



**Amber Valley Borough Council Local Validation List (Updated April 2012)**

<b>Information Item</b>	<b>Policy Driver</b>	<b>Types of application that require this information</b>	<b>Geographic location(s) where this information is required</b>	<b>What information is required</b>	<b>Where to look for further assistance</b>
<b>Air Quality Assessment</b>  <b>(may form part of an Environmental Statement)</b>	NPPF  Saved adopted local plan policy EN16	All applications that could have a significant adverse impact upon existing levels of air quality or when the proposal would be exposed to poor levels of air quality.	Where the development is located in or adjacent to any Air Quality Management Areas (AQMAs) or other areas where air quality is likely to be poor or when the proposal is likely to have a significant adverse impact upon existing levels of air quality where the development in itself could result in the designation of an AQMA.	<ul style="list-style-type: none"> <li>- Assessment of existing air quality,</li> <li>- Modelling of air quality impact of proposed use,</li> <li>- Where appropriate, mitigation measures to reduce air pollution produce or the impact of poor air quality on proposed use.</li> </ul>	NPPF  Council's Environment Unit  Email: envadmin@ambervalley.gov.uk Tel: 01773 841335  Adopted Local Plan 2006
<b>Biodiversity Survey and/or Protected Species Report</b>  <b>(may form part of an Environmental Statement)</b>	NPPF  Saved local plan policies EN12 and EN13	All applications where the development is likely to have an adverse impact on biodiversity and protected species.	Where the development is located within a SSSI, Local Wildlife Site, nature reserve or there is the potential for the presence of protected species or the development involves full or partial demolition or conversion of existing structures or extensive vegetation clearance.	A qualified ecologist must undertake the survey work at the appropriate time of year depending on the type of species involved and such survey work must be undertaken at the correct time of day and/or night and for the required number of occasions.	NPPF  Adopted Local Plan 2006  Natural England  Derbyshire Wildlife Trust  Wildlife and Countryside Act 1981  Protection of Badgers Act 1992



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<b>Biodiversity Survey and/or Protected Species Report - Continued</b>				The report must detail the findings of the survey/ies and identify the nature and extent of any impact on biodiversity and/or protected species and identify mitigating measures that need to be undertaken and compensate for any loss.	Protected Species Survey Calendar
<b>Building for Life Assessment</b>	NPPF	All applications for residential development of 50 dwellings or more.	N/A	<p>The Assessment should assess the design of the proposed development against each of the Building for Life 20 criteria.</p> <p>This Assessment may be incorporated within a Design and Access Statement.</p>	Building for Life <a href="http://www.buildingforlife.org">www.buildingforlife.org</a>  Manual for Streets  NPPF  Code for Sustainable Homes  Lifetime Homes  Council's Building for Life Assessor  Email: development@ambervalley.gov.uk Tel: 01773 841571



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<b>Coal Mining Risk Assessment</b>	NPPF	All full and outline (some and all matters reserved) applications, except change of use proposals.	Where development is located within Higher Risk Coal Area.	<ul style="list-style-type: none"> <li>- Relevant coal mining data.</li> <li>- How this affects the proposed development.</li> <li>- Any mitigation measures required.</li> <li>- The need for future Coal Authority permission for works affecting mine workings, mine entries or coal seams.</li> </ul>	The Coal Authority Tel: 01623 637 119 Email: <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a> Web: <a href="http://www.coal.gov.uk/services/planning">www.coal.gov.uk/services/planning</a> NPPF
<b>Employment and Tourism Statement</b>	NPPF  Saved Local Plan Policy H6	All applications that involve the conversion of existing buildings in the countryside from agricultural use to residential use or from employment/tourism use to residential use.	Where development is located outside the built framework of settlements in the countryside.	The Statement should demonstrate that the use of the building for both employment and tourism purposes have first been fully considered and justification is given as to why such uses would not be appropriate and only after those uses have been considered should residential use be proposed.	NPPF  Adopted Local Plan 2006
<b>Environmental Impact Assessment</b>	Circular 02/99  Environmental Impact Assessment: Guide to Procedures	All applications where the development is likely to have a significant impact on the environment.	N/A	All survey work must be undertaken by a suitably qualified or competent person and where necessary at the appropriate time of year and on the required occasions.	Circular 02/99  Environmental Impact Assessment: Guide to Procedures

