

[Index of Local Validation List and Associated Guidance, and links to other useful associated online information.](#)


This document is provided to assist with finding information within the Local Validation List 2024 and the accompanying Guidance, along with links to other useful information on the East Suffolk Council Website and external websites, including relevant planning policy documents. **However, this should not be seen or used as a definitive index/list of potential sources of information or relevant planning policy or guidance.**

In order to navigate to specific sections of this index, either:

- 1) Click on a letter below to jump to that section of the Index;

[A](#) [B](#) [C](#) [D](#) [E](#) [F](#) [G](#) [H](#) [I](#) [J](#) [K](#) [L](#) [M](#) [N](#) [O](#) [P](#) [Q](#) [R](#) [S](#)
[T](#) [U](#) [V](#) [W](#) [X](#) [Y](#) [Z](#)

- 2) Or use the contents list on the left by

- a. clicking on the  button near the top left of your screen (if there isn't already a list visible),
- b. then scrolling down the list that appears to the lefthand side of this document; and
- c. then click on the matter you are interested in. The screen will then jump directly to that part of the Index

A

Access (vehicular) and dropped kerbs

- [Chapter 1: Householder Application Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Application Validation Guidance](#) (then scroll/click to jump to the relevant application/proposal type)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#) (then scroll/click to jump to the relevant application/proposal type)
- [Chapter 9: Applications seeking 'Prior Notification approval for agricultural works and building Application Validation Guidance](#) (then scroll/click to jump to the relevant application/proposal type)
- [Chapter 10: Applications seeking 'Prior Notification' approval \(including those for changes of use, with & without physical works\) Application Validation Guidance](#) (then scroll/click to jump to the relevant application/proposal type)
- [Standard drawings for vehicular access | Suffolk County Council](#)

Acoustic and Noise

- [Acoustic Report and/or Noise Impact Assessment requirements in the Local Validation List](#)

Advertisement Consent

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)
- [Advertisement consent » East Suffolk Council](#)
- [The Town and Country Planning \(Control of Advertisements\) \(England\) Regulations 2007 \(legislation.gov.uk\) \(As Amended\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\) – Advertisements](#)

Affordable Housing

- [Affordable Housing \(2022\) Supplementary Planning Document](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\) - Policies for the former Suffolk Coastal Area.](#)
 - [East Suffolk Council – Waveney Local Plan \(March 2019\) Policies for the former Waveney Area.](#)

Agricultural and Forestry related applications:

- [Agricultural Diversification Statement requirements in the Local Validation List](#)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- [Chapter 9: Agricultural Prior Notification Application Validation Guidance](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Air Conditioning

- [Air Source Heat Pumps and Air Conditioning section within Chapter 3: Renewable energy Planning Application Validation Guidance](#)
- [Noise Impact Assessment and/or acoustic reports in the Local Validation List](#)

Air Quality

- [Air Quality Assessment requirements in the Local Validation List](#)
- [Air Quality Management Area \(AQMA\).](#)
- ['Land-Use Planning and Development Control: Planning for Air Quality](#)
- [Planning Practice Guidance: Air Quality Assessments](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Air Quality

Air Source Heat Pumps:

- [Air Source Heat Pumps and Air Conditioning section within Chapter 3: Renewable energy Planning Application Validation Guidance](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Renewable and Low Carbon Energy
- [Noise Impact Assessment and/or acoustic reports in the Local Validation List](#)

Amendments:

- [Amendments/Changes Statement requirements in the Local Validation List](#)

- [Chapter 12: Variation or Removal of Condition Application Validation Guidance](#)
- [Chapter 13: Non-material Amendment - Application Validation Guidance](#)
- [Variation of condition Statement/Specification requirements in the Local Validation List](#)

Amusement Arcades or funfairs

- See commercial sections in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#) – Application Validation Guidance

Annexes

- Section within [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March](#)

[2019](#)) Policies for the former Waveney Area.

