provided as part of any planning application. Applicants are strongly advised to discuss what information is required with the local planning authority as part of the pre-application process. This will both assist the local planning authority in issuing timely decisions, as well as ensuring that applicants do not experience unnecessary delays and costs.

General Advice on Plans and Drawings

If submitted drawings are inaccurate or do not contain sufficient detail, the registration of a planning application may be delayed until the correct information is provided.

Detailed drawings are an important part of a planning application and it is, therefore, essential that they are of an adequate and suitable standard and include all of the required information to describe the proposed development in detail and to allow the local planning authority to determine the application. Applicants are therefore encouraged to follow the advice below as well as to refer to Section 2 of this document *National Validation Criteria*.

- All Ordnance Survey plans submitted with planning applications must bear a valid license number from Ordnance Survey which allows the applicant or agent to use that information.
- All plans must be accurately drawn, using a conventional metric scale such as 1:50 or 1:100.
- Plans and drawings must not contain disclaimers such as 'do not scale' (with the exception of perspective drawings or artists impressions).
- All elevations of a proposed development must be shown along with corresponding existing elevational drawings; both should be drawn to the same metric scale.
- All plans must be individually numbered. If drawings are amended at any point during the application process, the revision number must be clearly stated on the drawing.

Online Planning Applications

Eastleigh Borough Council actively encourages the electronic submission of planning applications using the Planning Portal (www.planningportal.gov.uk). The Planning Portal allows you to select and complete the relevant 1APP application form, attach the supporting documents and plans as required, as well as pay your application fee using a credit or debit card.

Please note that if during the application process, you need to update or amend a plan or supporting document that was electronically submitted via the Planning Portal, this should be uploaded on to the Planning Portal and labelled clearly as an amendment and the Case Officer should subsequently be informed of its submission by email.

How to use this document:

In order to ensure that your application meets both the relevant national and local requirements and to avoid it being deemed to be invalid by the Council, you should follow the steps below prior to making your submission.

1. Decide what type of planning application that you will be submitting.

2. Refer to Section 2 of this document to assist you in identifying the relevant national requirements to your application.
3. Refer to Section 3 to identify the Local List requirements that are relevant to your development proposal.
4. Submit your application, either in hard copy format or electronically via the Planning Portal, with all of the identified required information.

2. National Validation Criteria

This section has been included to provide guidance for applicants in respect of the minimum national validation requirements for the majority of planning applications as set out in *The Town and Country Planning (Development Management Procedure) (England) Order 2010 (DMPO) (as amended)*.

The original plus one copy of each of the items required should be submitted in paper format unless the application is submitted electronically via the Planning Portal, in which case no paper copies are required. The local authority, does however, reserve the right to request hard copies of documents in respect of Major applications that are submitted electronically, should it deem that these are required.

Please note that some of the requirements listed are not relevant to all application types and you are encouraged to refer to the aforementioned legislation for further guidance. Alternatively, you can seek advice from the Development Control Unit on 023 8068 8264 or at planning@eastleigh.gov.uk. There are also certain application types for which there are specific additional or alternative national requirements and some of the most common of these are listed at the end of this section.

Application Form

The relevant 1APP application form with all sections completed should be submitted.

If you are making your application electronically via the Planning Portal, the format of the form should automatically adjust to the nature of the proposed development, so you should be presented with the correct form to submit.

If you are submitting your application in hard copy format, planning application forms and associated guidance notes can be downloaded from the Council's website at: <http://www.eastleigh.gov.uk/planning--building-control/planning/apply-for-planning-permission/application-forms.aspx>.

It is important that you submit the correct application form for your proposal otherwise your application will be invalid. If you are unsure as to which form you require, please contact the Development Control Unit on 023 8068 8264 or at planning@eastleigh.gov.uk

Combined Ownership Certificates and Agricultural Land Declaration

Applications for planning permission must include the appropriate combined Ownership Certificate and Agricultural Land Declaration. Certificate A, B, C or D must be completed stating the ownership of the land or property and to confirm whether or not it forms part of an agricultural holding. For this purpose an 'owner' is anyone with a freehold interest, or leasehold interest with at least seven years of the leasehold left unexpired. An 'agricultural holding' has the meaning given

by reference to the definition of 'agricultural tenant' in [section 65\(8\) of the Town and Country Planning Act 1990](#):

These certificates form part of the standard application form and must be fully and accurately completed in order for the application to be valid.

Notice(s)

Where ownership certificate B, C or D has been completed requisite notice of the application must be given by the applicant to any person (other than the applicant themselves) who on the prescribed date is an owner of the land to which the application relates, or an agricultural tenant.