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<b>Environmental Impact Assessment - Continued</b>	Town and Country Planning (Environmental Impact Assessment) Regulations 2011	All major development proposals that fall under Schedule 1 of the stated legislation and possibility for development that falls under Schedule 2 of the stated legislation.  Where such development falls under Schedule 2 a screening opinion should first be sought.		The Environmental Statement must detail the findings of the survey/ies and identify the nature and extent of any impact on the environment and identify mitigating measures that need to be undertaken and compensate for any adverse impact.  Where an Environmental Statement is required a scoping opinion should be sought to enable the requirements of the necessary scope of the assessment and then the Environmental Statement should comprehensively cover all issues identified as part of the scoping process.	Town and Country Planning (Environmental Impact Assessment) Regulations 2011
<b>Flood Risk Assessment, (may form part of an Environmental Statement)</b>	NPPF & NPPF Technical Guidance  Saved local plan policy EN15	All applications, in accordance with PPS25, where the proposed development is likely to have an impact on flood risk.	- Flood Zone 1 - operation development of 1 hectare or greater - Flood Zone 2 & 3 – all scales of operational development except householder development	- Assessment of the risks of all forms of flooding to and from the development taking climate change into account and to inform the application of the sequential approach in accordance with the EA's	The Environment Agency  <a href="http://www.environment-agency.gov.uk/research/planning/33098.aspx">http://www.environment-agency.gov.uk/research/planning/33098.aspx</a>  NPPF

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<p><b>Flood Risk Assessment – Continued</b></p>			<p>and non residential extensions with a footprint of less than 250 square metres, and</p> <ul style="list-style-type: none"> <li>- Culverting or control flow of any river or stream – all operational development.</li> </ul> <p>Within Flood Zones 2 and 3 (a and b) for all scales of operational development applications (except householder development and non residential extensions with a footprint of less than 250 square metres) and all changes of use applications to more vulnerable use the FRA must include information to demonstrate that the site has been sequentially tested in accordance with the EA's Sequential Test Standing Advice and the NPPF and its Technical Guidance</p>	<p>Sequential Test Standing Advice and NPPF Technical Guidance</p> <ul style="list-style-type: none"> <li>- Identify measures to mitigate any impact and,</li> <li>- The consideration and incorporation of sustainable drainage systems (SUDS).</li> </ul> <p>Where an assessment is required only as the development includes the culverting or control flow of any river or stream it should show design details of any culvert or flow control structure proposed.</p> <p>Minimum requirements for all levels of flood risk assessments are given in the NPPF and further detailed guidance is provided in the accompanying Technical Guidance</p>	<p>NPPF Technical Guidance</p> <p>Adopted Local Plan 2006</p> <p>Amber Valley Borough Council Strategic Flood Risk Assessment</p> <p>The EA's Sequential Test Standing Advice:  <a href="http://www.environment-agency.gov.uk/static/documents/Research/SequentialTestProcess.pdf">http://www.environment-agency.gov.uk/static/documents/Research/SequentialTestProcess.pdf</a></p>