Appropriate Assessment:

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Appropriate Assessment

Approval of Matters Reserved by condition

- [Chapter 14: Discharge of Conditions - Application Validation Guidance](#)

Application Fees

- [Guidance in the Local Validation List](#)
- [What it costs - How to apply - Planning Portal](#)

Application forms

- [Application Form requirement details in the Local Validation List](#)
- Submit application forms online [Planning applications - Planning applications - Planning Portal](#)
- [Find and download paper forms - Paper Forms - Planning Portal](#)
- Also see Descriptions

Arboricultural

- [Arboricultural Assessment and Tree Survey requirements in the Local Validation List](#)
- Also see [Trees](#)

Archaeology

- [Archaeological Assessment requirements in the Local Validation List](#)
- [Archaeological Service - Suffolk County Council](#)

Article 4 Directions

- [Article 4 Directions » East Suffolk Council](#)

Asbestos

- [Asbestos: The survey guide \(hse.gov.uk\)](#)

Assets of Community Value

- [Assets of Community Value](#)
- Also see [Community Assets, Facilities and Uses](#)

B

Bakery

See commercial sections in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Balcony

- [Chapter 1: Householder Planning Application Validation Guidance](#) – See section on extensions
- [Find out if you need planning permission » East Suffolk Council](#)

Banks/Building Society

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Banners

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)

Bathymetric/ Hydrographical Survey

- [Bathymetric/ Hydrographical Survey requirements in the Local Validation List](#)

Beauty Salons

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Before Submitting an application

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Before Submitting an application
- [Before submitting a planning application » East Suffolk Council](#)

Betting Office

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Biomass Boilers

- [Chapter 3: Renewable energy Planning Application Validation Guidance](#)

- [Biomass Boiler Form requirements in the Local Validation List](#)
- [Biomass boiler information request » East Suffolk Council](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Renewable and Low Carbon Energy

Block/Site Plans

- [Block /Site Layout Plan requirements in the Local Validation List](#)

Biodiversity and Ecology:

- [Association of Local Government Ecologists \(alge.org.uk\)](#)
- [Biodiversity and Ecological Assessments requirements in the Local Validation List](#)
- Biodiversity Net Gain:
 - [Biodiversity net gain: exempt developments - GOV.UK \(www.gov.uk\)](#)
 - [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK \(www.gov.uk\)](#)
 - [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Biodiversity net gain
 - [Statutory biodiversity metric tools and guides - GOV.UK \(www.gov.uk\)](#)
 - [Understanding biodiversity net gain - GOV.UK \(www.gov.uk\)](#)

- [Ecology » East Suffolk Council](#)
- [Strategy/Information requirements in the Local Validation List](#)
- [Chartered Institute of Ecology and Environmental Management \(CIEEM\)](#)
- [CIEEM guidance](#)
- [Ecology » East Suffolk Council](#)
- [Habitat mitigation \(RAMS\) » East Suffolk Council](#)
- [Chapter 15: Habitat Regulation 77 Applications - Application Validation Guidance](#)
- [Natural England - GOV.UK \(www.gov.uk\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Appropriate Assessment (Guidance on the use of Habitats Regulations Assessment)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Natural Environment
- Recreational Disturbance Avoidance and Mitigation Strategy:
 - [Recreational Disturbance Avoidance and Mitigation Strategy \(2021\) Supplementary Planning Guidance](#)

- [Recreational disturbance Avoidance Mitigation Strategy \(RAMS\) page on the ESC website\)](#)
- [Suffolk Biodiversity Information Service \(suffolkbis.org.uk\)](#)
- [Suffolk Biodiversity Validation Checklist | Suffolk Biodiversity Information Service \(suffolkbis.org.uk\)](#)
- [Suffolk Wildlife Trust](#)

Bins

- see [Refuse](#)

Bridleways

- see [Public Rights of Way in the Local Validation List](#)

Brownfield Land

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Brownfield Land
- [Brownfield land register » East Suffolk Council](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Natural Environment

Building Control / Building Regulations

- [Building Control / Building Regulations at East Suffolk Council](#)
- [The Building Regulations 2010 \(legislation.gov.uk\)](#)

Building Heights

- [Building Heights /Number of Storeys Plan requirements in the Local Validation List](#)

C

Café

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- [Noise Impact Assessments in the Local Validation List](#)

Camping and caravan sites

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Carports and Cart lodges

- Chapter 1: Householder Planning Application Validation Guidance – section on [extensions](#) and/or section relating to [Outbuildings](#).

- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Car Repairs – use of sites for

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

CCTV:

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Buildings Consent Application Validation Guidance](#)
- Guidance is also provided within each relevant subsection of both:
 - [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
 - [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings,](#)

[conversions to/from such uses, extensions and alterations to existing units.](#)

Certificate of Lawfulness:

See various the sections within Chapter 11 of the Validation Guidance:

- Introduction within [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Physical works which have already been undertaken were either not 'development' or were Permitted Development - Application Validation Guidance](#)
- [Physical works which have already been undertaken were completed sufficient time ago to have become lawful - Application Validation Guidance](#)
- [An existing use in its current form is lawful because it was either not development or it was Permitted Development to change to that use - Application Validation Guidance](#)
- [An existing use commenced and has been continuous for sufficient time as to have become lawful/immune from action - Application Validation Guidance](#)
- [Proposed physical works are either not development or are Permitted Development - Application Validation Guidance](#)

- [A proposed use is either not development or it would be Permitted Development - Application Validation Guidance](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\) Lawful Development Certificates](#)

Changes of Use

See various sections within the Validation Guidance:

- [Change of use of buildings without physical works - Planning Application Validation Guidance](#)
- [Change of use of buildings with physical works i.e. Conversions - Planning Application Validation Guidance](#)
- [Change of use of land - Planning Application Validation Guidance](#)
- [From commercial uses - Planning Application Validation Guidance](#)
- [To commercial uses - Planning Application Validation Guidance](#)
- [From Community uses - Planning Application Validation Guidance](#)
- [To Community uses - Planning Application Validation Guidance](#)
- [Up to 9 Dwellings - Planning Application Validation Guidance](#)
- [10 or more dwellings – Planning Application Validation Guidance](#)

- [To add to existing residential curtilages and/or gardens - Planning Application Validation Guidance](#)
- [Prior Notification Validation Guidance](#)
- [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)
- [Guidance on Use Classes on the Planning Portal Website](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Policies for the former Waveney Area.

Chimneys and Flues

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)

Cinemas / Theatres

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions](#)

[to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)

Cladding

- [Find out if you need planning permission » East Suffolk Council](#)
- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)
- [Chapter 4: Listed Buildings Consent Application Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units.](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Climate Change

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Climate Change
- Also see [Coastal Change](#), [Flood Risk](#) and [Sustainable Construction](#)

Coastal Change:

- [Coastal Erosion Vulnerability Assessment requirements in the Local Validation List](#)
- [Development and Coastal Change Supplementary Planning Document](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies SCLP9.3 (Coastal Change Management Area) and SCLP 9.4 (Coastal Change Rollback or Relocation) of for the former Suffolk Coastal Area;
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Policy WLP8.25 (Coastal Change Management Area) for the former Waveney Area
- [National Planning Policy Framework \(NPPF\)](#) – section 14 (Flood Risk and Coastal Change)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Flood Risk and Coastal Change
- [Planning and development: Marine licences - GOV.UK \(www.gov.uk\)](#)

Colleges

- See section on Education Uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Commercial:

- [Chapter 7: Creation of commercial floorspace and/or uses – Planning Application Validation Guidance](#)
- [Chapter 7: Loss of community floorspace and/or uses – Planning Application Validation Guidance](#)
- [Chapter 10: Prior Notification for changes to/from commercial uses – Application Guidance](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Commenting on Applications

- [Commenting on a planning application](#)

Community Assets, Facilities and Uses

- [Community Assets on ESC Website](#)
- [Community Facilities Justification Statement requirements in the Local Validation List](#)
- [Chapter 7: Creation of community uses, floorspace and/or facilities – Planning Application Validation Guidance](#)
- [Chapter 7: Loss of community uses, floorspace and/or facilities – Planning Application Validation Guidance](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Open Space, sports and recreational facilities, public rights of way and local green space.
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Community Consultation

- [Commenting on a planning application](#)
- [Community Consultation Statement / Statement of Community Involvement requirements in the Local Validation List](#)

Community Infrastructure Levy (CIL)

- [CIL and s106 advice service » East Suffolk Council](#)
- [Form 1: Additional Information](#)
- [Form 2: Assumption of liability](#)
- [relief or exemption claim forms](#)
- [Community Infrastructure Levy \(CIL\) – requirements in the Local Validation List](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Community Infrastructure Levy