Where certificate B or C is completed and the application is for planning permission for householder development, applicants should use this notice:

http://www.planningportal.gov.uk/uploads/householder_development_application_article6notice.pdf

For other applications where certificate B or C is completed applicants should use this notice:

<http://www.planningportal.gov.uk/uploads/1app/notices/notice1.pdf>

For applications where certificate C or D is completed applicants should use this notice:

<http://www.planningportal.gov.uk/uploads/1app/notices/notice2.pdf>

Location Plan

A plan based on an up-to-date map should be submitted which clearly identifies the land to which the application relates. This should be to an identified standard metric scale (typically 1:1250 or 1:2500) and should show sufficient roads and/or buildings on land adjoining the application site to ensure that its exact location is clear.

The application site should be clearly outlined in red and include all of the land necessary to carry out the proposed development – for example, any land required for access to the site from a public highway.

Any other land that is close to or adjoins the application site and is within the ownership of the applicant should be outlined in blue.

Site Plan

A site plan should be submitted that accurately shows the proposed development in relation to the site boundaries and other buildings on the site, with written dimensions (including those to the site boundaries) being shown.

The plan should also show the direction of North, as well as the following unless these would NOT influence or be affected by the proposed development:

- All of the buildings, roads and footpaths on land adjoining the site including access arrangements.
- All public rights of way (footpath, bridleway, restricted byway or byway open to all traffic) crossing or adjoining the site.
- The position of all trees on the site, and those on adjacent land.
- On-site car parking arrangements.
- The extent and types of any hard surfacing.
- Boundary treatment including walls or fencing where this is proposed.

The plan should be to an identified standard metric scale (typically 1:200 or 1:500).

Plans and Drawings

As a minimum these must include:

- Existing and proposed elevations drawn to a metric scale of 1:50 or 1:100.
- Existing and proposed floor plans drawn to a metric scale of 1:50 or 1:100.
- Section drawings where any proposal involves a change in levels or is on a sloping site. Drawings should include finished floor levels.
- Roof plans at a metric scale of 1:50 or 1:100.

Design and Access Statement (where required by the Part 2, Article 8 of DMPO)

In accordance with Part 2, Article 8 of the DMPO (as amended) certain types of planning application require the submission of a Design and Access Statement. Further guidance on this including details of the information that this statement must contain are available from the Planning Portal website at:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess>

Design and access statements must not be used as a substitute for drawings or other material required to be submitted as part of the planning application.

The correct fee

The fees for planning applications are set out in *The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012*. The fee should be paid at the time that the application is submitted. If you are unsure as to the fee that is required in respect of your application, the Planning Portal has provided a [fee calculator tool](#) to assist applicants. Alternatively you can contact the Development Control Unit for further guidance on 023 8068 8264 or at planning@eastleigh.gov.uk

Additional National Requirements for Specific Types of Applications

*Please note that this is not an exhaustive list and covers only the most common types of applications. For national requirements for other application types not listed here, please refer to *The Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)*, or contact the Development Control Unit on 023 8068 8264 or at planning@eastleigh.gov.uk.*

Application for Advertisement Consent:

A drawing(s) of the proposed advertisement will be required (at a scale of 1:50 or 1:100) that shows the advertisement size, siting, materials and colours to be used, the height of the advertisement above ground, the extent of projection and details of the method and colour(s) of illumination (if applicable).

Application for Listed Building Consent:

Detailed drawings, which may include plans, elevations, and vertical and horizontal sections to accurately show the proposed works. These must be to a scale of no less than 1:20 and show all new doors, windows, shop fronts, panelling, fireplaces, plaster moulding and other decorative details as applicable, as well as indicate the relationship of the proposed works to adjacent existing buildings and/or structures.

Application for a Lawful Development Certificate:

For both existing and proposed uses or developments, such evidence verifying the information included in the application as can be provided, as well as such other information as is considered to be relevant to the application, should be submitted.

Application for tree works:

For works to trees protected by a Tree Preservation Order (TPO), a completed and dated application form with all relevant questions answered, a sketch plan accurately showing the location of the tree(s) to which works are proposed to be undertaken, a full and clear description of the works that are to be carried out, a statement of reasons for the proposed works, and evidence in support of the statement of reasons where this is required by the standard application form, should be submitted.

For works to trees in conservation areas; a completed and dated application form with all relevant questions answered, a sketch plan showing the precise location of the tree(s), and a full and clear specification of the works to be carried out, should be submitted.