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<b>Heritage Statement</b>	<p>NPPF</p> <p>Saved Local Plan Policies EN23, EN24, EN25, EN26, EN27, EN28, EN29, EN30, EN31, EN32 and EN33</p>	<p>All applications where the development is likely to have an impact (positive or negative) on a heritage asset or it's setting.</p>	<p>Where the development is located within or adjacent to a Heritage Asset.</p>	<p>- Description of the significance of the heritage assets affected by the proposed development and the contribution of their setting to that significance.</p> <p>- Consult the Derbyshire Historic Environment Record (HER),</p> <p>- Assessment of the heritage assets using appropriate expertise where necessary. A Heritage Statement may include a statement of significance, archaeological assessment, landscape plans, structural plans, photographs and/or photomontages depending upon the scale and nature of the proposal. For minor development proposals the assessment can be within the Design and Access Statement.</p> <p>Where an application site includes, or has the potential to include, heritage assets with archaeological interest</p>	<p>NPPF</p> <p>Adopted Local Plan 2006</p> <p>English Heritage Website: <a href="http://www.english-heritage.org.uk/">http://www.english-heritage.org.uk/</a></p> <p>Amber Valley Borough Council – Community Planning Team</p> <p>Email: communityplanning@ambrvalley.gov.uk</p> <p>Derbyshire County Council – Development Control Archaeologist Tel: 01629 580000 Applicants should contact the Development Control Archaeologist on the above details and</p>



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<b>Heritage Statement - continued</b>				an appropriate desk based assessment and, where necessary a field evaluation will be required.	consult with the Derbyshire HER at pre application stage.
<b>Land Contamination Assessment</b>  <b>(may form part of an Environmental Statement)</b>	NPPF  Saved adopted local plan policy EN18	All applications for proposals that involve the development on land that may be contaminated as a result of previous or historic uses, or by such uses on adjacent land.	When the application site may be contaminated as a result of previous or historic uses, or by such uses on adjacent land.	The potential for there to be contamination in relation to the existing use and circumstances of the land, the proposed new use and, - The possibility of finding contamination during the development. The potential for contamination and any risks arising should be properly assessed and the development should incorporate any necessary remediation and management measures to deal with unacceptable risks.	NPPF  Adopted Local Plan 2006  Council's Environment Unit  Tel: 01773 841335 Email: envadmin@ambervalley.gov.uk
<b>Lawful Development Certificate Supporting Information</b>	Article 35 of the Town & Country Planning (Development Management Procedure) (England) Order 2010	Lawful Development Certificate (existing use or development) applications.	N/A	A sworn affidavit(s) or statutory declaration(s) provides a stronger form of evidence that the existing use or development has been present/operational for in excess of the necessary timescales.	Lawful Development Certificates: A User's Guide  <a href="http://www.communities.gov.uk">www.communities.gov.uk</a>

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<b>Lighting Assessment</b>  (may form part of an Environmental Statement)	NPPF  Saved adopted local plan policy EN16	All applications when the proposals would be likely to result in a material increase in levels of light pollution of an area.	N/A	<ul style="list-style-type: none"> <li>- Existing and likely future light pollution sources in an area,</li> <li>- Assess the impact of the development proposal upon light pollution and,</li> <li>- Set out any proposed mitigation required.</li> </ul>	NPPF  Adopted Local Plan 2006  Council's Environment Unit Tel: 01773 841335 Email: envadmin@ambervalley.gov.uk
<b>Loss of Employment Statement</b>	NPPF  Saved Local Plan Policy ER10	All applications where the proposals involve the development on allocated employment sites for alternative uses to B1, B2 and B8.	Allocated employment sites.	The statement should assess the employment generating potential of the proposed use and the impact on the qualitative and quantitative supply of employment land and provide details of any re-location of the existing employment use to an alternative site.  Detail of what efforts have been made to market the site for employment use before looking to the redevelopment option should be included within this statement.	NPPF  Adopted Local Plan 2006  Employment Land Review 2007





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<p><b>Noise Impact Assessment</b>  (may form part of an Environmental Statement)</p>	<p>NPPF  Saved adopted local plan policy EN16</p>	<p>All applications where the proposals are either are likely to result in a material increase in the levels of noise pollution of an area as a result of the development or for developments that would be located adjacent to existing sources of noise pollution.</p>	<p>Sensitive development proposals (i.e. residential) that would be located adjacent to existing sources of noise pollution.</p>	<p>An assessment of existing noise levels from all sources and likely future prediction in noise levels, and modeling of noise levels expected as a result of the proposed development and where appropriate mitigation measures to reduce noise levels or the impact of existing levels of noise to within appropriate levels.</p>	<p>NPPF  Adopted Local Plan 2006  Council's Environment Unit  Tel: 01773 841335 Email: envadmin@ambervalley.gov.uk</p>