Conditions

- [Chapter 14: Discharge of Conditions - Application Validation Guidance](#)
- [Chapter 12: Variation / Removal of Condition Application Validation Guidance](#)
- [Variation of condition Statement/Specification requirements in the Local Validation List](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Flexible options for planning permissions

Conservation Areas

- [Article 4 Directions » East Suffolk Council](#)

- [Conservation area appraisals » East Suffolk Council](#)
- [Conservation areas » East Suffolk Council](#)
- View the location and extent of Conservation Areas via [East Suffolk ArcGIS Mapping system](#)

Conservatories

- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)
- [Chapter 2: Householder Prior Notification Applications](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Construction management

- [Construction Management Plan / Method Statement requirements in the Local Validation List](#)
- [Dust Assessment requirements in the Local Validation List](#)

Contamination

- [Asbestos: The survey guide \(hse.gov.uk\)](#)
- [Contaminated land » East Suffolk Council](#)
- [CL-Advice-Note-1.pdf \(eastsuffolk.gov.uk\)](#)
- [Contaminated Land Assessment/Land Contamination Questionnaire requirements in the Local Validation List](#)
- [Contaminated land: Overview - GOV.UK \(www.gov.uk\)](#)
- [Environmental Protection Act 1990: Part 2A - Contaminated Land Statutory Guidance \(publishing.service.gov.uk\)](#)
- [East Suffolk Council Contaminated Land Strategy and Public register](#)
- [Land-contamination-questionnaire.pdf \(eastsuffolk.gov.uk\)](#)
- [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](#)
- [Land contamination risk management \(LCRM\) - GOV.UK \(www.gov.uk\)](#)
- [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Land affected by contamination

Conversions:

- [Conversion Specification requirements in the Local Validation List](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units - Application Validation Guidance](#)
- [Chapter 10: Prior Notification Application Validation Guidance](#)
- [Structural Survey requirements in the Local Validation List](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Crime Prevention

- [Crime Prevention Statement requirements in the Local Validation List](#)

Cross Sections

- [requirements in the Local Validation List](#)

Custom and Self Build Housing

- [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- [Custom and Self Build Delivery Statement requirements in the Local Validation List](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Cycling and Walking

- [East Suffolk Cycling and Walking Strategy » East Suffolk Council](#)
- [East Suffolk Healthy Environments Supplementary Planning Document \(expected to be adopted later in 2024\)](#)
- [Active Travel England: planning application assessment toolkit - GOV.UK \(www.gov.uk\)](#)
- Also see [Rights of Way](#):

D

Day Centres / Creche / Nurseries

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

Daylight

- [Daylight/Sunlight Assessment requirements in the Local Validation List](#)

Decking

- [Chapter 1: Householder Planning Application Validation Guidance – section ground level changes](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Dentists

- See section on medical uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday](#)

[accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)
[Application Validation Guidance](#)

Descriptions

For guidance on how to word the description on your application, please refer to the guidance within the relevant chapter of the Local Validation Guidance, via the direct links below:

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 2: Householder Prior Notifications](#)
- [Chapter 3: Renewable Energy](#)
- [Chapter 4: Listed Building Consent](#)
- [Chapter 5: Planning Applications for Changes of Use](#)
- [Chapter 6: Planning Applications for new dwellings and residential care](#)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)
[Application Validation Guidance](#)
- [Chapter 8: Applications for Advertisement Consent](#)

- [Chapter 9: Agricultural Prior Notifications](#)
- [Chapter 10: Prior Notification Applications \(including changes of use\)](#)
- [Chapter 11: Lawful Development Certificate Applications](#)
- [Chapter 12: Variation and Removal of Condition Applications](#)
- [Chapter 13: Non-material Amendment Applications](#)
- [Chapter 14: Applications for the discharge of conditions \(also known as approval of matters reserved by condition\) or those seeking confirmation of compliance with conditions](#)
- [Chapter 15: Habitat 77 Applications](#)
- [Chapter 16: Tree Works Applications](#)

Design

- [Area Specific Supplementary planning guidance](#)
- Design and Access Statement
 - [requirements in the Local Validation List](#)
 - [Making an application - GOV.UK \(www.gov.uk\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Design: Process and tools
- [Site Specific Design guides and Development Briefs](#)

