

# Planning Application Validation Requirements

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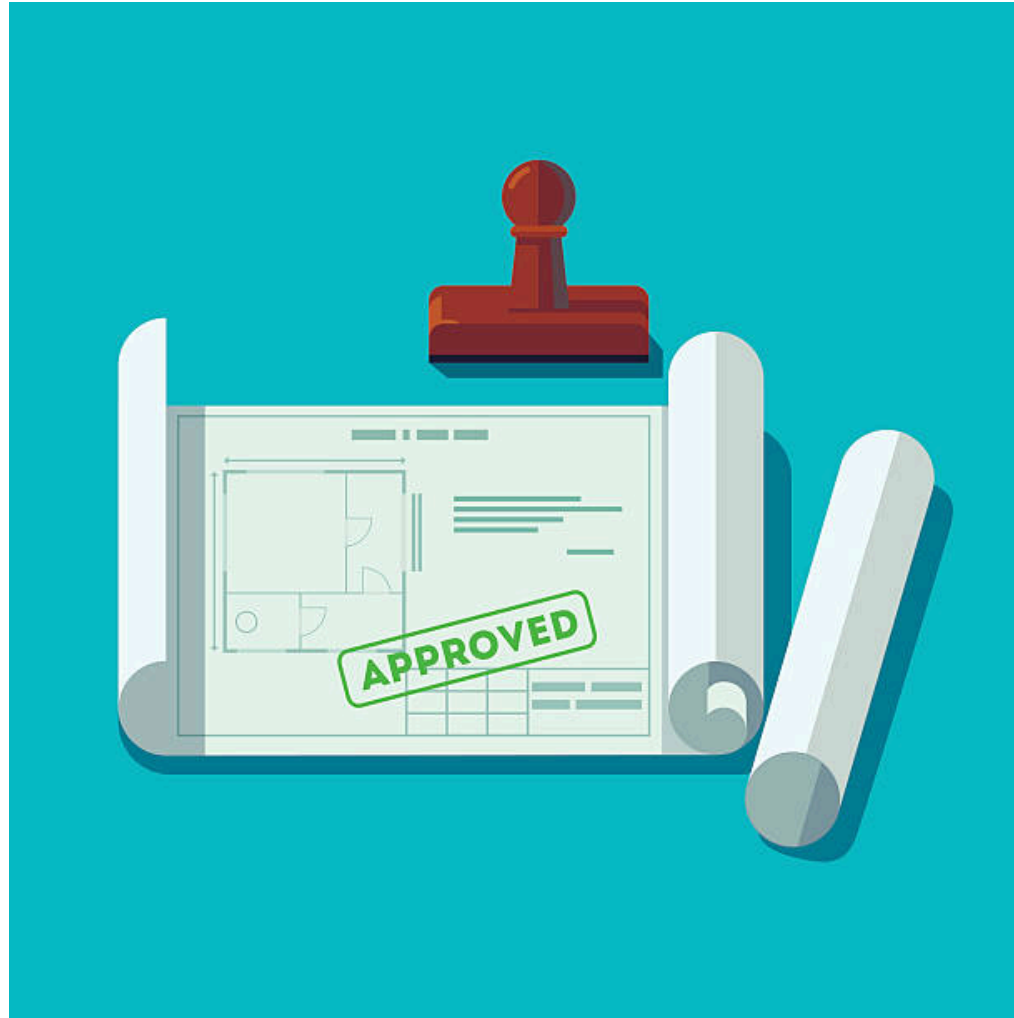
WORTHING BOROUGH  
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# CHAPTER 1:

## PREPARING A VALID APPLICATION



# INTRODUCTION

To assess a planning application we need appropriate supporting information. Certain national requirements are mandatory (see sections 1-6) but we have discretion to adopt a **local list** of validation requirements (see sections 7-30). Local validation criteria must comply with the relevant statutory tests<sup>1</sup>:

For an application to be **valid**, you must provide all the required information or reasons why you are not able to provide it.

This guidance note sets out the information that must be submitted with certain types of application. It also provides useful references to policies in the Worthing Local Plan 2020-2036 (Adopted March 2023) as well as national planning policies contained within the National Planning Policy Framework (NPPF) where relevant.

A link to the Worthing Local Plan can be found here:

[Worthing Borough Council Local Plan](#)

And NPPF:

[National Planning Policy Framework - Guidance - GOV.UK](#)

The Design and Access Statement or Planning Statement may be a useful covering document for your planning application but it must include appropriate sub-headings e.g. Heritage Statement, Energy and Sustainability Statement etc. so that each requirement can be readily identified. If you are in any doubt as to the level and type of information required, then you should request **pre-application advice** and complete the form on our website found here:

<https://www.adur-worthing.gov.uk/planning/applications/do-i-need-permission/#pre-application-advice>

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<sup>1</sup> Section 62 (4A) of the Town and Country Planning Act 1990 and Article 34(6) c of the Town and Country Planning (Development Management Procedure) (England) Order 2015, Para 44 of the NPPF.

# Before Submitting a Planning Application

## Pre-Application Advice

The Council complies with the Government's duty to offer a "positive and proactive" approach by offering a pre-application service. You are strongly encouraged to engage with the Council prior to submitting your application to obtain advice on your proposals.

Not all proposals will be acceptable. This service can also identify situations where an application has little or no prospect of success.

Pre-application advice is confidential as it can be commercially sensitive before a development proposal is publicly known. When a planning application is submitted, this is no longer the case, and you will be required to submit details of pre-application advice provided to you.

## Engagement with others

You are advised to consult with others who may be affected by your proposal. For **major applications**, this may mean pre-application discussions with **other statutory bodies** such as the Environment Agency, Natural England, National Highways, Historic England, West Sussex County Council as the Lead Local Flood Authority and Local Highway Authority, Southern Water etc. You will also need to provide evidence that you have engaged with local residents, amenity groups and local businesses.

For **householder applications**, it is recommended that you discuss your plans with your **neighbours**.

For more detailed advice on who to consult please refer to p36 of the Council's **Joint Statement of Community Involvement**. The link can be found here:

[Joint Statement of Community Involvement \(SCI\) - April 2024](#)

# Preparing and Submitting a Planning Application

## Preparing Supporting Information

You should consult the **validation list** (p12-57 of this document) to inform the scope and complexity of supporting documentation required. This can be discussed with the Council via the pre-application advice service before any application is made. If an application requires a supporting document this needs to be submitted at the time of application, otherwise the application will be treated as invalid.

## Submitting Applications Online

Planning applications should be submitted electronically either through the **Planning Portal**<sup>2</sup> or **directly to Adur & Worthing Councils by email or by post**<sup>3</sup>.

Documents should be in PDF or Open Document Format<sup>4</sup> and plans should clearly state the paper size, scale and be scalable. Individual documents should be no larger than **5mb**. In the case of larger documents, these should be split into sensible chapters and labelled.

Documents submitted will be published on the Council's website and you are responsible for ensuring that personal or sensitive data are not included on supporting information. Where this is unavoidable, you should provide both original and redacted versions to meet the Data Protection Laws.

## What Happens If My Application Is Invalid?

Planning applications are not “valid” and will not be processed, until all the relevant information has been received. If your application is invalid, the Council will write to you explaining the reasons and will provide a deadline for providing the outstanding information. If

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<sup>2</sup> <https://www.planningportal.co.uk/>

<sup>3</sup> There is an administrative fee for planning applications directly submitted to the Council but does not currently apply to applications submitted to the Council for works to trees

<sup>4</sup> Article 2(6) of The Town and Country Planning (Development Management Procedure) (England) Order 2015

the additional information is not received, the application will be returned to you, and you will need to submit a new application. Any **amendments to drawings** should be indicated by a **new revision Letter or Number** i.e. Revision A etc.

If the Council does not validate your application within the required timescales, there is a right of appeal, unless you have failed to provide an item or items specified on this list. If you disagree with the Council's reasons for making the application invalid, there is a dispute resolution procedure set out in Article 12 of The Town and Country Planning (Development Management Procedure) (England) Order 2015.

You can also appeal against non-determination after the statutory period for determining the application has expired. In considering such an appeal the Inspector will consider both the dispute regarding invalidity and the merits of the application itself.

## Common Invalidation Reasons

When preparing to submit your application, it is helpful to double-check to avoid one of the following common mistakes:

### 1. Site Location Plans

The land, which is the subject of the planning application including site access from the public highway, should be **outlined in red** and all adjacent land owned by the applicant should be **outlined in blue**. The plan should be to a **scale of 1:1250** with a north arrow and show at least two road names for easy identification.

### 2. Ownership Certificate

Planning application forms should include the appropriate ownership certificates. If the Applicant is not the sole landowner, formal Notice should be served on the other owners (including anyone with a lease of 7+ years) and either certificate B, C, or D should be signed. This is a common mistake for example, where another flat is located within the same red line boundary, or where works affect boundaries (for example, extensions along party walls). In these cases, Notice will need to be served on the affected landowners and the correct Ownership Certificate completed.

### 3. Accurate, Labelled Plans

All plans should be to a recognised scale, with a unique reference number, scale bar, written scale and a north arrow.

