

DRAFT New South Plan Validation Checklist

List of national and local validation requirements for major, minor and small-scale and householder developments

These are requirements in the Council's validation checklist. They need to be provided for a scheme to be validated. Please note there are separate CIL requirements.

National List

| Requirements | Guidance notes | | |
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| | Major developments | Minor and small-scale (1-9 dwellings, commercial space up to 999sqm and other minor developments) | Householder |
| Completed application form | Required | Required | Required |
| Appropriate fee | Required | Required | Required |
| Design and Access Statement | Required, as defined in the Town and Country Planning (Development Management Procedure (England) Order 2015 | Required in a designated area for one or more dwelling, 100sqm or more floorspace, listed building consent. | Not required |
| Environmental Statement | Where required by The Town and Country Planning (Environmental Impact Assessment) Regulations 1999. A screening opinion can be requested from the council before submitting the application to determine if an EIA is required. | Where required by The Town and Country Planning (Environmental Impact Assessment) Regulations 1999. A screening opinion can be requested from the council before submitting the application to determine if an EIA is required. | Not required. |
| Ownership certificate and Agricultural Land Declaration | Required | Required | Required |
| Plans and drawings – location plan. For other plans see local list. | Required | Required | Required |

Local List

| Requirement | Relevant policy | Guidance notes | | |
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| | | Major developments | Minor and small-scale (1-9 dwellings, commercial space up to 999sqm and other minor developments) | Householder |
| Planning Statement | All | Required | Not required | Not required |
| Affordable housing statement | DM1 | Required for all applications providing 10 or more dwellings. If your proposal is not policy compliant, you will need to provide a full justification for the amount and tenure of the affordable housing provision. If it is proposed to provide affordable housing off site, evidence of the site search must be provided. | Required once NSP is adopted but not at present. | Not required. |
| Air quality assessment | DM60 | Required for all major applications adjoining classified roads and roads within preferred industrial locations and major applications with pollution sources such as combined heat and power (CHP) plants or biomass boilers. This should include mitigation of the air quality impacts of the construction process. | Required for all minor applications providing new accommodation adjoining classified roads and roads within preferred industrial locations and minor applications with pollution sources such as combined heat and power (CHP) plants or biomass boiler. | Not required. |
| Archaeological assessment | DM18 | An archaeological desk based assessment is required for all applications where groundworks are proposed within an Archaeological Priority Zone. Where such proposals include new basements, extensions to basements or other extensive groundworks, the results of an archaeological evaluation should be included. | An archaeological desk based assessment is required for all applications where groundworks are proposed within an Archaeological Priority Zone. Where such proposals include new basements, extensions to basements or other extensive groundworks, the results of an archaeological evaluation should be included. | An archaeological desk based assessment is required for all applications where groundworks are proposed within an Archaeological Priority Zone. Where such proposals include new basements, extensions to basements or other extensive groundworks, the results of an archaeological evaluation should be included. |

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| Basement Impact Assessment | DM10 | Required where there is a new or extended basement. | Required where there is a new or extended basement. | Required where there is a new or extended basement. |
| Biodiversity survey and report | DM53 | Required where proposal may have an impact on wildlife and biodiversity, especially where protected species may be affected. This includes all proposed tree works; development affecting mature trees, trees with obvious holes/cracks/cavities, trees with a girth greater than 1m at chest height; proposals affecting 'derelict' land (brownfield sites), allotments, mature gardens and railway land including bare ground that may support ground-nesting birds or invertebrates; and proposals including the modification, conversion, demolition or removal of buildings and structures (especially roof voids). | Required where proposal may have an impact on wildlife and biodiversity, especially where protected species may be affected. This includes all proposed tree works; development affecting mature trees, trees with obvious holes/cracks/cavities, trees with a girth greater than 1m at chest height; proposals affecting 'derelict' land (brownfield sites), allotments, mature gardens and railway land including bare ground that may support ground-nesting birds or invertebrates; and proposals including the modification, conversion, demolition or removal of buildings and structures (especially roof voids). | Required where the proposal may have an impact on wildlife and biodiversity especially where protected species may be affected. |
| Construction management plan | DM43 | Required for all developments providing over 500 homes or more than 25,000 sqm of floorspace to demonstrate how negative impacts of the construction process on the amenity of neighbouring occupiers and the environment will be managed and mitigated. | Not required. | Not required. |
| Daylight/Sunlight assessment | DM11 | Required where the proposed development may have a potentially adverse effect on the daylight and/or sunlight enjoyed by adjoining properties. See the BRE Report 'Site layout planning for daylight and sunlight: a guide to good practice'. | Not required. | Not required |
| Drainage assessment | DM63, DM64 | Required | Required | Not required. |

