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Section 2 National and Local Validation Requirements

National Mandatory Validation Requirements

These apply to both Hertfordshire County Council and Dacorum Borough Council planning applications.

Validation Requirement	Why Required - Policy Drivers / Relevant Guidance	When Required	What information is required
N1. Application form	Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance -making an application	All applications	Completed standard application form – all necessary and required elements of the application form filled in correctly.
N2. Application fee	Town and Country Planning (Fees for Applications, Deemed Applications, Requests for Site Visits) (England) Regulations 2012 You can calculate the correct fee for your application using the Planning Portal's fee calculator: Planning Portal	All applications except listed building consent; works to existing dwellings and public buildings to provide disabled access; works to TPO trees in conservation areas, demolition within conservation areas.	Full payment at the time of submission through the Planning Portal (or see Section 1 -Introduction -for guidance on non-Portal application submissions).
N3. Ownership certificate/agricultural holdings certificate	National Planning Practice Guidance: Before submitting an application - GOV.UK (www.gov.uk) Making an application - GOV.UK (www.gov.uk) When is permission required? - GOV.UK (www.gov.uk)	All applications -except for advertisement consent applications	Complete the Ownership Certificate (A, B, C or D as applicable), and the declaration. Ensure you sign and date each of these sections –otherwise, your application will be invalid. For a certificate an 'owner' is anyone with a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Certificate A must be completed when the applicant is the sole owner of the site. Certificate B must be completed when all the owner(s) of the site are known. If Certificate B has been completed notice must be served on all the owners of the site in question. Certificate C must be completed when some of the owners of the site are known but not all. Certificate D must be completed when none of the owners of the site are known

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	Determining a planning application - GOV.UK (www.gov.uk)		The Agricultural Holdings Certificate is required to be completed whether the site includes an agricultural holding or not.
N4. Location plan	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance -see links to relevant sections under N3 Ownership Certificate above.	All applications	Up to date map at a scale of 1:1250 or 1:2500. Application site boundary must be clearly edged with a red line & include all land required for the proposed development, which will normally need to include land up to the edge of a public highway. Any other land within the control or ownership of the applicant, that is adjacent or close to the application site, should be edged with a blue line. Also required: An arrow indicating the direction of North, and at least two surrounding named roads. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
N5. Site/Block plan	Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance -see links to relevant sections under N3 Ownership Certificate above.	All applications	A plan which shows the proposed development in detail: At a scale of either 1:200 or 1:500 accurately showing; direction of north, proposed development in relation to the site boundaries and other existing buildings on site, all neighbouring buildings, roads and footpaths on land adjoining the site including access arrangements and all public rights of way crossing or adjoining the site
N6. Design and Access Statement	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Part 3, Article 9 and Planning (Listed Building and Conservation Areas) Regulations 1990 (as amended). National Planning Practice Guidance Making an application - GOV.UK (www.gov.uk)	Required for: All major developments; developments in Conservation Area which consists of the provision of one or more dwellinghouses or the provision of a building or buildings where the floorspace created by the development is 100 square metres or more (measured externally). Where a planning application is submitted in parallel with an application for listed building consent, a single combined Design and Access Statement	Must explain the design principles and concepts that have been applied to the proposed development; and demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly. Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which

Validation Requirement	Why Required - Policy Drivers / Relevant Guidance	When Required	What information is required
		should address the requirements of both.	might affect access to the proposed development have been addressed. For major applications within the Harlow and Gilston Garden Town area, please see L56.
N7. Fire Statement	This forms Building Safety: Planning Gateway One: The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 View government planning guidance on fire statements or access the fire statement template and guidance	Full/outline/reserved matters applications involving buildings that are at least 18 metres (or 7 storeys) tall containing more than one dwelling There are some exemptions - see guidance.	Fire statements must be submitted on a form published by the Secretary of State (or a form to similar effect) and contain the particulars specified or referred to in the form, which includes information about (not exhaustive list): • the principles, concepts and approach relating to fire safety that have been applied to each building in the development • the site layout • emergency vehicle access and water supplies for firefighting purposes • what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this • how any policies relating to fire safety in relevant local development documents have been taken into account.
N8. Existing and proposed floorplans	National Planning Policy Framework Para 43 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance- see links to relevant sections under N3 Ownership Certificate above	All applications except S73 applications	Drawings at a scale of 1:50/1:100 /1:200 showing floorplans of the existing building(s) & the proposed building(s), identifying each relevant floor/part floor, roof, and means of access. Where existing buildings or walls are to be demolished, these must be clearly shown. The proposed plans should be shown in context with the site boundary and any existing adjacent buildings. Applications for change of use need to be accompanied by floor plans annotated to indicate the extent of the existing and proposed use within the land or building. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
N9. Existing and proposed elevations	National Planning Policy Framework Para 43 The Town and Country Planning (Development	All applications excluding applications for changes of use or certificates of lawfulness with no external changes and S73 applications.	Drawings at a scale of 1:50/1:100/1:200, illustrating all relevant external parts including side elevations. Where a proposed elevation adjoins another building, or is in close proximity, the drawing should clearly show the relationship between the buildings & detail the relative positions of openings, parapets, levels etc. on each property; highlighting any structures to be

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	Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance- see links to relevant sections under N3 Ownership Certificate above		demolished and the relationship to neighbouring buildings. Blank elevations (e.g. end elevations which are blank) should also be included for clarity. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
N10. Existing and proposed roof plans	National Planning Policy Framework Para 43 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance- see links to relevant sections under N3 Ownership Certificate above	All applications that involve changes to roofs or are for new building except S73 applications	To show shape and materials of roofs at scale of 1:50/1:100/1:200. They should clearly show the proposed works in relation to what is already there, highlighting any structures to be demolished. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
N11. Existing and proposed sections and site levels	National Planning Policy Framework Para 43 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) National Planning Practice Guidance- see links to relevant sections under N3 Ownership Certificate above	HCC -all major applications DBC – All applications in cases where the proposals involve a change in ground levels or is on a sloping site	Drawings at a scale of 1:50/1:100/1:200 showing clearly labelled cross sections through the proposed buildings containing details of existing site levels, and finished floor levels with the levels related to a fixed datum point offsite, and showing the proposals in relation to adjoining buildings. Use spot levels and cross/long sections. Annotation is useful. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.

