

Policy	Trigger	Additional information required for Validation
Housing		
A2 Houses in Multiple Occupation	All applications proposing HMO's	<p>HMO statement detailing application of policy</p> <p>In addition to the standard information, you will need to provide when making a planning application, you will also need to include:</p> <p>A scaled plan showing the 100m radius and a list of all the property addresses within the radius. The plan should also identify those properties that are HMOs.</p> <p>The calculation of the percentage of HMOs within the 100m radius showing the existing percentage and the proposed percentage with the application site included.</p> <p>The internal measurements floor area for each room (bedrooms and communal spaces) indicating what each room will be used for.</p> <p>A statement detailing how the scheme meets NDSS.</p> <p>For bedrooms, indicate if they are a single or a double and how many people will occupy each room. Also indicate any areas of reduced ceiling height.</p> <p>External layout plans showing the location, size and design of the:</p> <p>Waste storage area for waste bins and recycling receptacles.</p> <p>Outdoor amenity space.</p> <p>Areas for drying clothes.</p> <p>Covered and secure bicycle parking and storage at one space per bedroom.</p> <p>Car parking (if on site).</p> <p>Improvements to the natural environment.</p>
A3 Estate Regeneration	Applications proposing estate regeneration	<p>Masterplan</p> <p>Housing stock conditions survey</p> <p>Socio-economic justification and alternative options paper</p> <p>Asset audit – built, natural, community</p> <p>Community consultation strategy</p> <p>Details of housing mix, tenure, rehousing strategy</p> <p>Phasing plan</p>
A4 Student accommodation	All applications for student accommodation	<p>Details of formal agreement with further education establishment</p> <p>Details of identified need</p>
A5 Specialist accommodation	All applications proposing specialist accommodation	<p>Details of evidenced need</p>

A6 Accessible and adaptable homes	All applications for 4 or more dwellings	Annotated floor plans
A7 Self build and custom build homes	All applications proposing 20 or more houses	Plan identifying serviced plot location Marketing plan/ report
Healthy communities		
C1 Active design and accessibility	For major development	Active Design and accessibility section in DAS required
C4 Hot food takeaway	All applications proposing a hot food takeaway including change of use.	Plan showing location of secondary schools and colleges in proximity of site.
C5 Air quality	All applications within an AQMA	Existing planting and proposed planting plans.
C6 Cordon sanitaire – Netheridge Sewage Treatment works	All applications within the Cordon Sanitaire	Odour assessment For residential or sensitive uses – comprehensive detailed odour dispersion modelling.
C7 Fall prevention from taller buildings	For buildings or structures above 12m in height	Suicide prevention mitigation strategy
C8 Changing Places Toilets		Full specifications of the Changing Places Toilet and completed checklist.
Natural Environment		
E1 Biodiversity and geodiversity	Minor and major to provide statement demonstrating a net gain.	Minor Development - Biodiversity Statement Major Development – A Biodiversity net gain statement. A full copy of the statutory biodiversity metric excel spreadsheet. An on-site baseline map for the development site. The map must include areas covered by each existing habitat type and the area in hectares (habitat module) or kilometres (watercourse and hedgerow modules) of each habitat type. This will need to be submitted in a format compatible with GIS software.

		<p>An on-site post intervention map. The map must include existing habitat types to be retained and enhanced, and new habitat types to be created. The area in hectares (habitat module) or kilometres (watercourse and hedgerow modules) of each habitat type must be included. This will need to be submitted in a format compatible with GIS software.</p> <p>A Biodiversity net gain assessment (this can be included as a chapter in the ecological impact assessment report or as a separate biodiversity impact assessment report). The assessment must include a rationale for the condition assessment and strategic significance assigned to each habitat type within the submitted metric.</p> <p>An off-site baseline and post-intervention map, (only if an off-site solution is proposed). As above, these maps must include each habitat type and the area covered by each habitat type. These plans will need to be submitted in a format compatible with GIS software.</p>
E2 Nature Recovery Area	As above (E1)	
E3 Green/Blue Infrastructure	As above (E1)	
E7 Trees, woodlands and hedgerows	For development impacting on trees	<p>Tree protection plan</p> <p>Tree survey and arb method statement</p>
Design		
F1 Materials and finishes	For major applications	Section in DAS required demonstrating compliance with policy
F2 Landscape and planting	For major applications	<p>Plan indicating spaces proposed for adoption and details of maintenance and adoption.</p> <p>Hard landscaping schemes to conform with Public Realm Strategy.</p>
F6 Nationally Described Space Standards	For proposals for any new dwellings	NDSS compliance statement indicating internal floor space of each property and storage and a list of which do and do not meet NDSS
Sustainable living, transport and infrastructure		
4.7.6 In order to address the climate emergency, and in compliance with JCS Policy	For Major development	Energy statement

SD3 Sustainable Design and Construction, all applications for new buildings will be expected to demonstrate that all reasonable techniques have been utilised to adapt to and mitigate the effects of climate change.		
---	--	--

Addition requirements in respect of all plans and drawings for all applications

- All plans and drawings to indicate/annotate; key dimensions (in metric) e.g. width, height and length; and to a recognised metric scale.
- A scale bar must be included on all drawings.

17th October 2023