Application for Outline Planning Permission:

Applications for outline planning permission generally need not give details of any proposed reserved matters unless the matters include access where the application shall state the area or areas where access points to the development proposal will be situated.

However, if the Council receives an application for outline planning permission but decides that the application ought not to be considered separately from all or any of the reserved matters, we shall within 1 month (beginning with the date of receipt of the application) notify the applicant that we are unable to determine it unless further details, which will be specified as part of the notification, are submitted.

3. Local Validation Criteria

The following list sets out the local validation requirements for planning applications (listed alphabetically). In accordance with the requirements of the DCLG publication *Guidance on information requirements and validation* (March 2010), the following information is given in respect of each item:

- The types of application and geographic locations for which it is required.
- The policy driver for requesting the information.
- The level and type of information that is required to be provided.
- Links to further sources of information or guidance.

Please note that this table lists the documents and information that is required before a planning application is validated. Whilst guidance is provided in respect of each of these items, the nature and extent of the information required will depend upon the individual site and proposal.

This list is not exhaustive and it is therefore possible that, once an application has been validated, further information may need to be submitted in order for the application to be determined. The list does not therefore limit the Council's ability to request any additional information that is deemed to be required during the planning application process.

Local Validation Requirements

Local List Item	Name of Document	Types of application and when required	What information is required	Policy driver and where to find further information
1.	Affordable Housing Statement	For proposals of 5 or more residential dwellings.	<p>An Affordable Housing Statement must contain the following:</p> <ul style="list-style-type: none"> • The site area, total number of dwellings proposed and the mix of dwelling type and size of both the open market and affordable housing elements; • Details as to how the requirements of the Local Plan and of the Council's adopted Supplementary Planning Document for the provision of affordable housing have been met in the application proposals; • An explanation of how the requirements of the Affordable Housing Providers (AHPs) are to be met; • Details of how the tenures are to be accommodated; • How the affordable housing is to be distributed on the site; and, • Confirmation that all affordable housing will be built to Lifetime Homes Standards and that 3% of the affordable housing will be built to Wheelchair Accessible Standards. 	<p>National Planning Policy Framework (NPPF), Part 6: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 74.H: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Affordable Housing Supplementary Planning Document (SPD), Adopted July 2009: http://www.eastleigh.gov.uk/planning--building-control/published-documents/affordable-housing.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM28: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

Local List Item	Name of Document	Types of application and when required	What information is required	Policy driver and where to find further information
2.	Air Quality Assessment	<p>Development which could lead to an alteration in the traffic volume and flow, or combustion plant in an Air Quality Management Area (AQMA).</p> <p>Development which may affect an existing, or give rise to a new AQMA.</p>	All Air Quality Assessments should indicate the change in air quality resulting from the proposed development and outline appropriate mitigation measures as necessary.	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 33.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM7: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Details of Air Quality Monitoring Areas within the Borough can be found on the Council's website at: http://www.eastleigh.gov.uk/waste-recycling-environment/environmental--health/pollution/air/air-quality.aspx</p>
3.	Biodiversity Survey and Report	Where there is potential for a proposed development to cause harm to internationally, nationally or locally designated nature conservation sites, protected or priority habitats or species, or features of	Applicants are advised to complete and submit a biodiversity checklist. If a proposed development could have impacts on or implications for biodiversity, the information that is required to be submitted is indicated within this document. The checklist can be found on the Council's website at: http://www.eastleigh.gov.uk/planning--building-control/planning/planning-advice.aspx	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 22.NC, 23.NC, 25.NC, 26.NC: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local</p>

Local List Item	Name of Document	Types of application and when required	What information is required	Policy driver and where to find further information
		geodiversity interest.		<p>Plan (2011-2029), Policy DM9: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Biodiversity Supplementary Planning Document, Adopted December 2009: http://www.eastleigh.gov.uk/PDF/PPD091210BiodiversityAdoptedSPD.pdf</p>
4.	Bird Hazard Assessment / Management Plan	Any proposals where it is considered necessary to manage the development in order to minimise its attractiveness to birds which could endanger the safe movement of aircraft and the operation of Southampton Airport.	The submitted document shall include details of the management of any flat/shallow pitched/green roofs on the buildings within the site which may be attractive to nesting, roosting and "loafing" birds (it is possible that different management strategies will be required during and outside of the breeding season).	For further details and guidance in relation to Bird Hazard Management Plans, please refer to BAA Advice Note 8 <i>Potential Bird Hazards from Building Design</i> : www.aoa.org.uk/media/5448/AN08-Birds-Building-Design-Oct-2007.pdf
5.	Daylight Sunlight Assessment	<p>In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space.</p> <p>For applications</p>	<p>A daylight, vertical sky component, sunlight availability and shadow study should be undertaken and assessed against the criteria set out in the British Research Establishment (BRE) document <i>Site Layout planning for daylight and sunlight: A guide to good practice, second edition</i>.</p> <p>The information included should be sufficient to determine:</p> <ul style="list-style-type: none"> • The existing and expected levels of daylight, sunlight and overshadowing on 	<p>NPPF, Part 7: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--</p>