East Herts District Council Local Validation Requirements

The requirements below apply to applications submitted to East Herts District Council as set out in “when required”:

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
L1. Air Quality Impact Assessment	National Planning Policy Framework -paras 174, 185, 186 National Planning Practice Guidance How Detailed Does An Air Quality Assessment Need to Be	All major applications. All minerals and waste applications. Proposals that will significantly alter the traffic composition in an area such as heavy goods delivery traffic or industrial activities with significant emissions to the atmosphere regulated by Environmental Permit or introduction of a new school or public building close to an existing source of air pollution.	Need to include: current baselines in the area; consider cumulative impact of known future developments within an area; predict the future impact, both with and without the proposed development including the proposed mitigation measures by calculating statistics that can be compared with the air quality objectives. Further advice may be obtained from the Council's Environmental Health Team. This assessment should be undertaken in accordance with air quality guidance in the East Herts Sustainability Supplementary Planning Document. Any application that has the potential to generate increased dust should include a dust suppression scheme and will need to indicate how the applicant will minimise the impact of dust on the surrounding area, for further information please see 'Dust Assessment' Where the development could in itself result in the designation of an AQMA or where the grant of planning permission would undermine, elements of the Planning Authority's air quality action plan, these issues need to be addressed in the Assessment.
L1(A). Air Quality Neutral Assessment	Policy EQ4 East Herts District Plan 2018 East Herts Sustainability Supplementary Planning Document (2021)	All Major applications and any minor applications in or near and Air Quality Management Area.	An assessment should demonstrate that the development is air quality neutral to prevent deterioration of existing air quality. The assessment should: Calculate the site's nitrogen dioxide (NO₂) and PM₁₀ emissions from buildings and compare them with the

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
			buildings benchmark. The assessment should present the data used in the calculation, including the plant emission data. Calculate the site's NO2 and PM10 emissions from transport and compare them with the transport benchmark. The assessment should present the data used in the calculation. Provide an emissions assessment outlining the emissions produced and what mitigation is being applied, in consultation with the Council's air quality officers. If mitigation is not deemed adequate developers should make a financial contribution to offset their emissions. This assessment should be undertaken in accordance with air quality guidance in East Herts Sustainability Supplementary Planning Document. Major developments should submit this air quality neutral assessment as part of an Air Quality Impact Assessment. Further advice may be obtained from the Council's Environmental Health Team.
L2. Affordable Housing Statement	Policy HOU3 East Herts District Plan 2018 Affordable Housing Supplementary Planning Document (2020)	All applications where affordable housing is proposed and/or meets the criteria for the provision of affordable housing specified in policy HOU3	For outline applications -the percentage of affordable housing to be provided; indicative dwelling mix of affordable homes; indicative tenure mix of the dwelling types or sizes. Reserved matters or full applications should confirm the affordable housing mix. The statement should include details of both the affordable housing and market housing unit numbers; the mix of units including numbers of habitable rooms and/or bedrooms and/or the floorspace of the units; plans showing the location/distribution of units and their number of habitable rooms and/or bedrooms and/or the floorspace of the units.

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L3. Archaeological Desk-based Assessment/Field Evaluations	National Planning Policy Framework Footnote 68, para 194 and paras as per 26 above Policies HA1, HA3 East Herts District Plan 2018, NPPF National Planning Practice Guidance Historic environment - GOV.UK (www.gov.uk)	Operational development in Areas of Archaeological Significance and/or where the development would have an impact upon a site which has, or has the potential to have, heritage assets with archaeological interest. These may include below ground archaeological remains, historic buildings and historic landscapes and gardens.	Archaeological Desk-based Assessment: Existing archaeological and historic information about the application site, including previous land uses and the production of a report summarising this material. An assessment of the impact of the proposed development on heritage assets, together with an assessment of significance. These may comprise known and/or currently unknown archaeological remains, historic buildings, historic gardens and landscapes or other aspects of the historic environment. Field Evaluation: This is likely to involve on-site investigation such as geophysical survey and the excavation of test pits or trenches. This work must be discussed with the County Council's Historic Environment team, including their Planning Advisors and the Historic Environment Record, in advance and carried out in accordance with a brief issued by the historic environment team and an approved written scheme of investigation.
L4. Bio-aerosol Assessment (HCC)	Hertfordshire Waste Local Plan Policy 16	Proposals involving the handling, storage or treatment of biodegradable wastes, particularly composting within 250 metres of sensitive land uses such as dwellings.	Needs to provide a risk assessment to ascertain the potential impacts on neighbouring sensitive properties or other sensitive locations. Should identify sources, pathways and receptors, paying particular attention to sensitive receptors and including mitigation measures. De-aerosol developers with proposals for anaerobic digestion (AD) in an enclosed building will need to demonstrate that bioaerosols will not be generated from the AD plant. For further advice -please contact the County Council Waste Team
L5. Biodiversity Questionnaire	National Planning Policy Framework Paras 174, 179- 182 Policies NE1, NE3 East Herts District Plan 2018 National Planning Practice Guidance Natural environment - GOV.UK (www.gov.uk)	All All applications except for applications for advertisement consent, certificates of lawfulness and non-material minor amendments.	A biodiversity questionnaire is required for all proposals except those listed adjacent. The questionnaire is a screening tool to assess whether proposals are likely to have biodiversity or ecological impacts.

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	BS 42020:2020 Biodiversity Smart guide to biodiversity in planning and development.		
L6. Bird Strike Management Plan (HCC and EHDC)	Hertfordshire Minerals Local Plan adopted 2007 Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk) Further guidance is available from the Civil Aviation Authority: Civil Aviation Authority (caa.co.uk) .	All applications involving mineral extraction or quarrying, landfill, sewage disposal and restoration schemes with major tree planting or nature reserves which would be attractive to birds falling within 13 kilometres of Civil Airports and Ministry of Defence Airfields.	Details of appropriate bird control measures to reduce the risk of birdstrike to aircraft.
L7. Borehole or trial pit analysis (HCC & EHDC)	National Planning Policy Framework Para 210 Herts Minerals Local Plan adopted 2007 Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk)	For all mineral extraction proposals	The analysis should identify the depth and volume of soils and minerals proposed to be extracted, the extracted mineral type and position of the winter water table. For further advice contact the County Council Minerals and Waste Team.
L8. Climate Change Statement (HCC & EHDC)	Hertfordshire Waste Local Plan 2012 Policy 10 National Planning Practice Guidance Climate change - GOV.UK (www.gov.uk)	For mineral extraction and waste proposals.	Details and reasoning of any measures that have been considered to adapt to and mitigate against the future impacts of climate change.
L9. Daylight and Sunlight Assessment	National Planning Policy Framework Para 125 Site layout planning for daylight and sunlight: a guide to good practice' (updated in Sept 2011) This guidance is intended to be used in conjunction with the British Standard Code of Practice for daylighting (BS EN 17037:2019, Daylight in Buildings)	Where there is a potential adverse impact upon the current levels of daylight/sunlight enjoyed by adjoining properties or building(s), including associated gardens or amenity space.	This will depend on the circumstances of the case See guidance
L10. Dust Assessment (HCC & EHDC)	National Planning Policy Framework Paras 185,186, 210, 211 National Planning Practice Guidance Minerals - GOV.UK (www.gov.uk)	For developments with the potential to generate dust and applications involving major construction works where dust is likely to be an issue.	Applicants will need to assess any adverse effects of dust resulting from the development of sites and describe the appropriate controls that will be used to mitigate the impact. This could be a stand-alone Dust Management Scheme or as part of a wider Air Quality Assessment where there are operational phase effects to be considered.