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| Energy assessment and BREEAM pre-assessment | DM10, DM11, DM55, DM56 | Required for all applications for major developments to provide an assessment of how they will contribute towards energy and carbon reduction targets. The energy assessment should be produced in accordance with the GLA's guidance on preparing energy assessments. It should include a BREEAM pre-assessment where a BREEAM "Excellent" rating is required, and dynamic thermal modelling where there is a risk of overheating (e.g. single aspect homes). | Where changes are proposed that will increase the energy demand of a site, such as changes of use, or additional floorspace or dwellings, information on how the development has been designed to be as energy efficiency as possible should be provided in the Design and Access Statement. | Not required. |
| Flood risk assessment | DM63 | Required for all new developments in Flood Zones 2 and 3 and for sites of more than 1ha in Flood Zone 1. Find out about Flood Risk Assessment and other general advice for applicants at http://www.environment-agency.gov.uk/research/planning/ | Required for all new developments in Flood Zones 2 and 3 and for sites of more than 1ha in Flood Zone 1. Find out about Flood Risk Assessment and other general advice for applicants at http://www.environment-agency.gov.uk/research/planning/ | Not required. |
| Health impact assessment | DM38 | Major developments providing over 500 homes or more than 25,000 sqm of floorspace will be required to submit a Health Impact Assessment (HIA). | Not required. | Not required. |
| Heritage Statement | DM14, DM15, DM16 | Required for all developments within conservation areas and /or affecting the setting, appearance or character of a listed building, an historic park or garden or a scheduled ancient monument (see guidance notes). | Required for all developments within conservation areas and /or affecting the setting, appearance or character of a listed building, an historic park or garden or a scheduled ancient monument (see guidance notes). | Required for all developments within conservation areas and /or affecting the setting, appearance or character of a listed building, an historic park or garden or a scheduled ancient monument (see guidance notes). |
| Land contamination assessment | DM59 | Required for all development on brown field sites or where the site is known to be contaminated. | Required for all development on brown field sites or where the site is known to be contaminated. | Not required. |
| Landscaping details | DM9, DM52, | Required for all major applications where landscaping is not a reserved | Required for all minor applications where landscaping is not a reserved | Not required. |

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| | DM53 | matter. These may include details of green roofs, green walls and podium or terrace planting within raised planting. Details of maintenance are also required such that all landscaping successfully establishes. | matter. These may include details of green roofs, green walls and podium or terrace planting within raised planting. Details of maintenance are also required such that all landscaping successfully establishes. | |
| Lighting assessment | DM9, DM51 | Required for all development where external lighting is proposed or where the proposal involves areas of public access. Refer to Institution of Lighting Professionals guidance for the reduction of obtrusive light. | Required for all development where external lighting is proposed or where the proposal involves areas of public access. Refer to Institution of Lighting Professionals guidance for the reduction of obtrusive light. | Not required. |
| Marketing statement | DM24, DM30, DM34, DM40 | Required if there is a marketing requirement in the policy. | Required if there is a marketing requirement in the policy. | Not required. |
| Microclimate assessment | DM12 | Required for all tall buildings over 30m. This includes overshadowing and wind. | Not required | Not required |
| Noise impact assessment | DM61 | Required where the proposed development involves the installation of any plant or equipment or the carrying out of any operations, activity or use that may adversely affect adjoining or nearby noise sensitive properties. Required for all noise sensitive developments that adjoin or are likely to be affected by an existing source of noise. | Required where the proposed development involves the installation of any plant or equipment or the carrying out of any operations, activity or use that may adversely affect adjoining or nearby noise sensitive properties. Required for all noise sensitive developments that adjoin or are likely to be affected by an existing source of noise. | Not required. |
| Photographs, photomontages and contextual drawings | n/a | Required | Not required | Not required |
| Planning obligations – Draft | DM65 | Required where the scale of the proposed development requires the provision of planning benefits. Provide | Not required. | Not required. |