### 4. Flood Risk Assessment

Make sure that you check the flood risk of the development site from all sources, particularly the sea, rivers, surface water and ground water. You can find **flood risk** and **surface water flood risk** maps online using government websites like Gov.uk or the Environment Agency found here:

[Flood Map for Planning - Flood Zones](#)

Adur and Worthing Council's website also has some useful information on flood risk here:

[Flood risk \(Adur and Worthing\)](#)

A flood risk assessment should be proportionate to the complexity of the scheme and should include mitigation measures and sustainable drainage where necessary. Natural England and the Environment Agency offer a service to provide pre-application advice on your planning proposals, which is subject to a charge. Information about the service and charges can be found on the Gov.uk website here:

<https://www.gov.uk/guidance/developers-get-environmental-advice-on-your-planning-proposals>

### 5. Arboricultural Statement

Any development that proposes the felling or pruning of trees with a Tree Preservation Order (TRO) and / or trees within a Conservation Area will need to complete the relevant section of the application form and submit an Arboricultural Statement. Further guidance on completing the application can be found here:

[Planning application guidance note - Trees](#)



## 6. Application Fees

Your planning application will not be released from the planning portal until the calculated fee is paid. If at the Technical Check stage the fee is incorrect, the additional fee request will form part of your invalidation letter.

## Other Application Types

The information listed in this Validation Checklist is the minimum required to be submitted with Full Planning Applications.

The information may also be relevant and necessary for other types of applications. However, the specific requirements are often set out in secondary legislation or national guidance. The most common types of 'other applications' are:

### Lawful Development Certificates (LDC):

- You should submit a Site Plan, existing/proposed floor plans and elevation drawings (where external alterations are proposed).
- For roof extensions, you should provide an illustrated calculation of the proposed roof space volume.
- For applications seeking to establish lawful use, legislation and guidance places the onus upon the applicant to demonstrate the use and therefore you should submit detailed evidence (such as statements, tenancy agreements, bills, and Council Tax records).

### Prior Approval applications:

- The required documents are set out in the Town and Country Planning (General Permitted Development)(England) Order 2015 (as amended)<sup>5</sup>, and guidance can be found online.
- For larger home extensions, you are encouraged to submit existing and proposed floor plan and elevation drawings<sup>6</sup>.
- Demolition applications: A demolition method statement should be submitted with details of the work and why it is required, demolition methods, hours of working, measures to control environmental impacts (noise, air quality, and land contamination),

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<sup>5</sup> <https://www.legislation.gov.uk/uksi/2015/596/schedule/2/made>

<sup>6</sup> <https://www.planningportal.co.uk/permission/common-projects/extensions/prior-approval>

construction impacts and how the site will be restored post demolition. If there is potential for harm to ecology, the relevant surveys should also be submitted.

### Listed Building Consent:

- A site plan, drawings, design and access statement and heritage statement should be provided as a minimum.
- Dependent upon the heritage significance, specialist information may be requested, which can be clarified at pre-application stage.
- Some proposals will also require planning permission, in these cases you should also submit a planning application.

### Approval of details secured by conditions:

- We usually encourage applicants to submit more than one condition per application to ensure the most efficient processing and decision-making, particularly if the conditions cover similar matters, such as building details and the choice of materials. However, for more complex matters, such as drainage or land remediation, it may be preferable to submit these separately.
- You should submit a covering letter together with relevant documents and information setting out how the condition or conditions have been met.

### Non-material amendment<sup>7</sup> to Planning Applications:

- You should submit a covering letter setting out all the changes proposed, a copy of the approved drawings which are to be altered and a copy of the proposed drawings clearly marked up so that it is clear what the proposed alterations are.

### Removal or Variation of Conditions<sup>8</sup>:

- You are encouraged to provide a covering letter and/or Planning Statement setting out the details of the condition you wish to remove/modify and justifying the changes proposed in detail.

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<sup>7</sup> Section 96A of the Town and Country Planning Act 1990

<sup>8</sup> Section 73 of the Town and Country Planning Act 1990

- For amended plans, the changes should also be readily identified on the drawings
- Depending upon the details of your proposed changes, documents from Part 2 of this Validation Checklist may also be necessary.

### Advertisement Consent Applications

- Details of each advertisement should be provided as set out in the application form including lighting levels
- You should also submit a location plan and site plan setting out the location of the advertisement(s), with elevation drawings and sections.
- Section drawings should show how the advertisements are fixed to the wall or building and any internal illumination where appropriate.

# CHAPTER 2:

## THE VALIDATION LIST



# Validation Checklist

No.	National Requirements	Mandatory for all applications	Applicant checklist
1	Application Form	√	
2	Location Plan	√	
3	Ownership Certificates and Agricultural Declaration	√	
4	Appropriate Fee	√	
5	Design and Access Statement	√	
6	Community Infrastructure Levy (CIL) form 1	√	

No.	Local Requirements – see specific thresholds	Can be included in Design and Access Statement	Applicant checklist
7	Additional Plans & Drawings		
8	Affordable Housing Statement and Viability Report		
9	Air Quality Assessment (AQA)		
10	Air Source Heat Pumps (ASHPs)		
11	Biodiversity Net Gain (BNG)		
12	Community Facilities		
13	Daylight/Sunlight Assessment		
14	Ecological Appraisal		
15	Economic Statement	√	
16	Energy/Sustainability Statement		
17	Environmental Statement		
18	Fire Statement		
19	Flood Risk Assessment (FRA)		
20	Foul Sewerage Assessment (FSA)		
21	Health Impact Assessment and Screening	√	
22	Heritage Statement	√	
23	Historic Environment Record (HER)		
24	Land Contamination Assessment		
25	Landscaping and Green Infrastructure Details	√	
26	Lighting Assessment		

27	Noise Impact Assessment		
28	Parking Provision	√	
29	Planning Obligations (Section 106)	√	
30	Planning Statement		
31	Refuse and Recycling Provision	√	
32	Road Safety Audit		
33	Self-build and Custom Build Statement		
34	South Downs National Park Statement	√	
35	Space Standards	√	
36	Statement of Community Involvement	√	
37	Structural Survey		
38	Sustainable Drainage Systems		
39	Telecommunications Development		
40	Town Centre Uses - Sequential Test and Impact Assessment	√	
41	Transport Assessment		
42	Transport Statement		
43	Travel Plan		
44	Tree Survey		
45	Ventilation and Air Conditioning Statement		
46	Visual Impact Assessment	√	

# Validation Requirements

No.	National Requirement	Types of Application	Information	Legislation/ Policy
1	Application Form	All	<p>Planning applications can be submitted online via the government's online planning and building regulations service Planning Portal:</p> <p><a href="#">Applications - Planning Portal</a></p>	Town and Country Planning (Development Management Procedure) Order 2015
2	Location Plan	All	<p>Based on an up-to-date map at 1:1250/ 1:2500. Must identify at least two roads and/or buildings on adjoining land to ensure the exact site location is clear. The plan should indicate the direction of north.</p> <p>The site must be edged in red and include all land necessary to carry out the development, including a link to the public highway. Any other land owned by the applicant, close to or adjoining the site must be edged blue.</p> <p>If plans are being emailed for submission, they must be in a .pdf format with a maximum file size of <b>10MB</b>. However, if files are larger than this, then you can arrange for them to be sent to the council by We-Transfer or Drop Box.</p>	Town and Country Planning (Development Management Procedure) Order 2015
3	Ownership Certificates	All	An Ownership Certificate (A, B, C or D as applicable) must be completed stating the land ownership of the site. For this purpose, an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than seven years. This is found on the application form.	Town and Country Planning (Development Management Procedure) Order 2015

No.	National Requirement	Types of Application	Information	Legislation/ Policy
4	Appropriate Fee	All	<p>Application fees are to be paid to the Planning Portal using the link here:</p> <p><a href="#">Submit a planning application, fees and forms - Adur &amp; Worthing Councils</a></p> <p>Planning applications submitted directly to Adur &amp; Worthing Councils by post or email require an administrative charge of £62.50 (+VAT) to cover administration and scanning costs. This does not currently apply to applications submitted directly to Adur &amp; Worthing Councils for works to trees.</p> <p>However, wherever possible we encourage applications to be submitted online using the <b>Planning Portal website</b>.</p>	Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)



No.	National Requirement	Types of Application	Information	Legislation/ Policy
5	Design & Access Statement	<p>Required for development proposals which entail the:</p> <ul style="list-style-type: none"> <li>• Provision of 10 or more dwellings or site area exceeds 0.5ha</li> <li>• Erection of buildings/extensions over 1000sqm</li> <li>• Where site area is 1ha or greater (excluding minerals &amp; waste development)</li> <li>• Applications for listed building consent</li> <li>• Provision of 1 or more dwellings in a Conservation Area</li> <li>• Building/extension over 100sqm in a Conservation Area</li> </ul>	<p>The Design &amp; Access Statement (DAS) should be submitted with the planning application to explain the <b>design principles</b> behind a development, justify the proposal, and demonstrate how the site and its context have influenced the design.</p> <p>The DAS should also show how the proposal is accessible and convenient for all potential users, including road, rail and bus networks.</p> <p>The statement may take a proportionate approach based on the scale and/ or/ sensitivity of the proposal.</p>	Town and Country Planning (Development Management Procedure) Order 2015
6	Community Infrastructure Levy (CIL) form 1	<p>The CIL Charge applies to:</p> <ul style="list-style-type: none"> <li>• Most <b>new residential</b> development</li> <li>• Some <b>retail</b> development</li> </ul> <p>All other uses are nil charged.</p>	<p>Worthing Borough Council adopted its Charging Schedule for CIL in February 2015 and implementation of the charge commenced on 1st October 2015.</p> <p>Following a review of the CIL charging rates in 2020, a revised 'CIL Charging Schedule - August 2021' was implemented on 1st August 2021, meaning that those rates apply for developments approved on or</p>	<p>NPPF, Chapter 3</p> <p>The Community Infrastructure Levy Regulations 2010 (as amended)</p> <p>Planning Act 2008</p>