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L11. Ecological Survey & Assessment	National Planning Policy Framework Paras 174, 179-182 National Planning Practice Guidance Natural environment - GOV.UK (www.gov.uk) Policies NE1, NE3 East Herts District Plan 2018 BS 42020:2020 Biodiversity Smart guide to biodiversity in planning National Guidance for developers https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals	A survey and assessment is required if any of the following apply: - Major applications, - Specified proposals within the “Ecology Consultation Area” (see below) or - When proposals could result in a loss of biodiversity, negatively affect protected habitats or species, European protected species, or priority habitats or species. The “Ecology Consultation Area” can be viewed on the “East Herts Online Mapping” available here: https://www.eastherts.gov.uk/planning-and-building/planning-policy/east-herts-district-plan-2018 Proposals within this area which will require an Ecology Survey and Assessment are: - o Householders which affect roofspace (eg dormers, extensions attaching to main roof) - o Non domestic extensions of over 50m2 floor area - o Creation of new buildings - o Those that include demolition of a building	Protected species surveys will be required where there is a reasonable likelihood of their being present and affected by the development. A Phase 1 habitat survey and where necessary a Phase 2 habitat survey. The survey should be compliant with BS42020, undertaken by a trained ecologist in accordance with national survey standards. Surveys should be up to date and ideally from the most recent survey season. A report accompanying the surveys is required for all major applications and for all instances where surveys suggest the presence or impact upon protected species or where proposals may significantly impact ecology. Reports should set out the potential impact on ecology or protected species, measures to reduce or mitigate this and what measures to improve or compensate for impact on ecology and protected species are proposed. Where it becomes clear during the determination of any application that an ecological survey is required, the Council will not delay making a decision on the application and it is likely that planning permission will be refused on these grounds.
L12. Flood Risk Assessment	National Planning Policy Framework Paras 167 and Footnote 55 Policy WAT1 East Herts District Plan 2018; NPPF	• All major applications • Where the site is shown to be at High Risk of surface water flooding in the national Risk of Flooding from Surface Water maps; • developments of 1 hectare or greater in Flood Zone 1; • new development located in	The FRA 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. It should identify opportunities to reduce the probability and consequences of flooding and include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and

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	Herts County Council LLFA validation list/SUDS pro-forma Guidance for developers Surface water drainage Hertfordshire County Council	Flood Zones 2 and 3; • development including change of use, to a more vulnerable class where they could be affected by sources of flooding other than rivers and the sea; • Any development within flood zone 1 which has a critical drainage problem as notified by the Environment Agency. A sequential test will be required for development other than for minor development (see Planning Practice Guidance for definition) or changes of use (unless development is a caravan, camping chalet, mobile home or park home site). An exceptions test is required for highly vulnerable development, more vulnerable development and essential infrastructure	address the requirement for safe access to and from the development in areas at risk of flooding. The FRA should explain how the sequential approach to development has been taken into account and outlining appropriate mitigation measures; (b) minimise water runoff; (c) secure opportunities to reduce the cause and impact of flooding, such as using green infrastructure for flood storage; (d) secure opportunities to conserve and enhance biodiversity; and (e) avoid damage to Groundwater Source Protection Zones
L13. Geo-Diverse Assessment	National Planning Policy Framework Para 210 Hertfordshire County Council Minerals Local Plan adopted 2007 Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk)	Developments that pose a risk to a designated site of geological/geomorphological importance or a notable geological/geomorphological feature within the application site.	Details of the geological/geomorphological feature on and/or in the vicinity of, the application site. Details of how the protection and/or enhancement of the feature has been incorporated into the overall design of the development. Where harm to the feature is likely the applicant must identify the risks the proposal would have on the geological /geomorphological feature by: a) Demonstrating how the alternative designs or locations have been considered. b) Demonstrating the measures proposed to mitigate the risks that have been identified. c) Demonstrating the measures proposed for the

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			ongoing monitoring and reporting to ensure that the integrity of the geological resource that is being protected is not compromised.
L14. Heritage Statement	National Planning Policy Framework Paras 189-190, 194-195, 199-205, 208 Local Policies HA1, HA3, HA3, HA4, HA7, HA8 East Herts District Plan 2018 National Planning Practice Guidance Historic environment - GOV.UK (www.gov.uk) Managing Significance in Decision-Taking in the Historic Environment (historicengland.org.uk)	All applications for listed building consent and for developments affecting the historic environment (Listed Buildings, Conservation Areas, Scheduled Monuments, Historic Parks and Gardens, World Heritage Sites).	An analysis and assessment of the special interest and significance of the historic asset in question, including any contribution made by their setting; An assessment of the potential impact of the proposals on the special interest, significance and qualities identified. Proposals should be identified to avoid any harmful impacts. The level of detail should be proportionate to the assets' importance and be sufficient to understand the potential impact of the proposal on their significance. The information should explain: the sources that you have considered; the expertise that you have consulted; and the steps that have been taken to avoid or minimise any adverse impacts on the significance of the building.
L15. Hydrological/ Hydrogeological Assessment (HCC & EHDC)	Herts Waste Local Plan Policy 16 Hertfordshire County Council Minerals Local Plan Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk) Minerals - GOV.UK (www.gov.uk)	For minerals and/or waste related development proposals, where dewatering is proposed or proposals affect the water table	Needs to include the calculation of the extent and volumes of dewatering; details of topography and surface drainage, artificial ground, superficial deposits, landslip deposits, rockhead depth, bedrock geology and details of any borehole reports including any information with regard to both licensed and unlicensed abstractions. Applicants should indicate natural water table including its depth, source catchment areas and characteristics. Consideration of the potential impact upon any wetland site of special scientific interest should be incorporated. The statement must show that third parties will not be affected by the dewatering. Where investigations show

