

Tonbridge and Malling Borough Council: Local Validation Requirements

The list below summarises Local Validation Requirements for planning applications in Tonbridge and Malling borough. The tables on the following pages identify validation requirements for specific applications and proposals, and the scope of information to be provided in the planning application.

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Glossary

NPPF	National Planning Policy Framework 2012
NPPG	National Planning Policy Guidance
TMBCS	Tonbridge and Malling Borough Core Strategy 2007
MDE DPD	Tonbridge and Malling Managing Development and the Environment Development Plan Document
TMBLP	Tonbridge and Malling Borough Local Plan

The Council reserves the right to request additional supporting information and/or evidence during the course of any planning application should it be deemed to be necessary in order to carry out a thorough assessment of all relevant issues

Validation requirement	Which applications	What is required	Policy/Guidance information
1. Plans and drawings (various)			
a. General guidance	All drawings and plans	<p>Drawings should ideally be on A4 or A3 sized paper and must be to a recognised metric scale and printable at 1:100 or 1:50. A scale bar must be included and the wording “do not scale” should not be included.</p> <p>When submitting documents as pdf please ensure that any drawings within those documents are of one size only, at A4 or A3. Dimensioned drawings are preferred where extra annotation does not compromise the drawing readability.</p>	<p>NPPG TMBCS CP24 TMBLP saved policy P4/12</p>
b. Building elevations	Applications that involve building works	<p>Existing and proposed drawings of all sides of the exterior of the building at an appropriate scale, usually 1:50 or 1:100. Please include the following:</p> <ul style="list-style-type: none"> • All elevations of the property which will be altered by the proposal must be shown, including blank elevations and elevations that are part-attached to an adjoining building; • For an extension, show the elevation of the existing building to indicate the relationship between the two, clearly showing which work is new; • Show elevations in the context of adjacent buildings; • Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the • buildings, and detail the positions of the openings on each property; • Omit extraneous context that obscures proposed elevations and avoid distant context if it diminishes the scale of the proposed elevation; • The make, type and colour of external materials (walls, roofs, windows, doors, rainwater goods etc) should be clearly annotated; • The manner in which new windows are intended to be opened. 	<p>NPPG TMBCS CP24 TMBLP saved policy P4/12</p>

	Applications that also involve works to Listed Buildings	Internal elevations: both proposed and existing, to clearly demonstrate proposed internal alterations to a listed building at an appropriate scale, usually 1:50 or 1:100.	
c. Building floor and roof plans	Applications that involve building works	<ul style="list-style-type: none"> Plans of the existing and proposed floors of the building at an appropriate scale, usually 1:50 or 1:100; In the case of a new building, show the proposal in detail, indicating which parts are to be used for which purpose; Ground level floor plans should usually be shown in context with relevant details from the site plan; Show floor plans in the context of adjacent buildings, where appropriate, detailing the position of relevant openings (windows and doors) on immediately adjacent land; In the case of an extension, show the floor layout of the existing and proposed building to indicate the relationship between the two, clearly indicating what is new work; Where existing buildings or walls are to be demolished, these should be clearly shown; <p>Include a roof plan where necessary to show a new roof or alterations to an existing one.</p>	NPPG TMBCS CP24 TMLP saved policy P4/12
	Applications for changes of use	Plans of the existing and proposed floors of the building at an appropriate scale, usually 1:50 or 1:100, and indicate which parts are to be used for which purposes.	NPPG TMBCS CP21; CP22; CP23
d. Finished floor/site levels and sections	Proposals for new and altered buildings and/or changes in ground levels	<ul style="list-style-type: none"> Cross and long sections should be provided for all new and altered buildings to reveal construction details: in context with ground levels and immediately adjacent buildings where necessary; Where a proposal involves a change in ground levels, drawings should be submitted to show existing and finished levels; On sloping sites, full information is required concerning alterations to levels and the way in which a proposal sits within the site, particularly relative levels between existing and proposed and how these sit in context with immediately adjacent buildings. 	NPPG TMBCS CP24 TMLP saved policy P4/12