No.	National Requirement	Types of Application	Information	Legislation/ Policy
			<p>after that date. Details relating to the rates set and all background documentation can be found here:</p> <p><a href="#">About the Community Infrastructure Levy (CIL) - Adur &amp; Worthing Councils</a></p> <p>The following Process Guide sets out how the CIL is calculated:</p> <p><a href="#">Worthing Borough Council CIL Process Guide (V4) July 2021</a></p> <p><b>N.B. It is important that CIL Form 1 is submitted with every planning application otherwise the application may be considered invalid. The form can be found here:</b></p> <p><a href="#">Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information</a></p> <p>Although CIL is now the dominant means for securing financial contributions from development in Worthing, Planning Obligations (S106), despite being 'scaled back', will continue to play a key role in relation to affordable housing and certain site-specific requirements (see section 17 Planning Obligations).</p>	DM9 of the Worthing Local Plan.

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
7	Additional Plans and Drawings	All planning applications.	<p>The following will be required:</p> <ul style="list-style-type: none"> <li>• Block plan (1:500 or 1:200)</li> <li>• Roof plan (1:500 or 1:200)</li> <li>• Existing and proposed elevations</li> <li>• Existing and proposed floor plans</li> <li>• Existing and proposed sections</li> <li>• Existing and proposed site sections - site levels and finished floor levels should be submitted to show different floor heights to ground levels and to demonstrate adequate head height in basements, lofts etc. Heights must be clearly legible.</li> </ul> <p>All drawings must include a written scale and bar scale and include the direction of north.</p> <p>If plans are being emailed for submission, they must be in a .pdf format.</p> <p>Floor plans, sections and elevations should be at a scale of 1:50 or 1:100 no larger than A3 to enable printing.</p>	Town and Country Planning (Development Management Procedure) Order 2015
8	Affordable Housing Statement	<p>Only applications for <b>10+ dwellings</b> will need to provide a proportion of affordable housing, broken down as follows:</p> <p><b>For flats on previously developed land</b> – 20% of affordable housing is required.</p>	<p>A statement setting out the affordable housing to be provided on site must be submitted for planning applications of 10 or more residential units (as per the thresholds in the NPPF).</p> <p>The statement should clearly set out which units are to be provided as affordable and set out evidence of discussion with relevant registered providers to ensure that on-site affordable housing is physically and financially deliverable.</p>	<p>NPPF Chapter 5.</p> <p>Policy DM1 and DM3 of the Worthing Local Plan (2023).</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<p><b>For houses on previously developed land</b> – 30% of affordable housing is required.</p> <p><b>For all development on greenfield land</b> - 40% of affordable housing is required.</p>	In exceptional circumstances, if for viability reasons the applicant does not propose to provide affordable housing in line with the requirements contained within policy DM3 of the Worthing Local Plan, a financial viability review including itemised cost plan must be provided. This should be provided in electronic format by a RICS registered surveyor ideally using Existing Use Value and methodology in Argus. The report will be published and reviewed by a third party at the applicant's expense.	
9	Air Quality Assessment (AQA)	Required where the proposal may potentially have a significant impact on air quality either by emitting air quality pollutants, by introducing receptors to areas where there are existing sources of air quality pollutants, or by exposing existing receptors to new or increased levels of pollutants.	<p>When planning any development, the impact on air quality must be considered. The aims of an AQA are to avoid development causing new air pollution problems, exacerbating existing problems and to ensure appropriate mitigation is incorporated into developments at an early stage, preferably through good design.</p> <p>All development proposals should follow the process contained within the Council's webpage on Air Quality and Planning Advice for Developers. Link found here:</p> <p><a href="#">Air quality and planning - Adur &amp; Worthing Councils</a></p> <p>Applicants are advised to provide evidence in their application that they have identified key sources of air pollution within their schemes and taken appropriate action to minimise emissions of PM2.5 and its precursors as far as is reasonably practicable.</p> <p>In the case of development located within an Air Quality Management Area (AQMA) or in an area</p>	<p>NPPF Chapter 15 and Chapter 9.</p> <p>Policy SP3, Policy DM15, and Policy DM22 of Worthing Local Plan.</p> <p>Local Plan Air Quality Inputs (Oct 2024)</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			close to exceeding local Air Quality Objectives, applicants should contact the Council's Environmental Health Officer.	
10	Air Source Heat Pumps (ASHPs)	All proposals that involve the installation of an ASHP.	<p>Heat pumps are part of the government's strategy to reach net zero carbon emissions by 2050. However, the technology generates noise when in operation and as a result it has the potential to cause significant adverse effects to people living nearby.</p> <p>For domestic installations the applicant should follow the permitted development rights guidance contained in Microgeneration Certification Scheme MCS 020 March 2025 here:</p> <p><a href="#">MCS has published an updated version of MCS 020</a></p> <p>This guidance provides a screening process for the installation of the ASHP, that if met, requires no further noise assessment.</p> <p>Planning permission is also required if your property is within a <b>Conservation Area</b> and the unit will be visible from the highway, or if it is a <b>listed building</b>.</p>	<p>NPPF Chapter 14</p> <p>Policies SP2, SP3, DM16 and DM17 of Worthing Local Plan (2023)</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
11	Biodiversity Net Gain (BNG)	<p>All applications for minor and major development</p> <p>(applications made under Section 73 of the Town and Country Planning Act 1990 (as amended), i.e. to vary the conditions of an existing planning permission where the original planning permission was not subject to the requirement for statutory Biodiversity Net Gain are not required to provide BNG)</p>	<p>All applications subject to the mandatory BNG condition will be required to provide:</p> <p>BNG metric or small sites metric; BNG Strategy Statement – to include the proposed strategy for delivering BNG; information about how adverse impacts on biodiversity have been avoided and minimised; the pre and post-development value of on-site habitats; the proposed approach to enhance biodiversity on-site (NB detailed proposals of these habitat enhancements will need to be included as part of the plans, drawings and supporting information accompanying the application); habitat condition assessment; and any off-site plans (including baseline and post-intervention biodiversity values). Where appropriate, a draft Biodiversity Gain Plan and a draft Habitat Management and Maintenance Plan. For phased development, a draft Overall Biodiversity Gain Plan – to detail the baseline and post-development interventions. If a planning obligation is proposed, a draft obligation should be included with the application (e.g. for significant on-site biodiversity net-gain or off-site biodiversity net gain).</p> <p>The council is currently producing a Technical Advice Note on Biodiversity Net Gain and a Green Infrastructure, Biodiversity Net Gain &amp; Urban Greening Supplementary Planning Document. This section will be amended once these are in place.</p>	<p>Environment Act 2021, Part 6</p> <p>The Biodiversity Gain Requirements (Exemptions) Regulations 2024 The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024</p> <p>NPPF, Chapter 15</p> <p>DM18 of Worthing Local Plan</p> <p>Biodiversity Technical Report (2025)</p> <p><a href="#">Technical Report - Adur Local Plan - Biodiversity Study (2025)</a></p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
12	Community Facilities Statement	Community facilities (proposed or loss of existing)	<p>For proposals resulting in the loss or reduction of community facilities or land, a statement should be provided which sets out the following:</p> <ul style="list-style-type: none"> <li>- That an accessible replacement facility of a similar nature is provided that meets the needs of its current and intended users, as well as the local community</li> <li>- it can be demonstrated that the existing premises are no longer required or viable in their current use and the premises have been appropriately marketed for an alternative community use (for a minimum period of 12 months details and evidence of marketing should be included)</li> <li>- records of contact with other community use providers who may be able to take over the facility</li> </ul>	<p>NPPF, Chapter 8,</p> <p>Policy DM8 of Worthing Local Plan 2023</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
13	Daylight/Sunlight and overshadowing Assessment	<p>Required for all major applications that would affect light to adjoining premises.</p> <p>For major developments that involve <b>new dwellings</b> an <b>assessment of internal daylight levels</b> will also be required.</p> <p>For <b>smaller developments</b> on constrained sites, a daylight and sunlight study may be requested. This should be set out within any pre-application advice.</p>	<p>Any assessment would need to be carried out in accordance with BRE guidelines (Site Layout Planning for Daylight and sunlight: a Guide to Good Practice - BRE Report 209, 2022):</p> <p><a href="#">Site layout planning for daylight and sunlight: a guide to good practice (BR 209 2022 edition - Download)</a></p>	<p>NPPF Chapter 11</p> <p>Policy DM2 and DM5 of Worthing Local Plan.</p>
14	Ecological Appraisal	<p>Development within/ adjacent to or that could impact upon:</p> <ul style="list-style-type: none"> <li>• nationally designated area (SSSI);</li> <li>• locally designated area (e.g. Local Wildlife Site, (LWS), Local Geological Site/RIGS, Local Nature Reserve) or an area of Ancient Woodland i.e. Whitebeam Woods.</li> </ul>	<p>While there are no SSSIs within the Worthing Borough area, it does border the South Downs National Park (SDNP) to the north, which contains SSSIs (such as the Cissbury Ring SSSI) and other important habitats within its wider boundaries. The Borough also includes Whitebeam Woods which is ancient woodland and is designated a Site of Nature Conservation Importance (SNCI).</p> <p>If the development is within or close to ecologically important areas, then the applicant will need to produce a Preliminary Ecological Appraisal (PEA) report. The PEA report should include:</p>	<p>NPPF Part 15</p> <p>Policy DM18 of Worthing Local Plan</p> <p>Biodiversity Technical Report (2025)</p>