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			that dewatering is likely to have an impact on public and private water supplies or water bodies or watercourses details of mitigating measures must be included in the application e.g. recharging reservoirs etc. Details of proposed methods of dewatering and proposed methods of water disposal must be given. Applicants should include proposed measures to control potential pollution to protect ground and surface water. They should also give an indication of any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses water. They should also give an indication of any necessary drainage and flood control measures; and proposed monitoring measures, including any requirements for the provision of settlement lagoons; the way in which surface water is to be disposed of; the avoidance of impairing drainage from adjoining areas; and the prevention of material entering open watercourses. Any works proposed to be carried out that may affect the flow within an ordinary watercourse will require the prior written consent from the Lead Local Flood Authority under Section 23 of the Land Drainage Act 1991. This includes any permanent and or temporary works regardless of any planning permission.'
L16. Land Contamination Assessment	National Planning Policy Framework Paras 183, 184 Policy EQ1 East Herts District Plan 2018 National Planning Practice Guidance Land affected by contamination - GOV.UK (www.gov.uk)	Where operational development or a change of use is proposed on land which is identified as contaminated land, where there is potential for contamination to exist or where a sensitive end use is proposed such as housing or education	A risk assessment which identifies the findings of a site investigation and the risks associated with development of the site. A land contamination assessment which demonstrates that unacceptable risks from contamination and land instability will be appropriately addressed through remediation. For further advice please contact the Council's Environmental Health Team. Applications involving development of sites on or within 250 metres of a former landfill site will need to include a risk assessment of landfill gas migration. In addition, long-term

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			monitoring may be required, and this would need to be secured through a legal agreement.
L17. Landscape and/or Visual Impact Assessment (HCC & EHDC)	Hertfordshire Landscape Character Assessment Landscape Character Assessment Hertfordshire County Council Landscape Institute, Appointment of a landscape professional Policy DES2 East Herts District Plan 2018 Landscape Character Assessment SPD 2007	Major applications or where there is a potential adverse impact on the character and distinctive features of the District's landscape from the proposed development	A Landscape and Visual Impact Assessment should follow the methodology outlined in the Guidelines for Landscape and visual Assessment (third edition) published by the Landscape Institute and Institute of Environmental Management Assessment. A Landscape Sensitivity and Capacity Study should follow the methodology outlined in Topic Paper 6 produced by The Countryside Agency. For further advice please contact the Council's Landscape Officer.
L18. Landscape Scheme	Hertfordshire Landscape Character Assessment Landscape Character Assessment Hertfordshire County Council Policy DES3 of the East Herts District Plan 2018	All planning applications that include some form of landscaping. Where the proposal contains, or is likely to require, some form of landscaping to make it acceptable in planning terms. Applications for full planning permission (apart from change of use) should be accompanied by a fully detailed scheme.	Schemes should show the proposed landform (existing and proposed contours/levels, including any areas of cut and fill), layout of buildings and open spaces (including car parks), areas of hard surfacing, areas of new and retained planting (together with measures for its protection during the course of construction), boundary treatments, vehicle and pedestrian access points, routes and circulation areas services, and any other structures and ancillary objects (refuse bins, lighting columns etc.). Schemes should be accompanied by hard (materials and workmanship) and soft (planting) landscape construction details, planting plans and schedules (noting plant numbers, sizes, species, density and locations), and written specifications (including site preparation and other operations associated with plant and grass establishment). Aftercare should be provided for at least 5 years and detailed within management and maintenance specifications and schedules.

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L19. Lighting Statement/Scheme	National Planning Policy Framework Para 185 National Planning Practice Guidance Light pollution - GOV.UK (www.gov.uk) Policy EQ3 East Herts District Plan. East Herts Sustainability Supplementary Planning Document, 2021	Where the lighting proposals of a development are deemed to have a potentially significant impact on the natural surroundings.	A light impact assessment should be carried out in accordance with the latest industry guidance; currently the Professional Lighting Guide PLG 04 "Guidance on Undertaking Environmental Lighting Impact Assessments" Institution of Lighting Professionals (ILP):2013. For further advice please contact the Council's Environmental Health team.
L20. Mineral Resources Assessment	Hertfordshire County Council Minerals Local Plan 2007	Regulation 3 and waste applications on areas of significant mineral resources or within the County Council's Mineral Consultation Area	This should establish the extent and quality of the resource, the likelihood of being able to work it in an environmentally acceptable way and economic viability in association with the proposed scheme. From this information the Mineral Planning Authority can consider whether it is necessary for the mineral to be extracted or allowed to be sterilised. This assessment should be undertaken by a suitably qualified professional.
L21. Noise and/or Vibration Impact Statement	National Planning Policy Framework Para 185 BS 4142:2014+A1:2019 National Planning Practice Guidance Noise section. Policy EQ2 East Herts District Plan 2018	Where new development will have the potential to create noise (including for example air source heat pumps) which will have an impact on existing noise sensitive development (such as residential areas, hospitals and schools). Where noise sensitive development (such as those listed above) would be developed in a location where it will be subject to noise from an existing use in the vicinity. Minerals and road developments, all land-filling and land raising applications; reworking or reclamation of former landfill sites; recycling of inert waste; where the proposal is likely to generate a noise level above background noise levels (	Needs to include the existing ambient noise climate and a survey of both pedestrian and vehicular numbers in and around the premises; assessment of the existing and future noise climate due to the proposed development, indicating any increase in predicted noise levels; assessment of the existing and predicted number of events and their size and scale and finally details of management procedures to reduce the impact of the premises' operation on the locality, including noise from incoming and outgoing vehicles. Developments that may require sound insulation of a building to contain the noise generated within it need to be accompanied by these details. For further information contact Environmental Health