- [Suffolk Design: Streets Guide - Suffolk County Council](#)

Developer Contributions

- [Developer Contributions – details on ESC website](#)

Development Plan

- [Local Plans](#)
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#)
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#)
 - [East Suffolk Council - Policies Map](#)
 - [Suffolk Minerals and Waste Local Plan](#)
 - [Neighbourhood Plans](#)

Directional Signs

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)

Discharge of condition

- [Chapter 14: Applications for the discharge of conditions \(also known as approval of matters reserved by condition\) or those seeking confirmation of compliance with conditions](#)

Doctors Surgery

- See section on medical uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Dog Grooming

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Doors

- [Chapter 1: Householder Planning Application Validation Guidance – section on alterations and extensions](#)
- [Chapter 4: Listed Building Consent Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Joinery and Window Detail requirement in the Local Validation List](#)

Draft Heads of Terms

- [Draft Heads of Terms requirements in the Local Validation List](#)

Drainage

- [Sustainable Drainage Strategy requirements in the Local Validation List](#)
- [Foul Drainage Assessment requirements in the Local Validation List](#)
- [Guidance on development and flood risk - Suffolk County Council](#) (Sustainable Drainage)
- [Suffolk Local Flood Risk Management Strategy](#)
- Also see [Flood Risk](#) and [Sustainable Construction](#)

Drawings and Plans

- requirements in the Local Validation List include:
 - [Block Plan/Site Layout Plan](#)
 - [Building Heights / Number of Storeys Plans](#)
 - [Conversion Specification](#)
 - [Cross Sections](#)
 - [Dwelling Sizes and Tenure Plan/Schedule](#)

- [Elevational Plans](#)
- [Floor Plans](#)
- [Hydrographical / Bathymetric Survey](#)
- [Isometric Drawings/Virtual 3-Dimensional Modelling](#)
- [Joinery and Window Details](#)
- [Parking Layout Plans](#)
- [Phasing Plan](#)
- [Roof Plans](#)
- [Site Location Plan](#)
- [Streetscene](#)
- [Structural Survey](#)
- [Topographical Survey](#)
- [Tree Survey](#)

Dropped Kerbs and Vehicular Access

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)

- Various sections within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)
- [Chapter 9: Applications seeking 'Prior Notification approval for agricultural works and building](#)
- [Chapter 10: Applications seeking 'Prior Notification' approval \(including those for changes of use, with & without physical works\)](#)
- [Standard drawings for vehicular access | Suffolk County Council](#)
- Also see [Parking:](#)

Dust

- [Construction Management in the Local Validation List](#)
- [Dust Assessment requirements in the Local Validation List](#)

Dwellings:

- [Chapter 1: Extensions and alterations to existing dwellings and their outbuildings, gardens etc – Planning Application Validation Guidance](#)
- [Chapter 5: Change of use to dwelling - Planning Application Validation Guidance](#)

- [Chapter 6: New Build dwellings - Planning Application Validation Guidance](#)
- Various sections within [Chapter 10: Prior Notification Application Validation Guidance](#)
- [Sizes and Tenure Plan/Schedule requirements in the Local Validation List](#)
- Also see [Homes and housing:](#)

E

East Suffolk Land Ownership:

- View the location and extent via [East Suffolk ArcGIS Mapping system](#)
- [Asset management » East Suffolk Council](#)

Ecology

- see [Biodiversity and Ecology:](#)

Education:

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Healthy and Safe Communities
- [See section on educational uses within Chapter 7: Planning Applications for commercial, agricultural, holiday](#)

[accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Equestrian

- [See the Equestrian section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

Electrical outlets/upstands for recharging vehicles

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Buildings Consent Application Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new](#)

[buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Elevational Plans

- [requirements in the Local Validation List](#)

Employment, Retail and Town Centres

- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.
- Also see [Retail](#), [Warehousing and distribution](#)

Energy and energy efficiency

- [Energy Statement requirements in the Local Validation List](#)
- [M4\(2\) checklist.](#)
- [National infrastructure and energy projects » East Suffolk Council](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Climate Change

Environmental Impact Assessment

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Environmental Impact Assessment
- [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017 \(legislation.gov.uk\)](#)
- [requirements in the Local Validation List](#)