No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<p>Development that could affect protected or notable species or habitats. These could also include (but are not limited to):</p> <ul style="list-style-type: none"> <li>proposals on brownfield sites, applications involving works to or demolition of an existing building or roofs;</li> <li>proposals that involve the removal of trees, scrub or hedgerows;</li> <li>proposals affecting watercourses;</li> <li>proposals within 500m of a pond.</li> </ul>	<ul style="list-style-type: none"> <li>Up to date, comprehensive information on protected/ notable species and habitats recorded in the area, and information on any areas designated for their ecological importance on the site or on adjacent land</li> <li>Ecological surveys as appropriate;</li> <li>A full assessment of the likely effects of the development; Avoidance or mitigation measures if applicable;</li> <li>Information to support any proposals for mitigation/ compensation measures;</li> <li>Enhancement measures.</li> </ul> <p>It should be noted that some ecological surveys are <b>seasonally dependent</b>.</p> <p><b>Where protected species are identified, then a species-specific Phase 2 Survey will be required.</b></p>	
15	Economic Statement	<p>Required for planning applications resulting in the <b>net loss of</b>:</p> <ul style="list-style-type: none"> <li>employment floorspace, visitor attractions, facilities or accommodation.</li> </ul>	<p>The Worthing Sustainable Economy SPD February 2012 (link below) sets out in detail what information will need to be submitted with such applications:</p> <p><a href="https://www.adur-worthing.gov.uk/worthing-ldf/spd-and-guidance/#sustainable">https://www.adur-worthing.gov.uk/worthing-ldf/spd-and-guidance/#sustainable</a></p> <p>The Local Plan 2023 still refers to this SPD which will be used to assess relevant applications. The SPD will be updated to fully reflect the WLP 2023 in due course.</p>	<p>NPPF Chapter 6</p> <p>DM11 and DM12 of Worthing Local Plan.</p>
16	Energy and Sustainability Statement	Required for all major developments:	An energy and sustainability statement, demonstrating that the minimum standards set out in policies DM16 and DM17 are met and where	NPPF Chapter 2

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<ul style="list-style-type: none"> <li>• 10 or more dwellings</li> <li>• Above 1000 sqm of commercial floorspace</li> <li>• Sites of 1ha or more</li> <li>• All new housing (see 'Non-Major Housing Energy Statement')</li> </ul>	<p>possible exceeded. The Statement should address how:</p> <ul style="list-style-type: none"> <li>• The development has taken measures to mitigate and adapt to the effects of climate change</li> <li>• The development has considered the energy hierarchy and heating and cooling hierarchy</li> <li>• Sustainable design and construction measures have been incorporated into development design</li> <li>• Any potential flood risk will be mitigated</li> <li>• The development will protect and enhance the Borough's natural capital and biodiversity assets</li> </ul> <p>The Council has published a Climate Change Checklist for Worthing which applicants can reference here:</p> <p><a href="#">Supplementary Planning Documents and Guidance (Worthing)</a></p> <p>SAP<sup>9</sup> (Standard Assessment Procedure) calculations are required for all new housing development and BREEAM Very Good or Excellent should be achieved for all major non-residential development. Both types of development should incorporate renewable and low carbon energy production equipment to meet at least 10% of predicted total energy requirements</p>	SP2, DM16, DM17, DM21 of the Worthing Local Plan.

<sup>9</sup> SAP (Standard Assessment Procedure) ratings are the Government's official system for rating the energy performance of new homes, based on estimated energy costs

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>(after CO2 reductions from energy efficiency measures).</p> <p>Non-Major Housing Energy Statement - will be required for the development of fewer than 10 new homes to demonstrate that at least 10% of energy demand will be provided by renewable technologies, usually by on-site generation (after energy efficient measures have been applied).</p>	
17	Environmental Statement	An environmental statement is required for developments likely to have a <b>significant effect on the environment</b> , based on their nature, size, or location. This is mandatory for projects listed in <a href="#">Schedule 1</a> of the Environmental Impact Assessment Regulations 2017 and for projects in <a href="#">Schedule 2</a> if they meet specific thresholds and are likely to cause significant effects.	<p>Developers of Schedule 1 or Schedule 2 sites are encouraged to request a '<b>screening opinion</b>' (to determine whether an ES is required) before submitting a planning application. Where an ES is required, a Scoping opinion will be issued clarifying the scope and level of detail needed for the Environmental Statement. See link below for further advice:</p> <p><a href="#">Environmental Impact Assessment - GOV.UK</a></p>	The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
18	Fire Statement	<p>For new buildings which:</p> <ul style="list-style-type: none"> <li>contain two or more dwellings or educational accommodation</li> </ul>	<p>For certain developments, such as those with <b>high-rise residential buildings</b> or <b>educational accommodation</b>, a Fire Statement may be required as part of the formal planning application.</p> <p>Developers of this type of development are encouraged to engage with West Sussex Fire &amp;</p>	Article 9A of The Town and Country Planning (Development Management Procedure)

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<ul style="list-style-type: none"> <li>meet the height condition of being 18m or more in height, or 7 or more storeys</li> </ul>	<p>Rescue Service early in the planning process to address fire safety concerns, but formal consultation typically occurs during the building control process after planning permission is granted.</p> <p>Fire statements must be submitted on a form published <a href="#">by the Secretary of State</a> (or a form to similar effect) contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):</p> <ul style="list-style-type: none"> <li>the principles, concepts and approach relating to fire safety that have been applied to each building in the development</li> <li>the site layout</li> <li>emergency vehicle access and water supplies for firefighting purposes</li> <li>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</li> <li>how any policies relating to fire safety in relevant local development documents have been taken into account</li> </ul> <p><a href="#">Fire safety and high-rise residential buildings (from 1 August 2021) - GOV.UK</a></p> <p><a href="#">Guidance: fire statement - GOV.UK</a></p>	(England) Order 2015
19	Flood Risk Assessment	A site-specific Flood Risk Assessment <u>must</u> be	Site-specific flood risk assessments (FRA) should always be proportionate and appropriate to the scale, nature and location of the development. Any	NPPF Chapter 14 Policy DM20 (a) and DM21 of the