Local List Item	Name of Document	Types of application and when required	What information is required	Policy driver and where to find further information
		where the application site itself is subject to potential adverse impact from adjoining buildings or features or where part of the development is affected by another part of the same development.	<p>neighbouring properties.</p> <ul style="list-style-type: none"> The measures that will be taken to mitigate against the expected impact of the proposed development. 	<p>building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Quality Places Supplementary Planning Document, Adopted November 2011: http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf</p>
6.	Economic Regeneration Statement	A regeneration statement should accompany all Major developments that incorporate employment uses and involve the regeneration of existing areas of land.	Applications should be accompanied by a supporting statement of any regeneration benefits from the proposed development, including: details of any new jobs that might be created or supported; the relative floorspace totals for each proposed use (where known); any community benefits; and reference to any regeneration strategies that might lie behind or be supported by the proposals.	NPPF, Parts 1, 8: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf
7.	Environmental Statement	<p>Developments that are prescribed in schedule 1 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011</p> <p>If the development is listed under Schedule 2 and is likely to have a significant effect on</p>	<p>Where an Environmental Statement is required, a scoping opinion should first be sought from the Local Planning Authority to identify areas of concerns. The Environmental Statement should then seek to comprehensively cover all issues identified by the scoping process.</p> <p>For guidance of what should be included within the Environmental Statement please refer to Part 4 of the Regulations.</p>	Town and Country Planning (Environmental Impact Assessment) Regulations 2011: http://www.legislation.gov.uk/uksi/2011/1824/contents/made

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		<p>the environment by virtue of their nature, size and location.</p> <p>Where the development falls under schedule 2 it is recommended that a screening opinion is sought.</p>		
8.	Flood Risk Assessment	<p>A Flood Risk Assessment is required for:</p> <ul style="list-style-type: none"> • Developments on a site of 1 hectare or more within Flood Zone 1 • All new developments located in Flood Zones 2 and 3 • The proposed development or change of use is to a more vulnerable class and may be subject to other sources of flooding. 	<p>The Flood Risk Assessment should identify and assess the risks of flooding to and from the development and demonstrate how these flood risks will be managed and/or reduced.</p> <p>This will include the application of the sequential test for applicable proposals with the aim of steering new development to areas of the lowest possible flooding.</p> <p>If it is not possible to locate the proposed development in areas with the lowest possible flood risk, the exception test should be applied.</p> <p>After being subjected to the sequential and where applicable the exception test, the application should be accompanied by a Flood Risk Assessment if it falls within the necessary criteria.</p> <p>For householders, the Environment Agency has produced a pro-forma which can be</p>	<p>NPPF, Part 10: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Technical Guidance to the NPPF: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 43.ES, 44.ES, 45.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM4: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Further guidance on flood risk assessments and requirements can be found on the</p>

Local List Item	Name of Document	Types of application and when required	What information is required	Policy driver and where to find further information
			<p>completed in respect of eligible developments. This document along with the relevant supporting information specified within it, will form the Flood Risk Assessment to be submitted with your application. The pro-forma can be found at: http://www.environment-agency.gov.uk/static/documents/Utility/Advisory_Comments_FZ2-3_v3.1.pdf</p>	<p>Environment Agency's website: http://www.environment-agency.gov.uk/research/planning/93498.aspx</p>
9.	Foul Sewerage Assessment	<p>In instances where the development proposes to connect to an existing drainage system; where the development proposes the creation of a new drainage system; and/or the development would result in any changes, replacements or alterations to a drainage system.</p>	<p>The assessment should provide sufficient information to demonstrate how foul water will be managed and should be proportionate in scale to the development and its impact upon foul water drainage.</p> <p>Information should be provided to demonstrate that the development will not result in undue pressure on the delivery of these services to the development or the wider community.</p> <p>If the development is to be connected to an existing drainage system or will alter/create a new drainage system, information about this should be provided and detailed on accompanying plans.</p> <p>If the proposed development would not connect to a public sewerage system then a fuller foul drainage assessment will be required which will contain details of the method of storage, treatment and disposal along with the specification and location of any systems to be used.</p>	<p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 190.IN: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM8: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