e. Plans and drawings (detailed/specific)	Applications with a Design and Access Statement	Plans of wheelchair parking and accessible alternatives to be provided.	TMBCS CP24
	Proposals with an element of public realm (even if on private land)	Detailed plans and cross sections of proposed external areas at 1:100 scale.	TMBCS CP24 TMBLP saved policy P4/12
	Proposals for residential development	Plans demonstrating how each dwelling will accommodate private outdoor space.	TMBCS CP1
	Major developments	Block plans showing arrangements for refuse and recycling collection, servicing, cycle storage, substations and any other infrastructure requirements.	TMBCS CP1
	Plant, flues, ventilation, air conditioning	Manufacturer's specifications and details of mounting (if attached to the upper floor in the event that they are occupied as residential use).	TMBCS CP1 MDE DPD CC1
	Advertisements	Advertisement applications should show methods of illumination in cross-sectional drawings.	NPPF (para 67) TMBCS CP24 MDE DPD SQ1
	Outline applications: 'layout' as a reserved matter. 'scale' as a reserved matter. 'access' as a reserved matter.	Illustrative/indicative layout showing approximate layout of buildings, routes and open spaces. Scale parameter plans showing upper and lower limits for height, width and length. An application for outline permission must also indicate the area or areas where access points to the development will be situated, even if access has been reserved.	Development Management Procedure Order 2015 Development Management Procedure Order 2015 Article 5(3) of the Development Management Procedure Order 2015

<p>2. Affordable housing statement</p>	<p><u>AONB</u> No Affordable Contributions for developments of fewer than 6 units (but if the maximum combined gross floorspace is greater than 1000 sqm - see below)</p> <p>Any developments of between 6 and 10 units: commuted cash payments., (but if the maximum combined gross floorspace is greater than 1000 sqm - see below)</p> <p>Over 10 units and if the maximum combined gross floorspace is greater than 1000 sqm) on site provision can be sought as Policy CP17, i.e. 40%.</p> <p><u>Rural Service Centre; a rural settlement or the countryside;</u> Contributions or provision sought from developments of 11 or more units (or where the maximum combined gross floorspace is greater than 1000 sqm) as Policy CP17 i.e. 40%.</p> <p><u>Urban Areas</u> Threshold of 15 units but if the site area is 0.5 ha or above, affordable housing contributions should not be sought from developments of fewer than 11 units unless the maximum combined gross floorspace is greater than 1000 sqm. The starting point for the provision of affordable housing is as Policy CP17, i.e. 40%.</p>	<p>The Statement should:</p> <ul style="list-style-type: none"> • Set out the approach and justification for the level of affordable housing, and provide details of any Registered Providers acting as partners along with details of nomination rights and a schedule of accommodation; • Include the level and mix of proposed on-site affordable housing provision (where applicable), numbers of habitable rooms and numbers of bedrooms. • State how the applicant will secure the provision of Affordable Housing plus either: <ol style="list-style-type: none"> 1) A Unilateral Undertaking or heads of terms for a legal agreement to make the required payment and a commitment to pay the Council's legal checking fees; or 2) A viability assessment (see separate validation requirement) and agreement to pay for an independent examination of the assessment, plus draft Unilateral Undertaking and commitment to pay the Council's legal checking fees. (See Section 15.) <p>A separate viability assessment will be required to explain the levels of affordable housing proposed along with an agreement to pay for an independent appraisal of the submitted viability assessment.</p>	<p>TMBCS CP17 as amended by NPPG</p>
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3. Air quality assessment	Proposals within Air Quality Management Areas (AQMA) or areas of potential air quality levels above a National Objective and in accordance with Air Quality Action Plans.	An assessment to determine whether the proposal can be delivered without exposing receptors to levels above the relevant air quality National Objectives.	MDE DPD SQ4 TMBCS CP1
	Proposals which have the potential to generate (either independently or cumulatively) detrimental levels of air pollution, or which may affect a designated AQMA, the need to declare an AQMA, or a sensitive environment (e.g. SSSI).	An air quality assessment to determine the impact of the proposal on local air quality and thereby the effect on public health and/or the environment and what levels of mitigation may be required to ensure development is air quality neutral or positive.	
4. Archaeological assessment	<p>Proposals within Areas of Archaeological Potential likely to affect important archaeological remains.</p> <p>Proposals that involve any form of excavation or piling within an area of archaeological protection</p> <p>24 Scheduled Ancient Monuments are identified on Proposals Maps</p>	<ul style="list-style-type: none"> • An assessment of potential archaeological heritage should be provided and prepared by a qualified individual or organisation, and should use existing information to establish the archaeological significance of the site and the impact of the proposals on surviving monuments or remains; • Small-scale archaeological fieldwork may be required to determine the actual extent and degree of survival on site; • Historic Environment Records are publicly accessible at www.kent.gov.uk and provide information about the local historical environment. 	Circular 01/2007 Proposals Map TMBCS CP1 and CP7 Character Area Appraisals NPPF Section 30
5. Biodiversity survey/report	Any developments that have the potential to impact on biodiversity, directly or indirectly	An ecological survey and assessment should be carried out wherever the proposed development is likely to have a significant biodiversity impact, particularly where this involves protected species or sites designated as important for nature conservation. This includes refurbishment works that may impact on species using the existing building, such as swifts or bats.	MDE DPD NE1, NE2 and NE3 NPPF paragraph 117