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<p>submitted with planning applications for:</p> <ul style="list-style-type: none"> <li>• sites of 1 hectare or greater in Flood Zone 1;</li> <li>• all new development (including minor development and changes of use) in Flood Zones 2 and 3;</li> <li>• development that would introduce a more vulnerable class on land at increased flood risk in future or subject to other sources of flooding (such as surface water) identified by the Strategic Flood Risk Assessment.</li> </ul>	<p>proposals will also need to demonstrate that flood risk is not increased elsewhere. The FRA should include the nature of flood risk and access and safety of occupiers/ users of the site during a flood event. FRAs should follow the approach recommended in national planning guidance and that provided West Sussex County Council. This can be found here:</p> <p><a href="#">Flood risk and coastal change - GOV.UK</a></p> <p>More information on climate change allowances can be found here:</p> <p><a href="#">Flood risk assessments: climate change allowances - GOV.UK</a></p> <p>Guidance on how to use modelling for FRA's can be found here:</p> <p><a href="#">Using modelling for flood risk assessments - GOV.UK</a></p> <p>More information and useful reference documents can be found on the Council's website here:</p> <p><a href="#">Flood risk (Adur and Worthing)</a></p> <p>The flood risk sequential test will also need to be undertaken for sites in areas known to be at risk now or in the future from any form of flooding unless development meets the exceptions set out in the NPPF.</p>	<p>Worthing Local Plan.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
20	Foul Sewerage Assessment (FSA)	<p>An FSA is required if your proposal:</p> <ul style="list-style-type: none"> <li>• is for a major development of 10 or more dwellings or 1000 sqm of commercial floorspace, or</li> <li>• is to create a new foul sewage system, or</li> <li>• is to change or replace an existing foul sewage system</li> </ul>	<p>The FSA should comprehensively evaluate the suitability of a site for storing, transporting, and treating sewage, particularly when connection to the public sewer is not feasible. It must demonstrate the infeasibility of connecting to the public sewer and propose satisfactory alternative means of disposal. The assessment should also include potential health hazards, environmental impacts, and the capacity of existing infrastructure.</p> <p>Applicants should bear in mind that <b>no discharge of surface water to a foul or combined sewer</b> is permitted, in line with Southern Water's updated Surface Water Management Policy, which is available to view on their website:</p> <p><a href="#">Surface Water Management Policy DS 001</a></p> <p><b>Southern Water's</b> optional <b>pre-planning enquiry form</b> helps developers understand the impact their proposal will have on the sewerage network prior to land acquisition or the submission of a planning application.</p> <p>It's a simple check that will identify whether the required capacity for wastewater is available adjacent to or close to the proposed development. The link to this service can be found here:</p> <p><a href="https://www.southernwater.co.uk/building-and-developing/planning-your-development/pre-planning-enquiries/">https://www.southernwater.co.uk/building-and-developing/planning-your-development/pre-planning-enquiries/</a></p>	<p>NPPF Chapter 14.</p> <p>Policy DM20 and DM21 of Worthing Local Plan 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
21	Health Impact Assessment and Screening	<p>Required for major developments:</p> <ul style="list-style-type: none"> <li>• 10 or more housing units</li> <li>• 1000 or more sqm of commercial floorspace</li> </ul>	<p>A statement will be required setting out how the development addresses relevant requirements of a) i - vi) of policy SP3 of the Worthing Local Plan.</p> <p>Applicants will be required to submit a screening for a Health Impact Assessment (HIA). If necessary, a full HIA proportionate to the development proposed, will need to be prepared.</p> <p>A full Health Impact Assessment is required on large developments which should demonstrate the health credentials of the development, how it would contribute towards healthy neighbourhoods, the health impacts of development and the needs of existing and future users, including those with dementia and other sensory or mobility impairments.</p> <p>It should also identify the potential health consequences of the proposed development on a specific population and/or community; and maximise the positive health benefits and minimise potential adverse effects on health and inequalities.</p> <p>A Health Impact Assessment Checklist is currently being prepared by WSCC. This section will be amended with a link to the Checklist once it is finalised.</p>	<p>NPPF Chapter 8</p> <p>SP3 of Worthing Local Plan 2023</p>
22	Heritage Statement	<p>Required for:</p> <ul style="list-style-type: none"> <li>• All applications for Listed Building Consent.</li> </ul>	<p>A Heritage Statement is required for all development proposals that may impact on the historic environment. Advice on the Heritage Statement can be found here:</p>	<p>NPPF Chapter 16</p> <p>Policy DM23 and DM24 of Worthing Local Plan 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<ul style="list-style-type: none"> <li>• All development within or adjoining a Conservation Area (except changes of use)</li> <li>• Applications in or immediately adjacent a scheduled Ancient Monument or a site on the Register of Parks and Gardens</li> <li>• All applications affecting any known or suspected archaeological sites.</li> <li>• Applications whose scale or nature could impact on heritage assets (designated and non-designated i.e statutory listed buildings or those which are on the Council's Local List</li> </ul>	<p><a href="#">Conservation and Heritage - Adur &amp; Worthing Councils</a></p> <p>The Heritage Statement should:</p> <ul style="list-style-type: none"> <li>• Describe the proposed works or development, including scale, height, construction methods, materials, and design.</li> <li>• Analyse the potential impact of the proposed works on the asset's significance, including any potential loss or damage to key features or its setting.</li> <li>• Provide a justification for the proposed works, explaining why they are necessary or desirable.</li> <li>• Explain the measures that will be taken to minimize or prevent any harm to the heritage asset.</li> <li>• Describe how the proposed works will preserve, enhance, or increase awareness of the heritage asset.</li> <li>• Explain the rationale for any loss or change to the asset's features or fabric, if necessary.</li> </ul> <p>Applicants may also find it helpful to read the advice contained in <b>Historic England's Advice Note 12 Statements of Heritage Significance: Analysing Significance in Heritage Assets</b>.</p> <p>The advice note covers the NPPF requirement for applicants for heritage and other consents to describe heritage significance to help local planning</p>	<p>Worthing Conservation and Heritage Guide 2023.</p>



No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>authorities to make decisions on the impact of proposals for change to heritage assets:</p> <p><a href="https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/hea279-statements-heritage-significance/">https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/hea279-statements-heritage-significance/</a></p> <p>Applicants are also strongly encouraged to read the guidance contained within the Worthing Conservation and Heritage Guide (WCHG, 2023), link below:</p> <p><a href="#">Conservation &amp; Heritage Guide - Worthing</a></p> <p>If your proposed development is located within an Environmental Area of Special Character (EASC), then you should read Section 11 of the WCHG for guidance. You should also contact Worthing Borough Council to clarify the most up to date position, in case the EASC's have been changed.</p> <p>Applicants whose schemes are within a designated Conservation Area, should take account of the Conservation Area Character Appraisals when preparing their Heritage Statement.</p> <p>These can be found here:</p> <p><a href="#">Worthing conservation areas</a></p>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>If your proposed development is close to a park or garden of local interest then we would advise you to reference Appendix 5 of the Worthing Local Plan found here:</p> <p><a href="#">LIST OF APPENDICES 1. Glossary of Terms 2. Sites of Nature Conservation Importance in Worthing Borough 3. Supplementary Planning</a></p> <p>These are parks, gardens and other formally laid out and landscaped areas which are valued for their contribution to the local scene or for local historical associations.</p>	
