

Application for Full Planning Permission and Conservation Area Consent for Demolition of a Building or Dwelling within a Conservation Area

Please note that you **only** need Conservation Area consent to demolish a building which exceeds 115 cubic metres or to take down a wall, gate or fence over 1 metre high where abutting a highway, or over 2 metres high elsewhere.

NATIONAL REQUIREMENTS (2 copies (original and 1 copy) of the application form, documents, statements and plans unless stated otherwise or submitted electronically)

	YES	N/A
Completed form which should be signed and dated	<input type="checkbox"/>	
Completed Ownership Certificate and Agricultural Land Declaration you should sign Certificate A if you (and spouse or partner) own the application site and providing there are no agricultural tenants on the land. If someone else other than you (and spouse or partner) is the owner and/or there is an agricultural tenant on the land, you should serve NOTICE on the owner and/or agricultural tenant and then complete, date and sign Certificate B, C or D.	<input type="checkbox"/>	
Design and Access Statement – All major developments. Major applications are those that are creating a floor area of 1000sq m or greater, creation of more than 10 new dwellings, or has a site area of over 1ha. Applications in a Conservation Area of 1 new dwelling or greater or creating more than 100sq m floorspace. For further information see separate guidance.	<input type="checkbox"/>	<input type="checkbox"/>
The appropriate fee	<input type="checkbox"/>	<input type="checkbox"/>
Location Plan which should be up to date and at a scale of 1:1250 for an urban area or 1:2500 for a rural area. The application site should be clearly marked in red and include all land necessary to carry out the development, including access from the public highway, car parking, etc. Any other land owned should be outlined in blue.	<input type="checkbox"/>	
Block/Site Plan (at a scale of 1:200 or 1:500) highlighting the proposed development in relation to the site boundaries and other existing buildings on the site. Any trees or public rights of way affected by the development should be shown, together with the proposed parking arrangements. Any new boundary walls or fencing proposed as part of the development. The direction of north should be shown.	<input type="checkbox"/>	
Elevation Plans (requirements even for blank elevations)		
Existing and proposed front, rear, side and opposite side elevation (at scale 1:50/1:100)	<input type="checkbox"/>	<input type="checkbox"/>
Floor Plans - All floors		
Existing and proposed floor plans (at scale 1:50/1:100)	<input type="checkbox"/>	<input type="checkbox"/>
Sections and Finished Floor and Site Levels Plans – only when a change in level is proposed eg on a sloping site		
Existing and proposed site sections (at scale 1:50/1:100)	<input type="checkbox"/>	<input type="checkbox"/>
Existing and proposed finished floor levels (at scale 1:50/1:100)	<input type="checkbox"/>	<input type="checkbox"/>
Roof Plans (for dormer extensions/roof alterations etc).		
Existing and proposed roof plans (at scale 1:50/1:100)	<input type="checkbox"/>	<input type="checkbox"/>

LOCAL REQUIREMENTS FOR ALL APPLICATIONS	YES	N/A
<p>Affordable Housing Statement</p> <ul style="list-style-type: none"> When the proposed residential development is above the relevant threshold as set out in Policy DP31 of the Mid Sussex District Plan 2014-2031 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Air Quality Assessment</p> <ul style="list-style-type: none"> All major applications within or adjacent to an Air Quality Management Area Applications for residential development of 200 units or more Applications for commercial development of 10,000sq m gross floor area or more Smaller applications or planned developments within close proximity to one another that, when combined, meet the above criteria Introductions to biomass energy/heating plant into an urban area. If the development is likely to result in the designation of an Air Quality Management Area Applications that conflict with elements of a Local Authorities Air Quality Action Plan 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Biodiversity Survey and Report</p> <ul style="list-style-type: none"> Proposed development on which there is a reasonable likelihood that the features listed below may be effected, either positively or negatively, within or adjacent to the application site: <ul style="list-style-type: none"> Protected and priority species Designated sites, important habitats, or other biodiversity features Features of geological conservation importance This includes alterations to water courses or the demolition, alteration or conversion of older or rural buildings which may support protected or priority species. This includes applications within Sites of Special Scientific Interest (SSSI's), Sites of Nature Conservation and Ancient Woodland 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Environmental Statement (EIA) - for proposals that meet the criteria set out within the (Environmental Impact Assessment) Regulations 2017. Where EIA is required, an Environmental Statement in the form set out in Schedule 4 to the regulations must be provided.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Flood Risk Assessment</p> <ul style="list-style-type: none"> Applications in flood Zone 1 as designated by the Environment Agency with a site area of 1ha (10,000sq m) or greater. For all development within flood Zones 2 or 3 as designated by the Environment Agency. All applications with any part of the site in an area at risk of surface water or groundwater flooding. 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Foul Sewerage and Surface Water Assessment</p> <ul style="list-style-type: none"> All developments involving new housing or commercial proposals which are to rely on non-mains drainage. Residential developments where a new dwelling is created or where the site area is 0.5 ha (5000sq m) or more. Other development where the floor area to be created is more than or equal to 1000sq m or the site area is more than or equal to 1ha (10,000 sq m) 	<input type="checkbox"/>	<input type="checkbox"/>