6. Contaminated land assessment	Proposals on potentially contaminated land	<p>An environmental risk assessment to assess the potential for the presence of contamination, associated risks and potential of site to be designated as contaminated land. This assessment should report:</p> <ul style="list-style-type: none"> • site inspection scope (to include buildings); • review of historical land use; • review of environmental setting; • consultation with relevant regulatory authorities; • qualitative environmental risk assessment; • review of existing relevant reports. 	NPPF (paragraphs 120 – 122) NPPG
7. Flood risk assessment	<p>Parts of Tonbridge and Malling Borough fall within Flood Zones 2 or 3. Development in areas at risk of flooding should be avoided by directing it from areas at high risk: where development is necessary, making it safe without increasing flood risk.</p> <p>A site-specific flood risk assessment (FRA) should be provided and the Environment Agency's standing advice can be followed for certain developments.</p>	<p>Site-specific flood risk assessments should always be proportionate to the degree of flood risk and appropriate to the scale, nature and location of the development and should accord with National Guidance as set out in Planning Practice Guidance and on the Environment Agency website</p>	NPPF (section 10) NPPG Environment Agency Standing Advice TMBCS CP10

<p>8. Design and access statement</p>	<p>All of the following:</p> <ul style="list-style-type: none"> • Listed building consent • Major development as defined in article 2 of the Town and Country Planning Development Management Procedure) (England) Order 2015 <p>a) the winning and working of minerals or the use of land for mineral-working deposits;</p> <p>b) waste development;</p> <p>c) the provision of dwellinghouses where the number of dwellinghouses to be provided is 10 or more; or otherwise the development is to be carried out on a site having an area of 0.5 hectares or more</p> <p>d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or development carried out on a site having an area of 1 hectare or more;</p> <ul style="list-style-type: none"> • Applications for development in a Conservation Area where the proposed development consists of: One or more dwellings; or A building or buildings with a floor space of 100sqm or more. 	<p>Required information:</p> <ul style="list-style-type: none"> • Explanation of the design principles and concepts that have been applied to the proposed development; • Demonstration of the steps taken to appraise the context of the proposed development and how the design of the development takes that into account; • Reference to the particular characteristics of the site and its wider setting; • Explanation of the applicant's approach to access. <p>Design and Access Statements accompanying applications for Listed Building Consent must also include an explanation of the design principles and concepts applied and how they have taken account of:</p> <ul style="list-style-type: none"> • The specific architectural or historic importance of the building; • The particular physical features of the building that justify its designation; <p>The building's setting.</p>	<p>NPPG</p>
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	<p>The following types of application do not need a Design and Access Statement:</p> <ul style="list-style-type: none"> • Householder applications of less than 100 square metres • Applications for waste development • a material change of use • engineering or mining operations • Non-Material Amendment application • Non-compliance of conditions <p>Application for gates, fences, walls etc no higher than existing or up to 2m in height, unless in the curtilage of a Listed Building, or within a Conservation Area.</p>		
9. Heritage statement	Listed Building Consent and applications for removal or variation of a listed building consent condition	<ul style="list-style-type: none"> • A written statement that includes a schedule of works to the Listed Building, an analysis of the significance of the archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the Listed Building or structure, its setting and the setting of the adjacent Listed Buildings may be required. • A structural survey may also be required in support of an application for Listed Building Consent. 	<p>NPPF MDE DPD SQ1, SQ2, SQ3 & policy annex SQ3 TMBCS CP1 CP24 TMBLP P4/13 See also Conservation Area Appraisals available for parts of the district.</p>
	Conservation Area Consent	A written statement that includes an analysis of the significance of the heritage asset, the justification for the proposed removal and the impact on the Conservation Area.	