23	Historic Environment Record (HER)	<b>All development</b> where there is a historic indication of heritage assets of <b>archaeological interest</b> on the site should submit an appropriate desk-based assessment and, where necessary, a field evaluation. Sussex Threshold Guidance.	<p>There are numerous sites within Worthing that have archaeological interest. Many have been designated as 'Archaeologically sensitive areas' by WSCC. A digital map of the Archaeological Notification Areas can be found on the West Sussex County Council HER web page:</p> <p><a href="#">Historic Environment Record - West Sussex County Council</a></p> <p>WSCC's Historic Environment Record (HER) contains a summary of currently known archaeological sites. The record is linked to digitised mapping and can be searched by period, location and site type, and viewed with additional layers of information, such as Scheduled Ancient Monuments, Listed Buildings and historic parkscapes.</p>	<p>NPPF Chapter 16</p> <p>Policy DM23 and DM24 of Worthing Local Plan 2023.</p> <p>Worthing Conservation and Heritage Guide 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>Applicants can request a HER search using the link below:</p> <p><a href="https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/#request-a-her-search">https://www.westsussex.gov.uk/land-waste-and-housing/landscape-and-environment/historic-environment-record/#request-a-her-search</a></p> <p>When a development site includes, or has the potential to include heritage assets with archaeological interest, applicants are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p>For further advice applicants should contact Worthing Borough Council's Conservation/ Archaeological advisers to provide more specific site-based information and advice, where appropriate.</p>	
24	Land Contamination Assessment	<p>Required for:</p> <ul style="list-style-type: none"> <li>All development on brownfield land where contamination could be an issue due to the previous use of the site (or adjacent land)</li> <li>New development within 250 metres of current or former landfill sites</li> </ul>	<p>Worthing Borough Council's contaminated land strategies can be viewed here:</p> <p><a href="https://www.adur-worthing.gov.uk/environmental-health/pollution/contaminated-land/">https://www.adur-worthing.gov.uk/environmental-health/pollution/contaminated-land/</a></p> <p>If you are progressing a planning application and have concerns that the property or site may be on, or near, potentially contaminated land you can arrange for an environmental search to be conducted. The Environmental Health &amp; Licensing Team conduct environmental searches by request only. Searches cover any potentially contaminated land within 100m of the property or site. Here is a link to the fees and charging schedule:</p>	<p>NPPF Chapter 11 Para 125 (c)</p> <p>DM22 of Worthing Local Plan 2023</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<ul style="list-style-type: none"> <li>Where the end use would be particularly sensitive (for example residential development, schools, day nurseries, care homes or hospitals)</li> </ul>	<p><a href="https://www.adur-worthing.gov.uk/media/Media,172771,smxx.pdf">https://www.adur-worthing.gov.uk/media/Media,172771,smxx.pdf</a></p> <p>Applications for development on land that may be affected by contamination should, where appropriate, be accompanied by a preliminary risk assessment which has identified:</p> <ul style="list-style-type: none"> <li>all previous uses of the site and surrounding sites</li> <li>potential contaminants associated with those uses</li> <li>a conceptual model of the site indicating sources, pathways and receptors</li> <li>potential risks arising from contamination at the site</li> </ul> <p>The purpose of the assessment is to establish the potential risk posed to human health by the development of the site.</p>	
25	Landscaping and Green Infrastructure details	<p>Required for:</p> <ul style="list-style-type: none"> <li>5 or more dwellings</li> <li>business, commercial and leisure developments of more than 1,000 square metres gross (excluding conversions of existing buildings)</li> </ul>	<p>Landscaping details are required for proposals that meet the thresholds indicated. Applicants should submit a Landscape Plan together with a short statement outlining soft and hard landscaping to be undertaken as part of the development including: details of ground/soil preparation, arrangements for management and maintenance and funding arrangements.</p> <p>The choice of landscape materials will need to be in keeping with the character of the area.</p>	<p>NPPF Chapter 15 (particularly Para 187)</p> <p>Policy SS1 Spatial Strategy d) iii) of Worthing Local Plan 2023</p> <p>Policy DM19</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>Where development proposals involve the loss or removal of existing trees, a proposed landscape scheme should be provided demonstrating replacement tree planting on the site ideally on a greater than 1:1 basis or as a minimum demonstrating no net loss of trees.</p> <p>The council is currently producing a Green Infrastructure, Biodiversity Net Gain &amp; Urban Greening Supplementary Planning Document. This section will be amended once these are in place.</p> <p>Until this is in place, applicants should refer to existing information and records on green infrastructure to demonstrate how their development will protect, conserve, enhance and deliver green infrastructure across the Borough.</p>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
26	Lighting Assessment	Required for all applications which would involve the provision of <b>significant external lighting</b> (e.g. floodlights or security lighting) that may have an adverse impact on residential amenity, the character of the open countryside, the South Downs National Park International Dark Skies Reserve or a heritage asset	<p>Schemes involving lighting need to provide an assessment covering: light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaries, the need for full horizontal cut-off; no distraction to the highway; levels of impact on nearby dwellings; use of demountable columns; retention of screening vegetation; use of planting and bunding to contain lighting effects.</p> <p>The Lighting Assessment should assess the proposals impact on:</p> <ul style="list-style-type: none"> <li>• Visual amenity,</li> <li>• Local character and distinctiveness*</li> <li>• Neighbouring amenity,</li> <li>• Heritage assets if present, and</li> <li>• Nature conservation.</li> </ul> <p>And how those effects will be mitigated.</p> <p>*Reference may be made to Table 2: Environmental Zones E0 - E4, in Institution of Lighting Professionals 'The Reduction of Obtrusive Light'</p> <p><a href="#">THE REDUCTION OF OBTRUSIVE LIGHT</a></p>	<p>NPPF (December 2024) Chapter 15, Para 198.</p> <p>Planning Practice Guidance: Light Pollution (Nov 2019).</p> <p>Guidance Note 01/ 21 for The Reduction of Obtrusive Light (2021).</p> <p>DM22 of the Worthing Local Plan 2023.</p>
27	Noise Impact Assessment	Required for all applications that raise issues of potential <b>noise disturbance</b> to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are	<p>Assessment should be undertaken by a suitably qualified and competent acoustician in accordance with relevant guidance and include details of noise impact and mitigation measures proposed.</p> <p>Noise assessments should cover:</p> <ul style="list-style-type: none"> <li>• The existing (baseline) noise environment;</li> <li>• Noise-sensitive receptors;</li> </ul>	<p>NPPF (December 2024) Chapter 15</p> <p>Policy DM22 of the Worthing Local Plan</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		close to existing sources of noise (e.g. railway, major roads, industrial sites).	<ul style="list-style-type: none"> <li>• Likely noise impacts;</li> <li>• Proposed mitigation measures;</li> <li>• Residual noise impacts post-mitigation.</li> </ul> <p>The noise survey and assessment methodologies should be clearly set out. Further guidance on noise assessments can be found here:</p> <p><a href="#">Noise and Planning - Adur &amp; Worthing Councils</a></p>	<p>Planning Practice Guidance: Noise. Planning Noise Advice Document Sussex (Nov 2023)</p> <p>BS4142 – Methods for rating and assessing industrial and commercial sound</p> <p>BS7445-1 – Description and measurement of environmental noise</p> <p>BS8233 - Guidance on sound insulation and noise reduction in buildings</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
28	Parking Provision	Required for all full planning applications which should be accompanied by existing and proposed block plans to a scale of 1:200 showing parking provision.	<p>Parking provision should be in accordance with West Sussex County Council Highways Authority's guidance on parking for new development:</p> <p><a href="https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf">https://www.westsussex.gov.uk/media/1847/guidance_parking_res_dev.pdf</a></p> <p>Where the on-site parking provision proposed is less than these parking standards, an on-street car parking capacity survey may be required in accordance with the above guidance.</p> <p>Further pre-application advice for roads and transport from West Sussex County Council, including the car parking demand calculator can be found here:</p> <p><a href="https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport">https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport</a></p>	<p>NPPF Chapter 9 paras 112-113.</p> <p>DM15 of the Worthing Local Plan 2023.</p>
29	Planning Obligations or Heads of Terms	Required for all applications where a legal agreement (s.106) is likely to be required for the delivery of things like affordable housing, works to highways, biodiversity net gain, etc.	<p>Planning Obligations (Section 106) agreements are used to collect financial contributions (such as affordable housing contributions and open space contributions) and to deliver site specific impact mitigation requirements. These requirements must be directly related to the development and consistent with the Government regulations and legislation found here:</p> <p><a href="#">Community Infrastructure Levy - GOV.UK</a></p> <p>Where appropriate, a draft Heads of Terms shall be submitted.</p>	<p>NPPF Chapter 3, and Chapter 4</p> <p>The Community Infrastructure Levy Regulations 2010 (as amended)</p> <p>Policy DM9 of the Worthing Local Plan.</p>