| Head(s) of Terms | | the level of contribution(s) offered under each head(s) of terms. | | |
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| Schedule of accommodation and floor plan identifying the standard under M4 of the Building Regulations that each home in the development will meet | Approved Document M of the Building Regulations, London Plan 2015 Policy 3.8 | Required for all residential development. Where M4(2) (Accessible and Adaptable Dwellings) cannot be achieved for reason of viability or practicality the applicant must provide evidence to support this. The applicant must provide a floor plan that identifies the unit reference number for each proposed unit. | Required for all residential development. Where M4(2) (Accessible and Adaptable Dwellings) cannot be achieved for reason of viability or practicality the applicant must provide evidence to support this. The applicant must provide a floor plan that identifies the unit reference number for each proposed unit. | Not required. |
| Statement of Community Involvement | n/a | Required | Not required. | Not required. |
| Structural survey | DM14, DM15 | Required for all applications involving substantial works where the retained structure is changing significantly, there is a basement or the development is affecting the foundations. | Required for all applications involving substantial works where the retained structure is changing significantly, there is a basement or the development is affecting the foundations. | Required for all applications involving substantial works where the retained structure is changing significantly, there is a basement or the development is affecting the foundations. |
| Townscape visual impact assessment | DM12, DM14, DM15, DM17, DM19 | Required for all those schemes impacting on the London View Management Framework and local views (including views to and from listed assets and conservation areas; and views in, out and across World Heritage Sites). | Required if the proposal is for a tall building. | Not required. |
| Town centre impact assessment (Amended from national requirement of 2500sqm) | DM28 | Developments for town centre uses located outside town and local centres must comply with the sequential test. Large developments, over 1,000sqm (gross), should provide an impact assessment and demonstrate that they would not harm the vitality and | Not required. | Not required. |

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| | | viability of centres or planned investment in centres | | |
| Transport assessment | DM42, DM43, DM44, DM46, DM47, DM48, DM49 | <p>Transport assessments, including a Travel Plan and parking provision statement, are required for all major applications.</p> <p>This should be supported by a parking survey where the following criteria apply:</p> <ul style="list-style-type: none"> • Developments in areas with a low PTAL and not covered by a CPZ. • Developments surrounding stations and not covered by a CPZ. • Developments within areas not covered by a CPZ and within close proximity to Town Centres. <p>All parking surveys should be conducted in line with the Lambeth Parking Survey Methodology.</p> | <p>Transport assessments or statements are required for applications where the proposed development is likely to have significant transport implications.</p> <p>The Council will advise on the level of detail required and the need for a parking survey.</p> | <p>Transport assessment not required.</p> <p>The Council will advise the applicant where a parking provision statements is required.</p> |
| Tree survey / Arboricultural impacts assessment | DM54 | <p>Required for applications that involve the pruning or removal of existing trees and for the carrying out of demolition, building or engineering operations (including the excavation of foundations, any changes of level and service/utility runs) where these may affect trees both on site or on adjoining land. Refer to BS:5837 and BS:8545, Trees and Design Action Group (TDAG) guidance.</p> | <p>Required for applications that involve the pruning or removal of existing trees and for the carrying out of demolition, building or engineering operations (including the excavation of foundations, any changes of level and service/utility runs) where these may affect trees both on site or on adjoining land. Refer to BS:5837 and BS:8545, Trees and Design Action Group (TDAG) guidance.</p> | <p>Required for applications that involve the pruning or removal of existing trees and for the carrying out of demolition, building or engineering operations (including the excavation of foundations, any changes of level and service/utility runs) where these may affect trees both on site or on adjoining land. Refer to BS:5837 and BS:8545, Trees and Design Action Group (TDAG) guidance.</p> |
| Ventilation / Extraction statement | DM60 | <p>Required for all applications for non-residential use where ventilation or extraction equipment is proposed or will be required.</p> | <p>Required for all applications for non-residential use where ventilation or extraction equipment is proposed or will be required.</p> | <p>Not required.</p> |