Estate Agents

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Extensions and alterations

- Planning Application Validation Requirements:
 - [To existing dwellings](#)
 - [To commercial uses](#)
 - [To community uses](#)
- Prior Notification Application Validation Requirements
 - [To existing dwellings](#)
 - [To form new dwellings](#)

- [To commercial uses](#)
- [Agricultural related](#)

F

External Lighting

- [Chapter 1: Householder Planning Applications](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)
- [Biodiversity and Ecological Assessments in the Local Validation List](#)
- [Lighting Assessment/ Details of Lighting Scheme in the Local Validation List](#)

Extraction, ventilation and/or large refrigeration equipment

- See [Ventilation/extract equipment and/or large refrigeration equipment](#)

Fascia Signs

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)
- [Chapter 4: Listed Building Consent Application Validation Guidance](#)

Fees

- [Guidance in the Local Validation List](#)
- [What it costs - How to apply - Planning Portal](#)
- [A Guide to the Fees for Planning Applications in England \(planningportal.co.uk\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\) – Fees for planning applications](#)
- [The Town and Country Planning \(Fees for Applications, Deemed Applications, Requests and Site Visits\) \(England\) \(Amendment\) Regulations 2023 \(legislation.gov.uk\)](#)

Fences, walls, gates or other means of enclosure:

- [Chapter 1: Householder Planning Application Validation Guidance Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- [Chapter 11: Certificate of Lawfulness Validation Guidance](#)

Financial Services

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)

First Homes:

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – First homes

Flags

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)

Flood Risk

- [Designation of 'main rivers': guidance to the Environment Agency - GOV.UK \(www.gov.uk\)](#)
- [East Suffolk District Strategic Flood Risk Assessment](#)
- [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](#)
- [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](#)
- [Flood risk assessment in flood zone 1 and critical drainage areas - GOV.UK \(www.gov.uk\)](#)
- [Flood risk assessment in flood zones 2 and 3 - GOV.UK \(www.gov.uk\)](#)
- [Flood risk assessment: the sequential test for applicants - GOV.UK \(www.gov.uk\)](#)
- [Flood Risk Assessment requirements in the Local Validation List](#)
- [Flood Risk Sequential and Exception Tests requirements in the Local Validation List](#)
- [Guidance on development and flood risk - Suffolk County Council](#)

- [National Planning Policy Framework \(NPPF\)](#) – section 14 (Flood Risk and Coastal Change)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Flood Risk and Coastal Change
- [Preparing a flood risk assessment: standing advice - GOV.UK \(www.gov.uk\)](#)
- [Sustainable Drainage Strategy requirements in the Local Validation List](#)
- [Suffolk Local Flood Risk Management Strategy](#)
- Also see [Drainage](#), and [Sustainable Construction](#)

Floor Plans

- [requirements in the Local Validation List](#)

Flues and Chimneys

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)

Food Processing

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential](#)

[land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)
[Application Validation Guidance](#)

Footpaths

- see [Public Rights of Way in the Local Validation List](#)

Forestry and Agricultural related applications:

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units - Application Validation Guidance](#)
- [Chapter 9: Applications seeking Prior Notification Approval for agricultural works and buildings – Application Validation Guidance on Part 6 Class E Forestry Developments.](#)

Foul Drainage

- [Planning Practice Guidance: Water supply, wastewater and water quality - GOV.UK \(www.gov.uk\)](#)
- [Foul Drainage Assessment requirements in the Local Validation List](#)
- [Chapter 1: Householder Planning Application Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

G

Garages

- [Chapter 1: Householder Planning Application Validation Guidance – section on outbuildings](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Garden Centres

- See retail section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community](#)

[and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Gates, Fences, walls or other means of enclosure

- [Chapter 1: Householder Planning Application Validation Guidance Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- [Chapter 11: Certificate of Lawfulness Validation Guidance](#)

Geodiversity and Geology

- [Geodiversity Survey and Assessment Report requirements in the Local Validation List](#)
- [Geology – Suffolk & Essex Coast & Heaths National Landscape \(coastandheaths-nl.org.uk\)](#)
- [geosuffolk.co.uk](#)

- Mapping system showing - [East Suffolk ArcGIS Mapping system](#) minerals consultation areas, SSSIs etc

GIS System

- [Geographical Information System on ESC website](#)

Glamping sites

- Section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units - Application Validation Guidance](#)

Glint and Glare

- [Glint and Glare Assessment requirements in the Local Validation List](#)

Green Infrastructure and Green Space:

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Natural Environment
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Open Space, sports and recreational facilities, public rights of way and local green space.