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L22. Odour Assessment	Guidance on the Assessment of Odour for Planning 2018 odour-guidance-2018.pdf (the-ies.org)	All developments that involve processes that generate odours that may impact local amenity.	A management strategy should be included that sets out the measures proposed for the control and mitigation of dust as appropriate. The strategy should include: Details of the baseline of the existing climate around the site: Identification of the operations: An assessment of the change in baseline conditions that may result from the proposed development; Identification of the receptors that could be affected by noise arising from the proposed operation; Recommended mitigation measures; Recommended proposal to monitor and report on noise and enable effective response to any complaints.
L23. Phasing Plan (HCC & EHDC)	National Planning Policy Framework Para 213 Hertfordshire County Council Minerals Local Plan adopted 2007. Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk)	All applications for mineral extraction and landfill	Proposals for mineral extraction or land fill should clearly demonstrate the phasing of the mineral extraction or waste cell development. This should be to an appropriate timescale (1 or 5 years) relative to the overall timescale for the application and should cover phasing of extraction, restoration and landscape management. Where phasing is reliant on imported materials the application should include sufficient detail to demonstrate that the phasing timescale and restoration can be achieved with the potential availability of suitable material. Proposals for mineral extraction should have a quarry development plan with the location of benches with heights shown in measurements Above Ordnance Datum.
L24. Planning Statement	National Planning Policy Framework Para 43, 55-57, 137-151 Waste Local Plan Policy 6 (HCC Only) East Herts District Plan 2018	All major applications and significant minor applications (2 or more dwellings, or large commercial) All applications in the Hertfordshire Green Belt must provide a Green Belt Statement as part of the Planning Statement.	Additional detail to that set out in the application form together with any additional supporting information. This should include an assessment of how the proposed development accords with policies in the development plan, supplementary planning document(s), masterplans or development briefs, national policy and guidance and any other technical guidance which may be of relevance. Unless it is concluded that the development is entirely in

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
	Neighbourhood Plans National Planning Practice Guidance Green Belt - GOV.UK (www.gov.uk) National Planning Policy Guidance on Planning Obligations Planning obligations - GOV.UK (www.gov.uk)		accordance with development plan policies, the need for the development should be stated and justification to any departure from policy, including very special circumstances for the development if it is contrary to Green Belt policies, must be provided. S106 Heads of Terms should be included where relevant and for all major applications. For major applications within the HGGT Joint Committee area the planning statement must include HoTs and a Statement of Delivery as set out in the “How To” Guide Planning Obligations, Land Value Capture and Development Viability.
L25. Playing Field Assessment (HCC & EHDC)	National Planning Policy Framework Para 99 Sport England Development Control Guidance Note	All developments that may result in the loss or degradation of designated playing field space	An assessment should show: Existing playing field space; The impact of the development on playing field space, including proposed pitch provision; Evidence to show that the development would provide sufficient benefit to the development of sport to compensate for the loss/degradation of playing field space
L26. Restoration Strategy and Aftercare (HCC & EHDC)	National Planning Policy Framework Para 17 National Planning Practice Guidance paragraph 36 to 59. Defra Guidance for successful reclamation of mineral and waste sites.	Where proposals involve the disturbance of the ground for the extraction of minerals or waste disposal	Needs to demonstrate the approach to restoration and include details regarding the phasing and direction of working and progressive restoration (see also section ‘Phasing Plan’). For each working phase, site layout plans should show the location of enabling infrastructure (site access, offices, welfare facilities, car parking, haul roads and plant etc.), temporary and permanent mitigation measures (advanced planting, retained planting, protection measures, bunds and boundary treatments etc.) and the location of voids, stockpiles and waste materials. Cross sections should also be provided to show the relative height of the above aspects within the wider site context.

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
			Should include details regarding the proposed restoration material and soils (overburden and/or importation of infill material), and the final landform. Plans showing existing and proposed contours should be provided alongside cross sections to show existing and proposed ground levels and gradients (where high settlement rates are expected, pre and post settlement contours may be required). A landscape scheme should be provided in line with the requirements set out under L18 'Landscape Scheme'. It should show the proposed land use (e.g. agriculture, geodiversity, biodiversity, native woodland, historic environment, recreation). For proposals that affect agricultural land, a statement of the existing and proposed Agricultural Land Classification is required. The scheme should also show site access and vehicular/pedestrian routes and public rights of way, retained and new landscape features (to include water/drainage features). Aftercare should be provided for at least 5 years, and detailed within management and maintenance specifications and schedules.
L27. Retail and/or Leisure Impact Assessment	National Planning Policy Framework Para 90 Policy RTC1 East Herts District Plan 2018 National Planning Practice Guidance Town centres and retail - GOV.UK (www.gov.uk)	All applications for retail outside a Primary Shopping Area, and for leisure, office and other developments outside of town centres which are not in accordance with the policies of the District Plan and where the following thresholds are met: ☐ over 1,500sqm gross floorspace within the settlement boundary of Bishop's Stortford; ☐ over 1,000sqm gross	Assessments should take into account the likely cumulative effect of recent permissions, development under construction and completed developments and address the following: The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal;

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
		floorspace within the settlement boundary of Hertford; □ over 500sqm gross floorspace elsewhere.	The impact of the proposal on town centre vitality and viability, including local consumer choice and the range of quality of the comparison and convenience retail offer; The impact of the proposal on allocated sites outside town centres being developed in accordance with the development plan; The impact of the proposal on in-centre trade/turnover and on trade in the wider area and if located on the edge of a town centre, whether the proposal is of an appropriate scale (in terms of gross floorspace) in relation to the size of the centre and its role in the retail hierarchy.
L28. Rights of Way (HCC)	National Planning Policy Framework Para 100	Where a public right of way traverses or passes close by the application site or involves the temporary diversion or closure of part of a route in order to construct the development.	Set out how the development will impact on the Public Right of Way and any requirements for temporary diversion or closure of the route either in whole or part with detailed justification
L29. Site Waste Management Plan (HCC & EHDC)	Hertfordshire Waste Local Plan Policy 12 National Planning Practice Guidance Waste - GOV.UK (www.gov.uk)	Regulation 3 applications with over 500m ² of new building development	As a minimum this document should include: Estimates of waste arising, recordings of waste managed, list of waste carriers, proportion of wastes re-used, recycled, disposed.
L30. Soils Management and Handling Strategy (HCC & EHDC)	Hertfordshire County Council Minerals Local Plan adopted 2007 Mineral local plan review 2002 - 2016 (hertfordshire.gov.uk) National Planning Practice Guidance Minerals - GOV.UK (www.gov.uk)	For mineral applications where significant development of agricultural land is involved.	Proposals will require a comprehensive assessment of existing soils including a detailed soil survey to identify soil types, profiles and depths. The Strategy should also demonstrate how a proposal will undertake any soil operations including stripping, movement, storage and replacement.
L31. Statement of Community Engagement/Consultation	National Planning Policy Framework Para 133 National Planning Practice Guidance Consultation and pre-decision matters - GOV.UK (www.gov.uk)	Major applications and where the development is expected to have significant effects on the local community.	Demonstrate and provide evidence of how communities were involved in the proposals and what issues were raised, prior to submitting an application as set out in the Statement of Community Involvement