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<b>Open Space Assessment</b>	NPPF  Saved adopted local plan policy LC3	All applications where the proposals involve the loss of existing playing fields, parks and informal open spaces.	Development proposals on existing playing fields, parks and informal open spaces.	The assessment should demonstrated that there is no demand for their continued use either currently or in the foreseeable future, or that they will be replaced by alternative facilities, at least as accessible to current and potential new users, and at least equivalent in terms of size, usefulness, attractiveness and quality.	NPPF  Adopted Local Plan 2006  Amber Valley Borough Council – Landscape Development Section  Email: <a href="mailto:trees@ambervalley.gov.uk">trees@ambervalley.gov.uk</a>  Tel: 01773 841472  AVBC - Open Space Assessment  Sport England



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<b>Other Plans</b>	Articles 4, 5 and 6 of the Town and Country (Development Management Procedure) (England) Order 2010	All applications where operational development is proposed.	N/A	<p>Depending on the nature and scale of the proposal other plans are likely to include the following:</p> <ul style="list-style-type: none"> <li>- Existing and Proposed Elevations (e.g. at a scale of 1:50 or 1:100)</li> <li>- Existing and Proposed Site Sections and Finished Floor Levels (e.g. at a scale of 1:50 or 1:100)</li> <li>- Existing and Proposed Floor Plans (e.g. at a scale of 1:50 or 1:100)</li> <li>- Existing Site Survey Plan (e.g. at a scale of 1:50 or 1:100)</li> <li>- Street Scene Drawing (e.g. at a scale of 1:50 or 1:100)</li> <li>- Window/Door detailed plans and sections (e.g. at a scale of 1:20)</li> </ul> <p>All plans submitted should be to scale and applicants are encouraged to state the relevant dimensions on the plans.</p>	<p>Amber Valley Borough Council – Development Management Section</p> <p>Email: <a href="mailto:development@ambervalle.gov.uk">development@ambervalle.gov.uk</a></p> <p>Tel: 01773 841571</p>

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<b>Planning Obligations/ Draft Heads of Terms</b>	<p>NPPF</p> <p>CIL Regulation 122</p> <p>Saved adopted local plan policies LS5, H10, LC1&amp; LC2.</p> <p>Corporate Healthcare Policy</p> <p>SPD's regarding:</p> <ul style="list-style-type: none"> <li>- Residential Development</li> <li>- The Provision of Affordable Housing through the Development Process</li> <li>- Development &amp; Recreational Open Space</li> </ul>	<p>Planning applications likely to be the subject of a Planning Obligation, including:</p> <ul style="list-style-type: none"> <li>- Affordable Housing: all residential developments for 15 or more dwellings</li> <li>- Open Space: all residential development for 10 or more dwellings</li> <li>- Education: all residential development for 10 or more dwellings</li> <li>- Healthcare: all residential development for 5 or more dwellings</li> <li>- Other contributions as identified in the Adopted Local Plan or as required as a result of information submitted as part of the planning application.</li> </ul>	<p>N/A</p>	<p>The statement should include those applicable Heads of Terms in relation to the scale and nature of the development proposal, which could include:</p> <ul style="list-style-type: none"> <li>- Affordable housing</li> <li>- On or off site public open space provision/contribution</li> <li>- Education Contribution</li> <li>- Healthcare Contribution</li> <li>- Community Facilities Contribution</li> <li>- Infrastructure Improvement Contributions</li> </ul> <p>The submission of Title documentation from the outset is also strongly encouraged to ensure that a timely decision is made.</p>	<p>NPPF</p> <p>CIL Regulation 122</p> <p>Adopted Local Plan 2006</p> <p>Corporate Healthcare Policy</p> <p>SPD's regarding:</p> <ul style="list-style-type: none"> <li>- Residential Development</li> <li>- The Provision of Affordable Housing through the Development Process</li> <li>- Development &amp; Recreational Open Space</li> </ul>