10. Landscaping details	<p>Any proposal that requires new or enhanced hard and/or soft landscaping. The scale of the proposals will vary depending on the nature of the development, site area and surroundings</p>	<ul style="list-style-type: none"> • Landscaping schemes should where appropriate include proposed finished ground levels or contours, a soil management survey where significant earthworks are required, and means of enclosure such as fencing, boundary walls or hedging. • In terms of hard landscaping, details should be provided of pedestrian and car parking layouts/manoeuvring area. • In terms of soft landscaping, plans should show the location of existing and proposed shrubs and trees, indicating which are to be retained and which will be removed together with a schedule of new planting species, size at time of planting and density, implementation programme, relevant protection measures and management practices and final maintenance height/details. • An ecological management plan in association with the landscaping scheme may also be necessary for some forms of development where ecological benefits have been identified. • Landscaping matters should be included in the Design & Access Statement (section 8). Reference to section 21 may also be required. 	<p>NPPF MDE DPD SQ1 TMBCS CP1 CP24 Character Area Appraisals: These documents are available for parts of the district and may provide some information on local landscaping features or materials</p>
11. Noise impact assessment	<p>A Noise Impact Assessment may be required either for proposals that:</p> <ul style="list-style-type: none"> • could cause significant noise disturbance; or • for noise sensitive developments, (such as housing), that are proposed near to major sources of noise, such as main roads, railway or major industrial sites. 	<ul style="list-style-type: none"> • The Assessment should provide information on noise levels and any proposed mitigation measures. • A Noise Assessment should be prepared by a suitably qualified acoustician detailing impact and mitigation measures including layout, insulation and ventilation, where applicable. 	<p>NPPF MDE DPD SQ1 TMBCS CP1 CP24 (CP7 may also be relevant if site is within AONB)</p>

12. Open, play space and recreation assessment	<p>Open Play Space is defined in the Town & Country Planning Act 1990 as land laid out as a public garden or used for the purposes of public recreation or land which is a disused burial ground.</p> <p>Open Space includes all open space of public value including land, areas of water such as rivers, canals, lakes and reservoirs which may offer opportunities for sport and recreation and can also act as visual amenity.</p>	<ul style="list-style-type: none"> • Open Play Space is required on all residential development of 5 units or above (net), in accordance with the quantitative standards set out in Policy Annex OS3. Where it is inappropriate to provide open space on-site, off • site provision (or a financial contribution towards it) will be sought in accordance with the standards set out in Policy Annex OS3. • Plans at an appropriate scale should be submitted showing any areas of existing or proposed open space, or play, sports or recreation facilities within or adjoining the application site. • Where the proposal would result in the loss of open space an independent assessment should be provided as evidence that the land or buildings are surplus to local requirements. • The assessment must also identify provision for future and amenity space, including private, public, communal and formal play space. 	<p>NPPF TMBCS CP1 CP24 MDE DPD OS1 OS2 OS3 OS4 OS5 OS6 Policy Annexe open space provision pursuant to policy OS3 OS1A OS1B</p>
13. Parking and servicing provision	<p>Each application for new residential, industrial or commercial development should make adequate provision for vehicle parking in order to minimise the impact on the existing highway network.</p>	<ul style="list-style-type: none"> • Details are required of existing and proposed vehicle parking arrangements including provision for accessible parking. If necessary a supporting statement should explain how the design of the layout ensures that vehicles can be parked in places well related to the property they are intended to serve. • Details are also required of the proposed servicing to be provided including the location, access/circulation and an indication of vehicle types and expected numbers of deliveries and times per day. These details could be shown on a site layout plan or supporting written statement and comply with adopted parking standards. • Details are required of refuse and recycling storage locations and access arrangements for collection and emergency vehicles, including the location for collection vehicles. 	<p>Manual for Streets Manual for Streets 2 NPPF MDE DPD SQ8 Other MDE DPD policies may be relevant depending on the nature of the development TMBCS CP1 CP2 CP24 KCC documents: Interim Guidance Note 2 (visibility) Interim Guidance Note 3 (residential parking) Kent Vehicle Parking Standards 2006 (Non Residential Parking) Kent Design Guide</p>