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10.	Heritage Statement (including Historical, Archaeological features and Scheduled Ancient Monuments)	<p>A heritage statement is required if the proposal:</p> <ul style="list-style-type: none"> • Affects a listed building; • Is located within or adjacent to a Conservation Area; or • Could potentially impact upon a heritage asset or its setting, or is adjacent to a heritage setting. 	<p>The statement should be proportionate to the development and the detail included will vary depending upon the heritage asset and the impact of the proposed development upon it.</p> <p>The statement should include a desk-based assessment and where necessary a field evaluation.</p> <p>The statement should describe:</p> <ul style="list-style-type: none"> • The significance of the heritage asset and the contribution of its setting; • The impact of the development on the significance of the heritage asset and/or its setting. Specifically how the development will sustain or enhance the heritage asset; any harm to a heritage asset would require clear justification; • Any necessary steps which are to be taken to minimise or negate any negative impact upon the significance of the heritage asset and/or its setting. <p>A qualified specialist should be consulted if necessary depending on the significance of the asset and/or the impact of the development proposed.</p>	<p>NPPF, Part 12: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 166-184.LB (inclusive): http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM10: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Further details on Conservation and Heritage including the locations of listed buildings and conservation areas within the Borough can be found on the Council's website at: http://www.eastleigh.gov.uk/planning--building-control/conservation-and-heritage.aspx</p>

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11.	Land Contamination Assessment	<p>Development on land where contamination is known or suspected to exist.</p> <p>The proposed use/users is/are vulnerable to land contamination.</p> <p>The development is within 250 metres of a currently licensed or historic landfill site.</p> <p>The development could affect or cause the movement of contaminants within the ground.</p>	<p>Assessments of land contamination are expected to follow the advice contained in CLR11 'Model procedures for the Management of Land Contamination', and British Standards such as BS 10175:2011 'Investigation of potentially contaminated sites – Code of Practice', and BS 8576:2013 'Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)'.</p> <p>A typical site assessment should be carried out by a competent person and include:</p> <ul style="list-style-type: none"> • Site Characterisation – Desk study and/or site investigations that allow for the previous use, contaminant, pathway and receptor linkages to be identified and develop a conceptual model of the site; • Risk Assessment – Characterisation and assessment of the impacts of the risks posed to proposed and existing receptors from the hazards identified; and, • Remediation Scheme – Identification of appropriate risk management measures (remedial works or protective measures) to mitigate unacceptable risks. Appropriate verification, validation and certification to ensure compliance with the scheme will subsequently be required. <p>Due to the complex nature and likely</p>	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 35.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM7: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Further details on Land Contamination can be found on the Council's website at: http://www.eastleigh.gov.uk/waste-recycling-environment/environmental--health/pollution/land-contamination/land-contamination.aspx</p>

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			<p>phasing of investigations and the time required to adequately assess some contaminants, applicants are advised to seek agreement with the Environmental Health Unit on the scope and extent of the site investigation and assessment needed to support an application prior to its submission.</p>	
12.	<p>Landscaping Details and Management Plan</p>	<p>Required for applications whereby:</p> <ul style="list-style-type: none"> • The proposal could have a landscape and/or visual impact on the surrounding landscape or character of the area. • Where replacement landscaping is proposed. • Where it is expected or has been determined through pre-application discussions that landscaping will be necessary to make the proposal acceptable in planning terms. 	<p>The landscaping scheme should include:</p> <ul style="list-style-type: none"> • A plan or plans detailing the proposed landscaping; • Details of all hard and soft landscaping areas; • Planting and maintenance specifications; • A management plan for landscaped areas and the period of aftercare, including arrangements and provisions for the replacement of any plants which die or are removed during this period. 	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

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13.	Lighting Assessment	Any proposal which involves the installation of floodlighting or external lighting.	<p>The assessment should include:</p> <p>Details of all external lighting including:</p> <ul style="list-style-type: none"> • A layout plan showing the location and siting of the lighting; • A plan showing the beam orientation; • The hours of use of the lighting; • The size, height and level of luminance/lux of the lighting; and, • The type of equipment/lighting to be used. <p>Details of the impact of the lighting on (where applicable):</p> <ul style="list-style-type: none"> • The amenity of neighbouring properties, specifically if light has the potential to extend beyond the boundary of the site; • Any impact upon roads/highway safety; • The visual impact of the lighting on the character of the area and the wider landscape; • Impact on ecology, specifically European protected species. <p>An explanation as to why the lighting is necessary and details of any mitigation measures to reduce the impact of the lighting should be included.</p> <p>Please Note: The assessment should be proportionate to the development, the type of lighting proposed and the impact of the lighting on neighbouring amenity and the wider area.</p>	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 36.ES, 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1, DM7: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