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L32. Surface Water Drainage Strategy (see also Appendices 1 and 2 and Footnote at end of Table)	National Planning Policy Framework Para 169 HCC validation list/SuDS proforma on our surface water drainage webpage. Dacorum Environmental Guidelines SPD 2004 Microsoft Word - F02 Flood Defence and the Water Environment (dacorum.gov.uk) Dacorum Borough Council Sustainable Drainage Policy Statement 2015	Major applications and all development likely to significantly increase or change patterns of surface water run-off.	Detailed calculations of the greenfield run off rate and post development run off rate, discharge rate, attenuation volume and consideration of climate change should be given. A demonstration that the drainage strategy will function as required will show: Ground investigation to prove the hydrological behaviour of the site (i.e. geological and ground surface characteristics); Infiltration testing should be conducted to determine if infiltration is feasible on all sites; if the site will drain to a water course, the location and adequacy of the watercourse is required and if connecting the surface water system to a sewer is the only option, written agreement to connect to the sewer from the sewerage undertaker will be required.
L33. Sustainability Statement/Appraisal (EHDC)	National Planning Practice Guidance Renewable and low carbon energy - GOV.UK (www.gov.uk) Flood risk and coastal change - GOV.UK (www.gov.uk) Policies CC1, CC2, CC3, WAT4 East Herts District Plan 2018 Building Futures (hertfordshire.gov.uk) Chilterns Buildings Design Guide and associated Technical Notes Discover the beautiful Chiltern Hills, just 35 miles from London Chilterns AONB Energy Efficiency and Conservation SPD 2005 Energy Conservation (dacorum.gov.uk) DBC Sustainable Development Advice Note 2016	All applications except householders, certificates of lawfulness	The Statement/Appraisal should include the following: Water use – particularly where water scarcity is a recognised issue locally, and for major development involving surface or groundwater abstraction. Energy consumption and energy consumption – incorporation of renewable energy schemes, for example photovoltaic panels and wind turbines, fabric design to reduce energy needs aiming to reduce CO2 emissions. Sustainable construction – utilising recycled and locally-sourced building and landscaping materials. Waste management – promoting resource efficiency.

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
L33A. Sustainability Checklist (EHDC)	Policies DES4, TRA1, NE1, NE2, NE3, CC1, CC2, CC3, WAT4, WAT5, EQ3, EQ4 East Herts District Plan 2018 Sustainability Supplementary Planning Document 2021	All applications for new development for 1 or more residential dwellings or an increase in non-residential floorspace.	A completed East Herts Sustainability checklist, which addresses the following topics: ☐ Energy and carbon reduction ☐ Climate changes adaptation ☐ Water efficiency ☐ Pollution: Air quality and light pollution ☐ Biodiversity ☐ Sustainable transport ☐ Waste management The checklist should demonstrate how the development complies with District Plan policies that seek to improve the environmental sustainability of new development and the sustainable design and construction guidance set out in the Sustainability Supplementary Planning Document. When completing the checklist, applicants should: ☐ Briefly summarise/ explain how their proposal complies with the relevant criteria, signposting to other relevant statements/ surveys as appropriate. The checklist does not need to repeat detailed information submitted elsewhere, but should provide an overview of the approach taken in the scheme. ☐ Ensure answers are explained and justified, not simply 'yes' or 'no' or 'not applicable'; ☐ Use District Plan policies and the relevant sections in the SPD to inform responses; ☐ Ensure the level of detail submitted is proportionate to the scale and type of application. For outline applications, the relevance of criteria will depend how many matters are reserved. In these circumstances, the applicant should demonstrate which checklist criteria are not applicable to their proposal.
L34. Transport Assessment/Transport Statement	National Planning Policy Framework Para 113 Policies TRA1, TRA2 East Herts District Plan 2018; NPPF; Herts County Council Local Transport Plan LTP4 National Planning Practice Guidance Travel Plans, Transport Assessments and Statements - GOV.UK (www.gov.uk)	All developments that will generate significant amounts of transport movement	A Transport Assessment/Statement should include the details specified in the Planning Practice Guidance found at https://www.gov.uk/guidance/travel-plans-transportassessments-and-statements (or any subsequent guidance). Further guidance may be sought from Roads in Hertfordshire: Highways Design Guide 3rd Edition 2011. For further advice please contact Highways at Herts County Council.
L35. Travel Plan (HCC & EHDC)	Policies TRA1, TRA2 East Herts District Plan 2018; NPPF; Herts County Council Local Transport Plan LTP4 National Planning Policy Framework	HCC - For new schools or where schools will be expanding the number of pupils	Travel Plans should evaluate and consider: ☐ benchmark travel data including trip generation databases; ☐ Information concerning the nature of the proposed development and the forecast level of trips by

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	Para 113 National Planning Practice Guidance Travel Plans, Transport Assessments and Statements - GOV.UK (www.gov.uk)	EHDC - All developments that will generate significant amounts of transport movement	all modes of transport likely to be associated with the development; ☐ relevant information about existing travel habits in the surrounding area; ☐ proposals to reduce the need for travel to and from the site via all modes of transport; and ☐ provision of improved public transport services. They may also include: ☐ parking strategy options (if appropriate); and ☐ proposals to enhance the use of existing, new and improved public transport services and facilities for cycling and walking both by users of the development and by the wider community (including possible financial incentives). Further guidance may be sought from Hertfordshire's Travel Plan Guidance for Business and Residential Development May 2014.
L36. Tree Survey /Arboricultural Statement	National Planning Policy Framework Para 131 Policies DES2, DES3 East Herts District Plan 2018 British Standard BS5837:2012 'Trees in relation to design, demolition and construction –Recommendations	Where there are existing trees on a site or in close proximity to the site, and of particular importance where a proposal would impact on a Tree Preservation Order, trees in a Conservation Area, woodlands or any trees or tree groups that represent significant landscape features.	A Tree Survey/ Arboricultural Report should comply with BS 5837 Trees in relation to design, demolition and construction – Recommendations. The Standard follows a logical sequence of events that has tree care at the heart of the process. The Report will typically include: ☐ A topographical survey; ☐ Tree Survey; ☐ Tree Constraints Plan; ☐ Arboricultural Implications Assessment; ☐ Tree Protection Plan; and ☐ Arboricultural Method Statement
L37. Loss of Community Facilities Assessment (EHDC)	Policy CFLR8 East Herts District Plan 2018	Where the proposed development would result in the loss of uses, buildings or land for public or community use (see para. 19.8.1 of the East Herts District Plan 2018)	Justification should be provided to demonstrate that: ☐ an assessment has been undertaken which clearly shows the facility is no longer needed in its current form; or ☐ the loss would be replaced by enhanced provision; or ☐ the development is for an alternative community facility. Policy CFLR8 East Herts District Plan 2018