14. Photographs and photomontages	Large scale developments, those affecting a heritage asset or its setting, demolition of an existing building or proposals affecting views towards or from local landmarks	<ul style="list-style-type: none"> Annotated elevations relating to the heights of viewing planes should demonstrate the impact of the proposal on the quality of designated views and landmarks. Verified views of local landscapes. 	
	Smaller scale developments	Would also benefit from the submission of photographs that would assist in determining the application.	
15. Planning obligations statement – draft heads of terms	<p>A Planning Obligation may be required under Section 106 of the Town and Country Planning Act 1990 (Legal Agreement or Unilateral Undertaking) to address certain planning issues such as highway works, affordable housing, public open space provision or nature conservation mitigation, on a development site.</p> <p>Where a Legal Agreement is necessary, it is entered into between the applicant and the Council.</p>	<p>A draft Heads of Terms should be discussed with a Planning Officer at the pre-application stage.</p> <p>Where an Obligation has been identified at pre-application stage, the applicant should provide either a Unilateral Undertaking or a statement of the proposed Heads of Terms that will form the basis of the Section 106 Agreement.</p> <p>Details should also be provided of the contact details of your legal representative, evidence of title or confirmation that the title owner(s) will be in a position to enter into such an Agreement and cover legal costs.</p>	Relevant planning policies will depend on the nature of the application and associated contributions.

16. Planning statement	Major developments (including applications for outline permission and approval of reserved matters)	<p>A summary of the proposed development, its key impacts and should include:</p> <ul style="list-style-type: none"> • A description of the site, its context and planning history; • A summary of relevant national and local planning policies and guidance (without reproducing their full text); • Explanations as to how/why the proposed development accords or fails to accord with them; • Any other information that is materially relevant to planning and to the proposed development but which is not addressed in other submission documents; 	<p>NPPF</p> <p>MDE DPD policies TMBLP saved policies</p>
	Applications for Lawful Development Certificates	<p>It is encouraged that the following information is submitted:</p> <ul style="list-style-type: none"> • A description of the site and its planning history; • a clear description of the use(s) or work(s) to which the application relates; • an explanation as to why the uses(s) or work(s) are believed to be lawful (with reference to planning legislation, where relevant); • and appendices containing, where relevant, sworn affidavits, rent records, evidence of council tax and utility bills, receipts relating to works, advertisements relating to a business, invoices, tax returns and dated photographs. 	
17. Retail impact assessment/retail statement	Applications for Main Town Centre Uses (A1, D2 and Sui Generis Uses) of more than 2,500 sqm m in out-of-centre locations	Sequential test assessments to be provided which thoroughly investigates alternative sites in Town Centres, Local Shopping Areas and edge of centre locations to demonstrate that there are no more preferable sites for development.	<p>NPPF (paras 26 and 27) NPPG TMBCS CP22</p>

18. Structural survey/statement, statement of justification, schedule of works	Works to listed building(s) or structure(s) (including demolition)	<ul style="list-style-type: none"> • A structural survey may be required in support of an application if the proposal involves substantial demolition; where substantial excavations are to be taken place under or near existing buildings to accommodate development (especially if those buildings are listed); or to justify that a building is capable of conversion without major alterations. • For applications for listed building consent or conversion of rural buildings, where structural works are proposed a structural statement/report justifying the proposed structural works and methods and indicating the intended • If the works would cause substantial harm or total loss of significance to the listed building or structure, a method statement and justification must be provided. • A schedule of works must be provided detailing the removal part of any building, indicating the location, extent and character of the items to be removed (cross- 	Relevant policies from the NPPF MDE DPD DC1
19. Telecommunications supplementary information	Planning applications for mast and antenna development by mobile and broadband operators	<p>Supplementary information to be included is as follows:</p> <ul style="list-style-type: none"> • Area of search; • Details of any consultation undertaken; • Details of the proposed structure; • Technical justification and information about the proposed development. <p>Applicants must provide a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection</p>	Relevant policies from the NPPF (Section 5)