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14.	Noise Assessment	Where a noise generating development is proposed in the vicinity of existing noise sensitive developments or uses; or, where a noise sensitive use is proposed in the vicinity of an existing noise generating use, such as a railway or classified road.	<p>A noise assessment will be expected to:</p> <ul style="list-style-type: none"> • Identify all significant sources of noise; • Assess the likely short and long term impacts of noise generated and/or of exposure to noise; and • Propose noise protection or mitigation measures should these be necessary. 	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 30.ES, 31.ES, 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM7: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>
15.	Open Space Assessment	Required for any development which involves the loss of existing open space (including playing fields).	An open space assessment should include plans showing any areas of existing or proposed open space within or adjoining the application site, as well as a detailed justification explaining why the land is surplus to local requirements.	<p>NPPF, Part 8: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 145.OS: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM31: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

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16.	Parking Provision Details	<p>Where the development would result in the increase or loss of current parking provision.</p> <p>The development would affect the need for parking requirements i.e. by adding additional facilities, increasing floor space, increasing the number of employees.</p>	<p>Details and a layout plan of the existing and proposed parking arrangements.</p> <p>Where necessary, a statement providing justification for the increase or decrease in parking provision (this is not required where this information is provided within a separate Transport Assessment/Statement).</p>	<p>NPPF, Part 4: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 59.BE, 100.T: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM24: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Residential Parking Standards SPD, (Adopted January 2009): http://www.eastleigh.gov.uk/pdf/ppdadoptionparkingstandards0109downsize.pdf</p> <p>Hampshire County Council's Parking Strategy and Standards 2002: http://www3.hants.gov.uk/highways-development-planning/hdp-parking-policies/2002-parking-standards.htm</p>
17.	Photomontages and 3D Visuals	For all Major developments	Photomontages and 3D visuals should show the scale, size and design of the proposed development in context and relative to other buildings and uses surrounding or in close proximity to the application site.	<p>NPPF, Part 7: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE: http://www.eastleigh.gov.uk/planning--</p>

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				<p>building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Quality Places Supplementary Planning Document, Adopted November 2011: http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf</p>
18.	Planning Obligations – Draft Heads of Terms	All developments that are identified as requiring contributions to be made as set out in the Council’s adopted Planning Obligations Supplementary Planning Document (SPD)	<p>The Council’s Planning Obligations SPD gives an indication of the types and levels of contributions that are relevant to different types of development.</p> <p>Draft heads of terms will be required along with the ownership and contact details necessary for the planning obligation(s) to be progressed.</p>	<p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 185.IN (inclusive), 190.IN, 191.IN: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM37: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Planning Obligations Supplementary Planning Document (Adopted April 2008): http://www.eastleigh.gov.uk/pdf/Supplementary%20Planning%20Document%20Adopted%202008.pdf</p>
19.	Planning Statement	All major developments	The level of details provided in the planning statement should be proportionate to the scale of the development proposed.	<p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p>

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			<p>The planning statement should, however, as a minimum:</p> <ul style="list-style-type: none"> • explain the proposed development; • identify the context and need for the proposed development; • include an assessment of how the proposal complies with the relevant national and local planning policies. <p>It may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission.</p>	<p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Quality Places Supplementary Planning Document, Adopted November 2011: http://www.eastleigh.gov.uk/PDF/QualityPlacesCabinetRP-27-0611v5.pdf</p>
20.	Public Art Statement	Major developments which are identified within the Council's adopted Planning Obligations SPD as requiring a contribution to public art provision.	<p>The public art statement needs to demonstrate how the developer has provided and will provide opportunities for artists within the development. Information from the public art statement will inform the section 106 agreement or the planning conditions focusing on public art for that development. The content of the statement will vary depending on the scale and nature of the development and the stage reached in the commissioning process.</p> <p>Guidance on preparing a public art statement is available at: http://www.eastleigh.gov.uk/pdf/Public%20Art%20Statement.pdf</p>	<p>NPPF, Part 7: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 160.TA, 161.TA, 162.TA, 165.TA, 191.IN: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policies DM1, DM37: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Eastleigh Borough Council Public Art Strategy 2011-2013: http://www.eastleigh.gov.uk/PDF/PublicArtD</p>