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
L38. Loss of Employment Assessment (EHDC)	Policy ED1 East Herts District Plan 2018	Where the proposed development would result in the loss of an existing designated employment area or a site/premises which is currently, or was last, in employment use (Classes B1, B2, B8 or related sui generis). Justification should	Justification should be provided to demonstrate that: ☐ The site/premise has been marketed for a minimum period of 12 months for designated employment areas and 6 months for non-designated sites; ☐ that improvements can't be made to the site/premises to attract other B1, B2 or B8 uses; and ☐ the retention of the use is unable to be facilitated by the partial conversion to a non-employment generating use.
L39. Loss of Agricultural or Employment use in the Rural Area Assessment (EHDC)	Policy ED2 East Herts District Plan 2018	Where the proposal results in the loss of an agricultural or employment use in a rural area or a change of use to a non-employment generating	Justification should be provided to demonstrate that: ☐ the current agricultural or employment use of no longer needed or viable; ☐ improvements to the site/premise would not make alternative employment generating uses viable; ☐ the retention of the employment generating use is unable to be facilitated by the partial conversion of a non-employment generating use; ☐ the building is of permanent and substantial construction.
L40. Loss of Open Space, indoor or outdoor Sport and Recreation Facilities Assessment (EHDC)	Policy CFLR1 East Herts District Plan 2018; NPPF Open space, sport and recreation Supplementary Planning Document, 2021.	All proposals which would result in the loss of existing open space or existing indoor or outdoor sport and/or recreation facilities (including playing fields)	Justification should be provided to demonstrate that: ☐ an assessment has been undertaken which clearly shows that the facility is no longer needed in its current form; ☐ the loss would be replaced by enhanced provision in terms of quantity and/or quality in a suitable location; ☐ the development is for an alternative facility the need for which clearly outweighs the loss.
L41. Rural Exception Site Needs Assessment (EHDC)	Policy HOU4 East Herts District Plan 2018; NPPF	All applications that propose a rural exception housing scheme	All applications that propose a rural exception housing scheme
L42. Sequential Test for main town centre uses (EHDC)	Policy RTC1 East Herts District Plan 2018; NPPF	For all applications proposing main town centre uses as defined in the District Plan and NPPF. Proposals for retail, leisure, offices and other developments outside town centres	Information should be provided to demonstrate whether there are any suitable sequentially preferable locations and should consider the suitability of more central sites to accommodate the proposal and whether there is scope for flexibility in the format and/or scale of the proposal.

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			Proposals for retail outside the Primary Shopping Area, and for leisure, office and other developments outside of town centres, which are not in accordance with policies of the District Plan, will be required to provide an impact assessment indicating the impact of the proposal on existing, committed and planned public and private investment in the town centre or in the catchment area of the proposal. The assessment should also consider the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider area. The impact should be measured for up to five years from the time the application is made. For major schemes, the impact should be measured for up to ten years from the application. The following thresholds will be applied: ☐ Over 1,500 sq.m gross within the settlement boundary of Bishop's Stortford; ☐ Over 1,000 sq.m gross within the settlement boundary of Hertford ☐ Over 500 sq.m gross elsewhere
L43. Source Protection Zones – assessment of impacts and mitigation measures (EHDC)	Policy WAT2 East Herts District Plan 2018	For the following uses in source protection zones: ☐ Incinerators; ☐ Waste transfer stations; ☐ Vehicle dismantlers; ☐ Metal recycling; ☐ Waste treatment facilities and all non-landfill waste management activities; ☐ Cemeteries; ☐ Discharge of foul sewage to ground; ☐ Cess pools; ☐ Waste sites and underground storage of hazardous substances (i.e. petrol stations); ☐ New trade effluent discharges or stores; ☐ Storage of manure, slurry, sewage sludge and other farm waste.	An assessment of the impact of the development proposal on the source protection zone and drinking water and identification of any necessary mitigation measures.
L44. Structural Survey (EHDC)	Policy ED2 East Herts District Plan 2018	Proposals for changes of use in rural areas to non-employment generating uses	Information should be provided to demonstrate that the building is of permanent and substantial construction. This should include as relevant:

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
			☐ General description and age of building; ☐ Condition – structural integrity, foundations, damp proofing, walls, joinery, timbers, roof structure and roof covering; ☐ Assessment of repairs necessary to ensure retention of the building; ☐ Assessment of structural and other alterations necessary to implement the proposed change of use. ☐ Assessment of percentage of the building that needs to be rebuilt – including walls and timbers; ☐ Opinion as to the suitability of the building for proposed change of use; ☐ A schedule of works necessary to carry out the proposal. ☐ Information should be provided to demonstrate that the building is of permanent and substantial construction. This should take the form of a structural survey carried out by a suitably qualified surveyor
L45. Scale Bars and Disclaimers (EHDC)		All Applications	All plans should have a linear scale bar. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
L46. Drawings and Plans - numbering and page size (EHDC)		All applications	All plans should have a unique drawing number and indicate the page size. Each drawing/plan must be submitted as an individual PDF. Combined drawings and Plans will not be accepted. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
L47. Vehicle Access plans (EHDC)	Policy TRA2 East Herts District Plan 2018	All applications where alterations/changes are proposed to a vehicular access or where a new access is proposed and; All Outline Applications	A plan clearly showing the proposed access arrangements including gradients, access width and sight lines. Do not include the disclaimer 'do not scale' on plans or the name of the applicant.
L48. Carbon reduction template (EHDC)	Policy CC2 East Herts District Plan 2018 Sustainability Supplementary Planning Document, 2021	All full and reserved matters planning applications for new development that result in a residential net gain of 1 dwelling and above or an increase in non-residential floorspace	To demonstrate that carbon emissions will be minimised on site, a carbon reduction template should be included in line with guidance in Appendix B of the Sustainability SPD. The reduction template should: ☐ Be applied to each unit or unit type proposed as part of a development. ☐ Use the Target Emission Rate (TER) and Dwelling Emission Rate (DER)/ Building Emission Rate for non-domestic (BER), derived from the calculations carried out for Building Regulations