20. Transport assessment	<p>All proposals above the following thresholds:</p> <ul style="list-style-type: none"> • A1: 1,000 sqm • A2: 2,500 sqm • A3/A3/A5: 1,000 sqm • B1(a): 2,500 sqm • B1(b and c): 3,000 sqm • B2: 5,000 sqm • B8: 4,000 sqm • C1: 100 bedrooms • C2: 100 parking spaces • C3: 100 dwellings • D1: Schools: New locations and expansion of existing schools • D1: All other non-residential institutions: • 2,500 sqm • D2: Assembly and Leisure: 1,000 sqm • D2: Stadia: 1500 seats • Sui Generis: Individually assessed 	<ul style="list-style-type: none"> • The Transport Assessment should identify the impact of the proposal on the transport infrastructure including road capacity, public transport and walking and cycling infrastructure. • Coverage and details should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes, the transport aspects of the application should be outlined, likely modal splits of journeys to and from the site provided, and needs of all users (including people with a disability) considered. • The Travel Plans should identify how travel to the development will be managed. It must contain proposals to manage sustainably the levels of movement generated with the aim of reducing the environmental impact of vehicles, and promote public transport, walking and cycling opportunities for all users. 	<p>NPPF (para 32) NPPG KCC Vehicle Parking Standards MDE DPD SQ8</p>
21. Tree survey/arboricultural implications	<p>Proposals affecting trees</p>	<p>A survey of trees on the site at the time of the submission, which must include an assessment of tree quality. Tree retention and removal plans must be provided and Root Protection Areas identified on proposed layout plans. The assessment should also identify protection measures</p>	<p>NPPF MDE DPD SQ1 TMBCS CP24 Tree quality assessment: BS5837:2005</p>

22. Utilities and foul sewage assessment	Major developments involving connection to utilities infrastructure eg electricity, gas, telecommunications and water supply	<p>The applicant will be required to address the following:</p> <ul style="list-style-type: none"> • Following consultation with the service provider, the availability of utility services has been examined and the proposal would not result in undue stress on infrastructure; • Proposals incorporate utility company requirements for substations, telecommunications equipment or similar ; • Service routes have been planned to avoid (as far as possible) damage to trees and archaeological remains; • Where development impinges on existing infrastructure, provisions for relocating or protecting that infrastructure have been agreed with the service provider. 	NPPF MDE DPD SQ5
	Proposals involving the connection of new buildings to an existing drainage system	Details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers	
	Proposals involving the disposal of trade waste or the disposal of foul sewerage effluent other than to the public sewer	A full foul drainage assessment is required, including details of the method of storage, treatment and disposal, and the suitability of the site for storing, transporting and treating sewage. It should be demonstrated why connection to the mains sewer is not practical and show satisfactory alternative means of disposal.	
	Proposals involving any changes / replacement to the existing drainage system or the creation of a new drainage system	Scale plans of the new foul drainage arrangements to be provided, including a location plan, cross-sections/elevations and specification. If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on a public highway, then notice may need to be served on the owners of that land.	

23. Ventilation/Extraction statement	Proposals for premises within the A3, A4, A5, B1 or B2 use classes; significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed.	<ul style="list-style-type: none"> • Details of the position and design of ventilation and extraction equipment, including odour abatement techniques, manufacturer's specification and acoustic noise characteristics are required. • Natural ventilation should be designed in rather than mechanical. Where mechanical ventilation is unavoidable, it must be demonstrated that it is absolutely necessary and options or passive design/ventilation have been considered. 	NPPF MDE DPD SQ4
24. Viability statement	Where the deliverability of the development may be compromised by the scale of planning obligations and other costs, a viability assessment may be necessary regarding the provision of affordable housing. This should be informed by the particular circumstances of the site and proposed development.	The applicant is required to: <ul style="list-style-type: none"> • commit to pay for an independent viability assessment on a major site; • Demonstrate that on-site provision of affordable housing is the maximum reasonable amount in accordance with adopted policy; • demonstrate that the required financial contribution towards affordable housing will be made. • make an exception case where necessary. 	NPPF TMBCS CP17 Affordable Housing SPD
	Where the development involves a Retail Impact Assessment	The applicant is required to commit to pay for an independent assessment of the Retail Impact of the proposal.	TMBCS CP22