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				<p>raft241011.pdf</p> <p>Planning Obligations Supplementary Planning Document (Adopted April 2008): http://www.eastleigh.gov.uk/pdf/Supplementary%20Planning%20Document%20Adopted%202008.pdf</p> <p>Further information and guidance in respect of public art can be found on the Council's website at: http://www.eastleigh.gov.uk/planning--building-control/public-art.aspx</p>
21.	Retail, Leisure, Office and Other Town Centre Uses – Sequential Test	Applications for retail, leisure or office development or other town centre uses, of over 500sqm that will be situated outside of existing centres.	<p>The sequential test will need to demonstrate:</p> <ul style="list-style-type: none"> • that the proposal will not by itself or cumulatively with other proposals undermine the vitality and viability of any existing centre; • that there are no suitable, viable and alternative sites or premises for the proposed use within an existing centre or edge of centre location; • that the site is sustainably located in terms of accessibility by modes of transport other than the private car. 	<p>NPPF, Part 2: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 134.TC: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policies DM19, DM35: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>
22.	Retail, Leisure, Office and Other Town Centre Uses – Impact	Applications for retail, leisure or office development, or other town centre uses, of over 2,500sqm that	<p>This should include an assessment of:</p> <ul style="list-style-type: none"> • the impact of the proposal on existing, committed and planned public and private investment in a centre or centres 	<p>NPPF, Part 2: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p>

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	Assessment	will be situated outside of existing centres.	<p>in the catchment area of the proposal; and,</p> <ul style="list-style-type: none"> the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to five years from the time the application is made. For major schemes where the full impact will not be realised in five years, the impact should also be assessed up to ten years from the time the application is made. 	<p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 133.TC, 134.TC: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM19, DM35: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>
23.	Site Survey	<p>Required on all developments involving new residential dwellings.</p> <p>All Major developments.</p>	<p>The site survey should be an accurate drawing to a recognised metric scale to show the positions, height and levels of existing physical features (including land, structures and buildings) on the site.</p> <p>A site survey should be less than 12 months old.</p>	<p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 59.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>
24.	Site Waste Management Plan (SWMP)	For all developments where the estimated construction costs are higher than £300,000 (excluding VAT).	The specific requirements for SWMPs are set out in Article 6 of The Site Waste Management Plan Regulations 2008.	<p>The Site Waste Management Plan Regulations 2008: http://www.legislation.gov.uk/uksi/2008/314/contents/made</p> <p>Further information, including links to SWMP templates, is available on the Council's website at: http://www.eastleigh.gov.uk/waste-recycling-environment/environmental--health/pollution/site-waste-management-plans.aspx</p>

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25.	Statement of Community Involvement	Required for all Major applications.	The statement of community involvement should show how the developer has complied with the requirements for pre-application consultation as set out in the Council's adopted Statement of Community Involvement.	<p>NPPF, Part 8: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Council's Statement of Community Involvement, adopted September 2013: http://www.eastleigh.gov.uk/pdf/ppd_SCI_AdoptedSept2013%20.pdf</p>
26.	Structural Survey	<p>For development proposals that could affect the stability of, or involve the substantial demolition of a listed building, heritage asset, or a building within a conservation area.</p> <p>For proposals involving the conversion of a rural building to another use.</p>	A structural survey should be compiled by a suitably qualified surveyor and should detail the existing structural condition of the building and any remedial works necessary to improve its condition or to allow for its change of use.	<p>NPPF, Part 12: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 15.CO, 16.CO, 170.LB, 173LB: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policies DM10, DM17: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>
27.	Sustainable Drainage (SuDS) Details	All new residential and commercial development.	Development proposals should include an indicative drainage strategy to demonstrate how sustainable drainage will be incorporated into the development. The strategy should include sustainable drainage elements with attenuation, storage and treatment capacities incorporated as set out	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 45.ES:</p>

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			<p>in the relevant local or national design guidance.</p> <p>Proposals for sustainable drainage systems should include provisions for future maintenance of these systems, and developers should consult the Borough Council, the Environment Agency and Hampshire County Council about such proposals.</p>	<p>http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM6: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Further details on SuDS are available on the website of Hampshire County Council: http://www3.hants.gov.uk/flooding/drainagesystems.htm</p>
28.	Sustainability Report	<p>All developments involving the provision of new dwellings.</p> <p>All non-residential and multi-residential developments above 500sqm of floor space measured externally (including extensions to existing buildings).</p>	<p>A Sustainability Statement should demonstrate how the proposed development complies with the sustainability principles and requirements as set out in the Council's adopted planning policies and associated Supplementary Planning Document (SPD).</p> <p>For residential developments and in order to assist you in the preparation of a Sustainability Statement, the Council has produced a model statement which is available within Appendix 7 of the adopted Environmentally Sustainable Development SPD: http://www.eastleigh.gov.uk/pdf/ppdEnvSusSPDApp7.pdf</p>	<p>NPPF, Part 10: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 34.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM2: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Environmentally Sustainable Development Supplementary Planning Document (Adopted March 2009): http://www.eastleigh.gov.uk/pdf/11-11-23ppdenvsusspd.pdf</p>