No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>Where works are proposed to the Strategic Road Network (SRN), National Highways should be consulted so that agreement can be reached on how best impacts can be mitigated on the SRN.</p> <p>Further information on infrastructure contributions and thresholds (and how they relate to the Community Infrastructure Levy) can be obtained from:</p> <p><a href="https://www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/worthing-planning-obligations/">https://www.adur-worthing.gov.uk/planning-policy/worthing/worthing-developer-contributions/worthing-planning-obligations/</a></p> <p>Where a S106 obligation is required the Applicant will be expected to pay the Council's legal costs in preparing/ drafting the document and undertaking the necessary legal checks.</p>	
30	Planning Statement	Required for all applications (proportionate and specific to the development).	<p>A Planning Statement is required to demonstrate how Local Plan, the National Planning Policy Framework and relevant guidance have been considered within an application and the local context has been considered. The Planning Statement should include:</p> <ul style="list-style-type: none"> <li>• A description of the site (including access) and its surroundings.</li> <li>• Details of any relevant planning history.</li> <li>• A description of the proposed development – all information necessary to describe the development.</li> </ul>	NPPF Chapter 5, 6, 7, 10, 15, 16 and 17.

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<ul style="list-style-type: none"> <li>Any historic, ecological, landscape or other designations.</li> <li>Historic/existing land uses.</li> <li>A description of the proposal including (where relevant) its physical dimensions, design/appearance, hours of operation, vegetation affected (particularly tree and hedge removal), proposed planting, proposed land raising/excavation, fencing, lighting, parking, changes to accesses, increased HGV movements etc.</li> <li>Consideration of relevant national guidance and development plan policies and other relevant guidance.</li> <li>Details of community engagement undertaken and how this has influenced the proposal (particularly for major proposals).</li> <li>For S73 (minor material amendments/variation of condition applications): what amendments are proposed and why.</li> <li>For S96A Non Material Amendments: a list of the proposed changes and why these have been made</li> <li>For development within site allocations: a statement setting out how the development responds to the requirements of the site allocation</li> </ul>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
31	Refuse and Recycling Provision	Required for all developments.	<p>A plan should be provided which shows how the waste and recycling facilities will be stored on the property and the likely collection method to be used.</p> <p>Adur &amp; Worthing Councils Services provide household waste and recycling services using wheeled bins. Standard properties with a frontage that faces directly onto a street use 140L refuse and 140L/ 240L recycling bins for the collection services. A 240L bin may additionally be used for the collection of garden waste.</p> <p>Other types of accommodation may use shared facilities using these volume capacities for each household unit.</p> <p>Where shared facilities are expected to be provided or where access to the property by dustcart may be difficult, developers should contact Adur &amp; Worthing Councils Services for bespoke guidance in advance of an application by contacting:</p> <p><a href="mailto:help.aws@adur-worthing.gov.uk">help.aws@adur-worthing.gov.uk</a></p>	<p>NPPF Chapter 1, Chapter 17</p> <p>Para 5.69 of the Worthing Local Plan.</p>
32	Road Safety Audit	<p>Required for all major planning applications comprising:</p> <ul style="list-style-type: none"> <li>• 20 residential units or more, or</li> <li>• 2000sqm or more of commercial GFA)</li> </ul>	<p>The Stage 1 Road Safety Audit, will need to be carried out by an accredited auditor in accordance with the WSCC Road Safety Audit Policy found here:</p> <p><a href="#">West Sussex County Council's Road Safety Audit Policy</a></p> <p>The auditor will need to review the preliminary design plans looking for safety implications and any potential hazards. If safety concerns are raised then the</p>	<p>West Sussex Waste Local Plan - Policy W19 Public Health and Amenity.</p> <p>Manual for Streets and Manual for Streets 2.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		Where an alteration to the public highway, intensification in use of an existing access, formation of a new access or off-site highway improvements is proposed.	auditor will ask the Design Team for a signed Designer's Response (Appendix F of the Road Safety Audit Policy) detailing how the recommendations of the audit have been addressed or mitigated.	
33	Self-build and Custom Build Statement	All applications for self-build or custom build dwellings	<p>Applicants will be required to provide a statement stating:</p> <ul style="list-style-type: none"> <li>• Whether the proposed development is self-build or custom build</li> <li>• The number of self-build or custom build plots in the proposed development</li> <li>• How the proposed development meets the definition of self-build or custom build</li> </ul> <p>The description of the proposed development on the application form must state that it is for self-build or custom build.</p> <p>The council is producing guidance on self-build and custom housebuilding. This section will be updated when this is in place.</p>	<p>Section on Community Infrastructure Levy para 5.126 of the Worthing Local Plan 2023</p> <p><a href="#">Self-build and Custom Housebuilding Act 2015</a></p>
34	South Downs National Park Statement	All applications adjacent to the National Park	Development adjacent to the National Park will be required to submit a statement setting out how the National Park and its statutory purposes* have been considered as part of the development and the impact the development has on its setting and the South Downs National Park International Dark Skies Reserve.	<p>NPPF Chapter 15</p> <p>Policy SS4 (f) of the Worthing Local Plan 2023.</p> <p>*National Parks and Access to the</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
				Countryside Act 1949. Section 5
35	Space Standards matrix	Required for <b>all applications for new dwellings</b>	<p>All new dwellings, including those created through subdivision or conversion, and across all tenures will be expected to meet as a minimum, the nationally described space standards (or any subsequent Government update) for internal floor areas, head height and storage space, which can be found here:</p> <p><a href="https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard">https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard</a></p> <p>Applicants will also be expected to have regard to the Council's local guidance for <b>external spaces</b> set out in Section 6 of the SPD (2012):</p> <p><a href="http://www.adur-worthing.gov.uk/worthing-ldf/spd-and-guidance/#space">http://www.adur-worthing.gov.uk/worthing-ldf/spd-and-guidance/#space</a></p> <p>All units will be expected to meet the higher Building Regulations Standard M4(2) for Accessible and Adaptable dwellings. A minimum of 3% of affordable homes (for which the Council is responsible for allocating or nominating a person(s) to live in that dwelling) should be built to Building Regulation Standard M4(3) Category 3: Wheelchair Accessible Standards, taking account of the suitability and viability of the site. The information should be clearly set out in a matrix.</p>	<p>NPPF Chapter 12</p> <p>Policy DM2 and DM3 of Worthing Local Plan 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
36	Statement of Community Involvement	Required for all major applications as well as planning applications for telecommunications equipment.	<p>A statement will be required which sets out the following:</p> <ul style="list-style-type: none"> <li>the steps and processes used to secure community involvement, including the relevant dates;</li> <li>the extent of the area of consultation, including a list of properties and businesses contacted;</li> <li>a list of interest groups or other bodies and organisations contacted;</li> <li>a summary of all the comments received and issues raised;</li> <li>a clear description of amendments to the scheme as a result of the comments received and the reasons why the other comments have not resulted in changes.</li> </ul> <p>For further advice on community engagement at the pre-application stage please refer to paras 4.9-4.15 of the Worthing and Adur Joint Statement of Community Involvement (April 2024):</p> <p><a href="#">Statement of Community Involvement (Adur) - Adur &amp; Worthing Councils</a></p>	<p>Section 18 of the Planning and Compulsory Purchase Act 2004</p> <p>NPPF Chapter 3</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
37	Structural Survey	<p>Required for:</p> <ul style="list-style-type: none"> <li>Proposals involving the refurbishment or re-use of buildings such as <b>listed buildings and other historic buildings</b></li> <li><b>Proposals involving the refurbishment of Non Designated Heritage Assets in Conservation Areas</b></li> <li>Proposals involving substantial or total <b>demolition of heritage assets</b> where justification is sought on physical condition.</li> </ul>	<p>All Structural Surveys must be carried out by a suitable qualified Surveyor.</p> <p>The report must demonstrate that the building is structurally sound, fit for purpose and capable of conversion without extensive re-building. The report should include scaled drawings highlighting areas that require replacement, repair or renewal and identify the extent to which works, or repairs are necessary, and the amount of new structural work needed to facilitate the conversion. The plans should make clear the retained and new parts of the building, along with a construction methodology setting out how the existing structure will be protected.</p> <p>Where demolition of a heritage asset is proposed the survey should demonstrate why the building cannot be retained, and provide a detailed justification for its loss.</p> <p>In the case of loss of employment floorspace, the survey must demonstrate why it is unviable to retain the building in employment use.</p>	<p>NPPF, Chapter 16</p> <p>Policy DM24 of Worthing Local Plan.</p> <p>Worthing Conservation and Heritage Guide (May 2023),.</p>
38	Sustainable Drainage Systems (SuDS)	A SuDS is required for sites over 1 ha or as part of a Flood Risk Assessment, where one is required.	The SuDS should incorporate a detailed site plan, proposed SuDS measures with their design and calculations and a management plan for future maintenance. It should follow the SuDS hierarchy and deliver multi-functional benefits.	<p>NPPF Chapter 14</p> <p>Policy DM20 (b) and DM21 of Worthing Local Plan (2023)</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>SuDS design must be in accordance with National Standards for sustainable drainage systems (SuDS) found here:</p> <p><a href="#">National standards for sustainable drainage systems (SuDS) - GOV.UK</a></p> <p>As well as any additional guidance or policy produced by West Sussex County Council:</p> <p><a href="https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/">https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/</a></p> <p>It must also follow current best design practice contained within CIRIA C753 Manual 2015:</p> <p><a href="#">The SuDS Manual (C753F)</a></p> <p>Useful information and reference documents pertaining to SuDS design can also be found on WSCC's website here:</p> <p><a href="#">Sustainable drainage systems - West Sussex County Council</a></p> <p>For sites in a Groundwater Source-Protection-Zone (SPZ1) a hydrogeological risk assessment should also be submitted, particularly where infiltration is proposed, to inform the design of SuDS and ensure it does not pose an unacceptable risk to the public water supply.</p>	