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<b>Retail Impact Assessment</b>	NPPF  Saved local plan policies TC1 and TC2	<p>Applications for retail and leisure uses where the proposals relate to development that falls under the criteria as detailed in the NPPF.</p> <p>Sequential Assessments are required for the development of main town centre uses that are not in a centre, including extensions to retail and leisure uses that exceed 200sqm gross floorspace.</p> <p>Impact assessments are required for retail and leisure developments over 2,500 sqm gross floorspace and for such developments below 2,500 sqm that would be likely to have a significant impact on other centres.</p>	See NPPF	<p>Sequential Assessments should include: the site being assessed for its availability, suitability and viability, assess all in-centre options, demonstrate that there are no town centre sites that could accommodate the development, demonstrate flexibility.</p> <p>Assessments of impacts should focus on the first 5 years after the implementation of a proposal and the level of detail and type of evidence and analysis required in impact assessments should be proportionate to the scale and nature of the proposal and its likely impact. Any assumptions should be transparent and clearly justified, realistic and internally consistent.</p>	NPPF  Adopted Local Plan 2006



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<b>Retail Impact Assessment - Continued</b>		Impact assessments are also required for developments in an existing centre which would substantially increase the attraction of the centre to an extent that the development could have an impact on other centres.			
<b>Rural Exceptions Site Statement</b>	NPPF Saved Local Plan Policy H11	All applications where the proposals relate to development for affordable housing of 1 dwelling or more in rural areas outside the built framework of settlements.	Where development is located outside the built framework of settlements in the countryside.	The statement should provide evidence of local need to demonstrate that the proposals would meet a genuine local need which cannot be otherwise met by the housing market.	NPPF Adopted Local Plan 2006 The Council's Housing Strategy Officer Email: <a href="mailto:jeremy.dickinson@ambervalley.gov.uk">jeremy.dickinson@ambervalley.gov.uk</a> Tel: 01773 841406 Housing Needs Survey

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<b>Structural Survey</b>	Saved Local Plan Policy H6  SPD: Residential Development	All applications that involve the conversion of existing buildings in the countryside to residential use from other uses.	Where development is located outside the built framework of settlements in the countryside.	The structural survey should demonstrate that the building proposed to be converted to residential use is of permanent and substantial construction that can be converted without extensive alteration, rebuilding or extension. An independent Chartered Structural Surveyor should undertake the structural survey.	Adopted Local Plan 2006  SPD: Residential Development
<b>Sustainability / Climate Change Statement</b>	NPPF  Saved Local Plan policies LS1, EN35 & EN36  SPD Residential Development  Code for Sustainable Homes	All applications that are categorised as major development.	N/A	The statement should demonstrate consideration of the opportunity to supply energy from decentralised, renewable or low-carbon energy, detail the incorporation of sustainable construction methods and incorporate, where possible, measures to minimise energy use.	NPPF  Adopted Local Plan 2006  SPD Residential Development  Code for Sustainable Homes



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<b>Transport Assessment / Transport Statement</b>	NPPF  Manual for Streets  Saved Local Plan Policies TP1, TP2, TP3, TP6	All applications where the proposals are likely to have significant transport implications.	N/A	<ul style="list-style-type: none"> <li>- Appropriate modeling of the impact of existing and proposed traffic levels on the highway network,</li> <li>- Measures to assist access to the site on foot and by cycle and public transport,</li> <li>- Preparation and implementation of a Travel Plan,</li> <li>- Details of any necessary on and/or off site improvements to the highway network and traffic management measures as a direct result of the development.</li> </ul>	NPPF  Manual for Streets  Adopted Local Plan 2006  Department for Transport <a href="http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta">http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta</a>  Highways, Transportation and Development Design Guide <a href="http://www.leics.gov.uk/htd">http://www.leics.gov.uk/htd</a>  Derbyshire County Council (Highways) Email: <a href="mailto:Integrated.Transport@derbyshire.gov.uk">Integrated.Transport@derbyshire.gov.uk</a>  Highways Agency