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29.	Telecommunications Development – Supplementary Information	All applications for mast and antenna development by mobile phone network operators (including those for prior approval under Part 24 of the General Permitted Development Order).	The information as specified within Annex F of the Code of Best Practice on Mobile Phone Network Development in England (published 24/07/2013) should be submitted along with the completed Supplementary Information Template contained within Annex E of this document.	<p>NPPF, Part 5: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 65.BE: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM8: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Code of Best Practice on Mobile Phone Network Development in England: http://www.mobilemastinfo.com/images/stories/2013_Code_of_best_practice/Code_of_Best_Practice_on_Mobile_Network_Development_-_Published_24-07-2013.pdf</p>
30.	Transport Assessment or Transport Statement	All developments that have significant transport implications or generate significant amounts of transport movements.	<p>These documents should allow the transport implications of proposed developments to be properly considered and, where appropriate, will help identify suitable measures to achieve a more sustainable outcome.</p> <p>The Transport Assessment should include analysis of all existing and proposed trips by all modes of travel generated by the site. It should illustrate accessibility to the site by all modes, and the likely modal split of</p>	<p>NPPF, Part 4: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 100.T, 101.T, 102.T: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local</p>

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			<p>journeys to and from the site. The TA should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport implications.</p> <p>Loading areas and arrangements for manoeuvring, servicing and parking of vehicles should also be clearly identified. It should describe and analyse existing transport conditions, how the development would affect those conditions and any measures proposed to overcome any issues.</p> <p>For a development that has relatively small transport implications, a Transport Statement would be required which would contain a similar assessment of the existing and proposed conditions as a Transport Assessment, however, a detailed analysis of impact on the wider network would not be required.</p>	<p>Plan (2011-2029), Policies DM23, DM24 : http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Department for Transport Guidance on Transport Assessments: https://www.gov.uk/government/publications/guidance-on-transport-assessment</p>

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31.	Travel Plan	Required for all developments which are likely to have significant transport implications.	<p>A Travel Plan should outline the way in which the transport implications of the new development will be managed in order to ensure the minimum environmental, social and economic impacts.</p> <p>Developers should state how new occupiers or customers of the development will use alternative means of travel, which do not involve private use cars.</p> <p>The Travel Plan should include details of targets and arrangements for monitoring.</p>	<p>NPPF, Part 4: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 103.T: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM23: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p> <p>Hampshire County Council Guide to Travel Plans: https://www3.hants.gov.uk/guide-to-travel-plans-january-2010.doc</p>
32.	Tree Survey / Arboricultural Impact Assessment / Method Statement	Required for all applications where trees or hedgerows are proposed to be lost or would be affected by the development.	<p>Information will be required on which trees are to be retained and on the means of protecting these trees during construction works.</p> <p>This information should be prepared by a qualified arboriculturalist.</p> <p>Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current (2012) BS5837 'Trees in relation to design, demolition and construction – Recommendations'. Using the methodology set out in the British</p>	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policies 46.ES, 47.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM1: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>

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			Standard should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.	BS5837: 2012 'Trees in relation to construction – recommendations'.
33.	Ventilation / Extraction Statement	<p>Required for applications for uses involving food preparation such as restaurants, cafes, takeaways and pubs.</p> <p>Commercial developments that will cause odorous emissions.</p> <p>Where air conditioning units are proposed to be installed.</p>	<p>Details of the position and design of ventilation and extraction equipment should be provided. This shall include a technical specification including predicted noise levels (and existing background noise levels), noise mitigation measures and odour abatement techniques.</p> <p>Elevational drawings showing the size, location and external appearance of plant and equipment will also be required.</p>	<p>NPPF, Part 11: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf</p> <p>Eastleigh Borough Local Plan Review (2001-2011), Saved Policy 32.ES: http://www.eastleigh.gov.uk/planning--building-control/local-plan-review.aspx</p> <p>Pre-Submission Eastleigh Borough Local Plan (2011-2029), Policy DM7: http://www.eastleigh.gov.uk/planning--building-control/planning-policy--design/draft-local-plan.aspx</p>