No.	Local Requirement	Types of Application	Information	Legislation/ Policy
39	Telecommunications Development	Required for <b>all telecommunications development</b>	<p>Planning applications and prior notifications for mast and antenna development will require a supporting statement setting out the operational need/ requirements, area of search, details of the proposed structure and technical justification, including an analysis of alternative sites and a summary of public consultation that has been undertaken.</p> <p>Applications should also be accompanied by a signed declaration that the equipment and installation has been designed with the requirements or the radio frequency public exposure guidelines of the International Commission on Non-Ionising Radiation Protection (ICNIRP).</p> <p>Further advice is available in the Code of Best Practice on Mobile Phone Network Development:</p> <p><a href="#">Code of Best Practice on Mobile Network Development in England</a></p>	<p>NPPF Chapter 10</p> <p>Policy DM14 of the Worthing Local Plan 2023</p>
40	Town Centre Uses - Sequential Test and Impact Assessment	<p>A Sequential Test is required for development comprising a '<i>Main Town Centre Use</i>*' outside of Worthing town centre or other District and Local Centres.</p> <p>An Impact Assessment is required for development comprising a '<i>Main Town Centre Use</i>*' outside of Worthing town centres or</p>	<p>The Sequential Test should address the following:</p> <ul style="list-style-type: none"> <li>• Has the suitability of Town Centre sites been considered?</li> <li>• Has the suitability of District and Local Centres sites been considered?</li> <li>• Where the site is an edge of town centre or out of centre location, provide justification.</li> <li>• Is there scope for flexibility in the format and/or scale of the proposal?</li> </ul>	<p>NPPF, Chapter 7</p> <p>PPG, Town Centre and Retail (2014)</p> <p>Policy DM13 of the Worthing Local Plan 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
		<p>other District and Local Centres in cases where:</p> <ul style="list-style-type: none"> <li>• an application is for leisure and office development exceeds 2,500 sq m of floorspace</li> <li>• An application for retail development is 500 sqm of floorspace or more</li> </ul>	<ul style="list-style-type: none"> <li>• If not in a town centre location, provide evidence that there are no suitable sequentially preferable locations.</li> </ul> <p>The Impact Assessment must assess:</p> <ul style="list-style-type: none"> <li>• the impact on existing, committed and planned public and private investment in a centre or centres in the catchment of the proposal and the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and wider area, up to 5 years from application submission or 10 years for major schemes.</li> </ul> <p>For further guidance on planning for retail and other town centre uses see:</p> <p><a href="#">Town centres and retail - GOV.UK</a></p> <p>* <b>Main Town Centre Uses</b> are: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).</p>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			Please note that these span Use Classes E and F of the Town and Country Planning (Use Classes) Order 1987, as amended.	
41	Transport Assessment	<p>The thresholds contained within Appendix B of DfT Guidance on Transport Assessments are used to determine whether a Transport Assessment is required.</p> <p>However, the Local Highways Authority may request a Transport Assessment for schemes even where these thresholds aren't met depending on the site specifics or development specifics.</p>	<p>For thresholds, please refer to:</p> <p><a href="#">APPENDIX B - Indicative thresholds for transport assessments</a></p> <p>The Transport Assessment should reflect the scale of the development and the extent of the transport implication and illustrate the site's accessibility by all transport modes, and the likely modal split of journeys to and from the site.</p> <p>The Transport Assessment should also cover:</p> <ul style="list-style-type: none"> <li>• junction capacity modelling where any junction may see 30 or more additional movements in any hour;</li> <li>• swept path tracking for all vehicles;</li> <li>• visibility;</li> <li>• access proposals;</li> <li>• any off-site highway improvements</li> <li>• Design Audit where more complex junctions/changes to junctions are proposed;</li> <li>• trip generation;</li> <li>• internal layout detail (if full application);</li> <li>• parking provision assessment; and</li> <li>• Road Safety Audit and Designers Response.</li> </ul> <p>Where development could affect the operation of the highway network or Strategic Road Network (SRN), applicants are encouraged to consult with West</p>	<p>NPPF, Chapter 9</p> <p>Department of Transport (DfT) Circular 01/2022</p> <p>Policy DM15 of Worthing Local Plan 2023</p> <p>West Sussex Transport Plan:</p> <p><a href="#">West Sussex Transport Plan</a></p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>Sussex County Council or National Highways respectively. Both authorities can advise on the <b>scope</b> of Transport Assessments and Statements i.e. by producing a Transport Scoping Note etc. to guide the content of these documents before they are submitted as part of the planning application.</p> <p>WSCC's pre-app service on Highways matters can be found here:</p> <p><a href="https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/#coronavirus-traffic-volumes-and-speed-surveys">https://www.westsussex.gov.uk/roads-and-travel/information-for-developers/pre-application-advice-for-roads-and-transport/#coronavirus-traffic-volumes-and-speed-surveys</a></p> <p>The Transport Assessment should also give details of measures to improve access by public transport, walking and cycling, to address the need for parking associated with the proposal, and to mitigate transport impacts. It will also need to include a full Travel Plan. Adequate access for emergency and service vehicles, including bin collection should also be demonstrated.</p> <p>Further advice on how to assess proposals which are likely to impact on the SRN can be found in Government Guidance:</p> <p><a href="#">Strategic road network and the delivery of sustainable development - GOV.UK</a></p> <p><a href="#">Transport evidence bases in plan making and decision taking - GOV.UK</a></p>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p><a href="#">Travel Plans, Transport Assessments and Statements - GOV.UK</a></p> <p>The requirements for the Transport Assessment are also set out in the West Sussex County Council Guidance:</p> <p><a href="#">West Sussex County Council Transport Assessment Methodology</a></p> <p>Importantly, where development could potentially affect the operation of the <b>Strategic Road Network</b>, applicants and their agents are encouraged to consult with <b>National Highways</b> before submitting a planning application.</p> <p>Transport Assessment outputs must also be considered in any Air quality and Noise Impact Assessments.</p>	
42	Transport Statement	A Transport Statement is required for <b>all smaller developments outside of those listed in Appendix B of the DfT Guidance on Transport Assessments.</b>	<p>For thresholds, please refer to:</p> <p><a href="#">APPENDIX B - Indicative thresholds for transport assessments</a></p> <p>The Transport Statement should outline the transport aspects of the application and give details of proposed measures to improve access by public transport, walking and cycling, to address the need for parking associated with the proposal, and to mitigate transport impacts.</p>	<p>NPPF, Chapter 9</p> <p>Department of Transport (DfT) Circular 01/2022</p> <p>Policy DM15 of Worthing Local Plan 2023</p> <p>West Sussex Transport Plan:</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>Further advice on Transport Statements is available in:</p> <p><a href="#">Transport evidence bases in plan making and decision taking - GOV.UK</a></p> <p><a href="#">Travel Plans, Transport Assessments and Statements - GOV.UK</a></p> <p>The requirements for the Transport Statement are also set out in the West Sussex County Council Guidance:</p> <p><a href="#">West Sussex County Council Transport Assessment Methodology</a></p>	<p><a href="https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan">https://www.westsussex.gov.uk/about-the-council/policies-and-reports/roads-and-travel-policy-and-reports/west-sussex-transport-plan</a></p>
43	Travel Plan / Travel Plan Statement	All developments that require either a Transport Assessment or Transport Statement	<p>Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also consider what additional measures may be required to offset unacceptable impacts if the targets should not be met.</p> <p>Travel Plans should set explicit outcomes rather than just identify processes to be followed (such as encouraging active travel or supporting the use of low emission vehicles). They should address all journeys resulting from a proposed development by anyone who may need to visit or stay and they should seek to fit in with wider strategies for transport in the area.</p> <p>They should evaluate and consider:</p>	<p>NPPF, Chapter 9</p> <p>Policy DM15 of Worthing Local Plan 2023.</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<ul style="list-style-type: none"> <li>• benchmark travel data including trip generation databases;</li> <li>• information concerning the nature of the proposed development and the forecast level of trips by all modes of transport likely to be associated with the development;</li> <li>• relevant information about existing travel habits in the surrounding area;</li> <li>• proposals to reduce the need for travel to and from the site via single occupancy vehicle; and</li> <li>• provision of improved public transport services.</li> </ul> <p>They may also include:</p> <ul style="list-style-type: none"> <li>• parking strategy options (if appropriate – and having regard to national policy on parking standards and the need to avoid unfairly penalising motorists); and</li> <li>• 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).</li> <li>• Provision of car club arrangements and membership.</li> </ul> <p>Further advice is available in:</p> <p><a href="#">Travel Plans, Transport Assessments and Statements - GOV.UK</a></p>	

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
44	Tree Survey and arboricultural method statement	<p>Required for all applications involving:</p> <ul style="list-style-type: none"> <li>Development in proximity to trees where development is likely to affect the trees/ hedges including their root protection areas.</li> </ul>	<p>A tree survey and Arboricultural Statement produced by a qualified arboriculturist will be required. This should include an accurate survey of the location and size of the trees/ hedgerow, classification, identification of any root protection areas, and likely impact of development. It should also identify which trees/ hedgerows are to be retained and the means of protecting these trees during construction works.</p> <p>Any proposals which are close to trees that are in conservation areas or have a tree preservation order (TPO) may require a separate application.</p> <p>Full guidance on the survey information, protection plan and method statement to be provided with an application is set out in the current <b>BS5837: 2012 Trees in Relation to Construction</b> but will need to be purchased here:</p> <p><a href="#">BS 5837:2012   30 Apr 2012   BSI Knowledge</a></p> <p>And if works to trees are proposed, applicants will need to follow the Council's processes outlined on our website and complete an application form:</p> <p><a href="#">Tree conservation &amp; preservation - Adur &amp; Worthing Councils</a></p> <p>You may also wish to refer to <b>BS 3998: 2010 Works to Trees</b> which will need to be purchased here:</p> <p><a href="https://knowledge.bsigroup.com/products/tree-work-recommendations">https://knowledge.bsigroup.com/products/tree-work-recommendations</a></p>	<p>NPPF, Chapter 12, Chapter 15</p> <p>Policy DM18 and DM19 of the Worthing Local Plan 2023.</p>



No.	Local Requirement	Types of Application	Information	Legislation/ Policy
			<p>If plans are being emailed for submission, they must be in a .pdf or .tif format. <b>Please note, Google Map images are not acceptable for tree works applications where the tree is protected by a TPO or located in a Conservation Area.</b></p> <p>Further free advice is available in Government Guidance on Tree Preservation Orders and Trees In Conservation Areas found here:</p> <p><a href="#">Tree Preservation Orders and trees in conservation areas - GOV.UK</a></p>	
45	Ventilation and Air Conditioning Statement	Required for all applications for developments where substantial ventilation or extraction equipment is proposed i.e. Ventilation equipment for onsite cooking, Air Source Heat Pump (ASHP) and air conditioning units	<p>For most planning applications for food premises, the details of the ventilation/ extraction system including extract hoods, filters, fans and ductwork must be provided, in addition to details of noise emissions from external plant, and external appearance.</p> <p>Guidance is available at:</p> <p><a href="#">Air quality and planning - Adur &amp; Worthing Councils</a></p> <p>Applications which include air or ground source heat pumps, and air conditioning plant should be accompanied by full details of appearance, siting and noise readings to enable a full assessment of the potential impact on surrounding residential properties.</p> <p>Please see further guidance here:</p> <p><a href="#">Noise and Planning - Adur &amp; Worthing Councils</a></p>	<p>NPPF, Chapter 15</p> <p>Policy DM22 of the Worthing Local Plan 2023</p>

No.	Local Requirement	Types of Application	Information	Legislation/ Policy
46	Visual Impact Assessment (VIA)	<p>Applications considered to have a significant impact on the townscape or landscape. Where an Environmental Statement (see above) is required, they would normally be included within that.</p> <p>Photographs/ photomontages are required where the proposal involves demolition or development affecting a conservation area or listed building.</p> <p>The requirement to provide a VIA will be set out during the pre-application process</p>	<p>The VIA should be undertaken in accordance with current recognised best practice guidance which was published by the Landscape Institute and the Institute of Environmental Management and Assessment in 2023 and can be found here:  <a href="#">Guidelines for Landscape and Visual Impact Assessment (GLVIA3)</a></p> <p>The assessment should include a level of detail that is proportionate to the scale and sensitivity of the proposals.</p> <p>As a minimum, the assessment should include:</p> <ul style="list-style-type: none"> <li>• Baseline assessment</li> <li>• Clear explanation of the methodology employed</li> <li>• Assessment of effects on landscape and/or townscape character</li> <li>• Assessment of effects on views</li> <li>• Assessment of effects on the site, on the immediate and wider area</li> <li>• Assessment of effects on protected areas</li> </ul> <p>We strongly recommend using our Pre-Application Advice service for more detailed advice on the landscape or townscape implications of your proposals.</p>	<p>NPPF, Chapter 12</p> <p>Policies DM5, DM24, and SS3 of the Worthing Local Plan 2023</p>