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<b>(Draft) Travel Plan</b>	NPPF  Manual for Streets  Saved Local Plan Policies TP1, TP2, TP3, TP6	All applications where the proposals are likely to have significant transport implications.	N/A	<ul style="list-style-type: none"> <li>- Measures to be adopted to encourage use of modes of transport other than the private car,</li> <li>- Targets to assess the effectiveness of these measures, and</li> <li>- Proposals for the monitoring and review of the Travel Plan.</li> </ul>	NPPF  Manual for Streets  Adopted Local Plan 2006  Department for Transport <a href="http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta">http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta</a>  Highways, Transportation and Development Design Guide  <a href="http://www.leics.gov.uk/htd">http://www.leics.gov.uk/htd</a>  Derbyshire County Council (Highways) Email: Integrated.Transport@derbyshire.gov.uk  Highways Agency



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<b>Tree Survey / Arboricultural Report</b>  (may form part of an Environmental Statement)	NPPF  Saved Local Plan Policies EN8 and EN9  Trees and Development SPD Note	All applications where the proposals are likely to result in the loss of or potential damage to existing trees or hedgerows or on sites affected by Tree Preservation Orders.	Where trees or hedgerows are located either within or immediately adjacent to the site.	<ul style="list-style-type: none"> <li>- A survey of all existing trees and hedgerows both on and adjacent to the application site,</li> <li>- An assessment of the expected impact of the development upon these identified landscape features and</li> <li>- A scheme for replacement planting if appropriate.</li> <li>- A plan identifying the location of all the assessed landscape features should be submitted.</li> </ul> A qualified arboriculturist should undertake the work.	NPPF  Adopted Local Plan 2006  Trees and Development SPD Note  Amber Valley Borough Council – Landscape Development Section  Email: <a href="mailto:trees@ambervalley.gov.uk">trees@ambervalley.gov.uk</a> Tel: 01773 841536
<b>Ventilation / Extraction Statement</b>	NPPF  Saved Local Plan Policies EN16 and TC8.	All applications where the proposals involve the installation of ventilation/ extraction equipment.	N/A	The assessment should include detail of the equipment proposed to be installed, the impact of the development in relation to noise and smells and any mitigating measures required.	NPPF  Adopted Local Plan 2006  Council's Environment Unit Tel: 01773 841335 Email: <a href="mailto:envadmin@ambervalley.gov.uk">envadmin@ambervalley.gov.uk</a>

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<b>Very Special Circumstances Case</b>	NPPF  Saved local plan policy EN2	All applications where the proposals would constitute inappropriate development in the Green Belt	Proposals located within the Green Belt	The Statement should demonstrate that there are very special circumstances to justify the development of a proposal that is classified as inappropriate development in the Green Belt.	NPPF  Adopted Local Plan 2006
<b>Viability Assessment</b>	NPPF  CIL Regulations  Corporate Viability Policy  Refer to the Planning Obligations information item above for details of policy compliant requirements	All applications where it is not intended to enter into planning obligations at the level indicated within the relevant saved local plan policies.	N/A	Evidence of the impact of full provision on the viability of the development proposals. Information should be submitted in accordance with the Council's Corporate Policy.  The assessment should be undertaken by an independent expert and include sensitivity testing. The applicant should fund this assessment.  A policy complaint scheme shall be assessed first and further assessments as necessary.	NPPF  CIL Regulations  Corporate Viability Policy  Refer to the Planning Obligations information item above for details of policy compliant requirements