	YES	N/A
Heritage Statement - for all applications for Listed Building consent; applications that include demolition of buildings within a Conservation Area; all applications for development other than change of use in areas that are within or adjacent to sites of Archaeological interest.	<input type="checkbox"/>	<input type="checkbox"/>
Land Contamination Assessment - for applications for development on land that may be affected by contamination including, but not limited to fuel filling stations, gas works, landfills, industrial sites, barn conversions.	<input type="checkbox"/>	<input type="checkbox"/>
Lighting Assessment - for applications for the provision of floodlighting or any other planning applications other than householder that include external lighting.	<input type="checkbox"/>	<input type="checkbox"/>
Noise Impact Assessment - for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that considered to be noise sensitive and which are proposed to be sited close to existing sources of noise. This may include, but is not limited to: <ul style="list-style-type: none"> • Residential developments • Offices • Hospitals • Schools 	<input type="checkbox"/>	<input type="checkbox"/>
Open Space Assessment - for development on school playing fields or public areas, eg parks.	<input type="checkbox"/>	<input type="checkbox"/>
Planning Obligations Instruction Form <ul style="list-style-type: none"> • Applications relating to a net increase of 5 or more units or where affordable housing is required. • Applications for the creation of additional residential units or annexes within the 7km buffer zone surrounding the Ashdown Forest • Commercial developments are considered on an individual basis. Applicants are advised to contact the West Sussex County Council Highway Authority and District Council's Leisure section before submitting an application. 	<input type="checkbox"/>	<input type="checkbox"/>
Planning Statement - for all applications except those for trees, householders and minor alterations to commercial premises.	<input type="checkbox"/>	<input type="checkbox"/>
Road Safety Audit and Designers Response Major developments if proposed works include: <ul style="list-style-type: none"> • Alteration to the existing highway • Intensification of use of an existing access. Intensification is generally defined as 50 or more vehicle movements per day. However, it is recommended that clarification is sought from WSCC where a proposal involves the intensification of an existing access as other issues such as collision data, visibility and geometry would need to be considered. • Formation of a new access • Offsite highway improvements • New residential estate roads where a through route is created, where a bus route is created or where the road serves access to a school or other major community or retail facility. 	<input type="checkbox"/>	<input type="checkbox"/>

	YES	N/A
<p>Statement of Community Involvement</p> <ul style="list-style-type: none"> Residential development of 10 units or more or a site area of 0.5ha (5000sq m) or more when the numbers of units are unknown Commercial development of 1000sq m or more or a site area of 1ha (10,000sq m) or more. Installation of Telecommunications apparatus Onshore windfarms. 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Structural Survey - for applications where the structural integrity of a building is likely to be a key consideration. This may include but is not limited to:</p> <ul style="list-style-type: none"> Re-use or alteration of rural buildings including barn conversions Re-use or alteration of older buildings. 	<input type="checkbox"/>	<input type="checkbox"/>
<p>Telecommunication Development - Supplementary Information required for mast and antennae development by mobile phone network operators as set out in section 10 of the National Planning Policy Framework (July 2018)</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Town Centre Impact Assessment - for development that include creation of floorspace exceeding 500sq m of retail, leisure and/or office development, outside of town centres which are not in accordance with up-to-date Local Plan.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Transport Assessment and Transport Statement – A transport assessment is required for residential development of 80 or more units. Commercial development falling within use Class B1 (Business) resulting in more than 2500sq m floorspace. A transport statement is required for residential development of up to 50-80 units. Commercial Development falling within use Class B1 (Business) resulting in 1500sq m – 2500sq m floorspace.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Travel Plans and Travel Plan Statements - for sites where a Transport Statement is required, a full Travel Plan is required for sites where a Transport Assessment is required. The thresholds for Travel Plan Statements and full Travel Plans are contained within West Sussex County Council's Development Travel Plans Policy.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Tree Survey - for applications where there are trees within, or on land adjacent to, the application site that could influence or be affected by the development. Applications where trees are to be removed as part of the development.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Ventilation Extraction Statement for applications for the creation of floorspace falling within planning use Classes A3 (restaurants and cafes), A4 (drinking establishments) and A5 (hot food takeaways). This includes both new builds and change of use of existing buildings. Any other applications where ventilation or extraction equipment is proposed to be installed.</p>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Viability Assessment - for those applications which are non-policy compliant in respect of financial contributions to the provision of infrastructure and/or affordable housing.</p>	<input type="checkbox"/>	<input type="checkbox"/>

NB Applicants are advised that where plans and documents are required by the above checklist but not provided, a full explanation must be provided. In the event that the explanation provided is insufficient, the Local Planning Authority will consider the application invalid until such time as the information is provided.