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			compliance (Part L). ☐ Major developments should include samples or estimates of Standard Assessment Procedure (SAP) (standard assessment procedure used in building regulations) calculations appended as evidence of compliance. It is recommended that SAP 10 carbon intensity figures are used, to take account of the decarbonisation of electricity. Calculations should be shown relative to existing Part L regulations so, it is clear if and how well, the development performs above building regulations. This information should be included in the sustainable construction, energy and water statement.
L49. Digital Plans and Drawings (EHDC)		All Applications	All documents must be provided in a PDF format. Large documents that are too big to e-mail or submit on the Planning Portal must be sent on a USB Memory Stick. File sharing is not accepted.
L50. Community Use Agreement (EHDC)	Policies CFLR1, CFLR7 East Herts District Plan 2018	Developments which propose new sports facilities or new community facilities	An agreement which sets out how and when the facility will be made available for use by the wider community and details showing conformity with Sports England standards for pitch sizes.
L51. Dwellings for Rural Workers Justification (EHDC)	Policy HOU5 East Herts District Plan 2018; NPPF	All applications for dwellings for agriculture, forestry and other rural businesses or applications to remove an occupancy condition	Evidence to be provided for proposed dwellings: ☐ That the dwelling is essential to the financial and functional needs of the business; ☐ That the enterprise has been established for at least three years and is, and will remain financially viable; ☐ There is no other accommodation within the site/holding or in the locality which is suitable and available, or could be made available. Evidence to be provided for the removal of an occupancy condition: ☐ There is no longer a need for the accommodation for agricultural, forestry or other rural workers on the holding/business and in the local area; ☐ The dwelling has been marketed for a reasonable period (at least 12 months) and at a price which reflects the existence of the occupancy condition; ☐ That the dwelling cannot make a contribution towards meeting local affordable housing needs in the area.

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L52. Equestrian Needs Assessment (EHDC)	Policy CFLR6 East Herts District Plan 2018	Where the proposed development would result in the loss of equestrian facilities	An assessment which demonstrates that the facilities are no longer needed
L53. Viability Assessment (EHDC)	HOU3, DEL1, DEL2 East Herts District Plan 2018	All applications where an exception to policy is proposed on financial grounds.	Advice from a professional valuer should be sought and the Council will expect the developer to meet the costs of an independent assessment of the viability report
L54. Self Build / Custom Build Proforma (EHDC)	HOU8 of East Herts District Plan 2018	When a proposal constitutes self-build or custom-build housing	A statement setting out how the proposal meets the requirements to constitute self-build or custom-build housing. Where possible this should be on the proforma on East Herts District Council: https://cdn-eastherts.onwebcurl.com/s3fs-public/2024-08/Self%20and%20Custom%20Build%20Proforma.pdf
L55 Health Impact Assessments (EHDC)	Policy CFLR9 East Herts District Plan 2018	Residential developments of 150 units or more, or major application with a floor area of 10,000m2. Desktop HIA: 50 to 99 dwellings Rapid HIA: 100 dwellings Developments subject to an EIA: Full HIA	An assessment of the impacts of a development on health and wellbeing. Further guidance can be found here: Healthy and safe communities - GOV.UK (www.gov.uk) The role of Public Health in planning Hertfordshire County Council
L56 Harlow and Gilston Garden Town (HGGT) Vision Assurance Statement (EHDC)	GA1 East Herts District Plan 2018	All major applications within the HGGT Joint Committee area (Schedule 2 of Inter-Authority Agreement)	Demonstration of how the HGGT Vision has been incorporated into the design of the development. This could be framed as answers to the 17 Design Quality Questions set out in the HGGT Design Guide and include details of engagement with the QRP during pre-application and how their comments have informed the Design. This can be submitted as a standalone statement or incorporated into a Design and Access Statement.
L57 HGGT Sustainability Checklist & Statement	National Planning Practice Guidance Renewable and low carbon energy - GOV.UK (www.gov.uk) Flood risk and coastal change - GOV.UK (www.gov.uk)	All major applications within the HGGT Joint Committee area (Schedule 2 of Inter-Authority Agreement)	Submission of a checklist and sustainability statement as set out in the HGGT Sustainability Guidance and Checklist

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	Policies CC1, CC2, CC3, WAT4 East Herts District Plan 2018 Building Futures (hertfordshire.gov.uk) Chilterns Buildings Design Guide and associated Technical Notes Discover the beautiful Chiltern Hills, just 35 miles from London Chilterns AONB Energy Efficiency and Conservation SPD 2005 Energy Conservation (dacorum.gov.uk) DBC Sustainable Development Advice Note 2016		
BNG1 Statutory or Small Sites biodiversity Metric	Sch 7a Town & Country Planning Act 1990 (as amended)	As set out in national guidance – all applications for planning permission except s73a applications and those which meet the exemptions set out in Regulations	Excel version of Metric, completed by qualified person, with no error messages showing in the metric. For the avoidance of doubt this includes details of proposed on or off-site biodiversity enhancements to achieve a 10% net gain. Where the biodiversity on the site has been degraded prior to works commencing there are additional requirements.
BNG2 Plan of existing habitats on the site.	Sch 7a Town & Country Planning Act 1990 (as amended)	As set out in national guidance – all applications for planning permission except s73a applications and those which meet the exemptions set out in Regulations	A plan showing all of the habitats on the site when the application is made, to a recognised scale and with a North Point. The habitat descriptions and key must match the habitats entered into the Metric. Where there is irreplaceable habitat on the site this must be shown

Validation Requirement	Why required - Policy Drivers/ Relevant Guidance	When Required	What information is required
			Where the biodiversity on the site has been degraded prior to works commencing there are additional requirements.
BNG3 Plan of proposed habitats on the site.	Policy NE3 of East Herts District Plan 2018	All schemes for which a statutory or Small Sites Metric is submitted	A plan showing all of the proposed habitats on the site, to a recognised scale and with a North Point. The habitat descriptions and key must match the habitats entered into the Metric.
BNG4 BNG Report	Policy NE3 of East Herts District Plan 2018 & Sch 7a Town and Country Planning Act 1990 (as amended)	All schemes for which a statutory biodiversity Metric is submitted	All schemes submitting a statutory biodiversity metric (as opposed to a Small Sites Metric) must include a BNG report to explain the existing biodiversity on the site, including condition surveys, as well as the proposed approach to achieving at least a 10% net gain. The report should also address how the biodiversity hierarchy has been followed, the Metric trading rules and any proposals to use off-site measures.