Greenhouses

- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)

- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

- [Find out if you need planning permission » East Suffolk Council](#)

Ground level changes

- [Chapter 1: Householder Planning Application Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

- [Topographical Survey requirements in the Local Validation List](#)

Ground Source Heat Pumps

- [Chapter 3: Renewable Energy Planning Application Validation Guidance](#)

H

Habitat Regulations

- [Habitat Regulation Assessment \(HRA\) and Recreational Disturbance Mitigation Strategy \(RAMS\)\(tariff form/payment in the Local Validation List](#)
- [Chapter 15: Habitat Regulation 77 Applications - Application Validation Guidance](#)
- [The Conservation of Habitats and Species Regulations 2017 \(legislation.gov.uk\)](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Appropriate Assessment (Guidance on the use of Habitats Regulations Assessment)

Hairdressers

- [Chapter 7: creation of business, commercial and/or retail floorspace or use of land for such purposes - Application Validation Guidance](#)

Hanging signs

- [Chapter 8: Advertisement Application Validation Guidance](#)

Hard standing (i.e. for driveways)

- [Chapter 1: Householder Planning Application Validation Guidance](#)

Healthy Communities and Environments

- [About Public Health in Suffolk - Suffolk County Council](#)
- [East Suffolk Cycling and Walking Strategy » East Suffolk Council](#)
- [Health Impact Assessment in the Local Validation List](#)
- Health Environments - [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- [Health Impact Assessment in spatial planning - GOV.UK \(www.gov.uk\)](#)
- [HUDU Rapid HIA Tool October 2019 \(healthyurbandevlopment.nhs.uk\)](#)
- [Open-Spaces-Assessment.pdf \(eastsuffolk.gov.uk\)](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Healthy and safe communities
- [Play spaces » East Suffolk Council](#)
- [Public health profiles - OHID \(phe.org.uk\)](#)
- [Suffolk Observatory – Welcome to the Suffolk Observatory](#)

Heating Fuel tanks

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

Hedges

- [Hedgerows Regulations » East Suffolk Council](#)
- [High hedges » East Suffolk Council](#)

Heritage and Historic Environment

- [Archaeological Assessment in the Local Validation List](#)
- [Heritage » East Suffolk Council](#)
- [Heritage Statement or Impact Assessment in the Local Validation List](#)

- Historic England - [Adapting Traditional Farm Buildings](#)
- Historic England - [General Advice on Historic Building Maintenance, repair and conservation](#)
- Historic England - [Looking After Historic Buildings](#)
- Historic England – [General Advice on Planning](#)
- Historic England - [Search the List - Find listed buildings, monuments, battlefields and more | Historic England](#)
- [Historic Environment Supplementary Planning Document \(2021\)](#)
- [Historic Parks and Gardens » East Suffolk Council](#)
- [Listed buildings » East Suffolk Council](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Non-designated heritage assets » East Suffolk Council](#)
- [Planning \(Listed Buildings and Conservation Areas\) Act 1990 \(legislation.gov.uk\)](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\) Historic Environment](#)
- [Scheduled Ancient Monument](#)

- [Suffolk Archaeological Service - Suffolk County Council](#)
- [Suffolk Historic Environment Record](#)

Historic Parks and Gardens:

- [Historic Parks and Gardens » East Suffolk Council](#)
- [Local List of Parks/Gardens of Historic and Landscape Interest » East Suffolk Council](#)
- Locally Listed - View the location and extent of via [East Suffolk ArcGIS Mapping system](#)
- [National Register of Parks/Gardens of Special Historic Interest » East Suffolk Council](#)
- National Historic Listed - View the location and extent via [East Suffolk ArcGIS Mapping system](#)

Highway and transport related:

- Dropped Kerbs / Access – Planning Application Validation Guidance:
 - [Chapter 1: Householder Application Validation Guidance](#)
 - [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Application Validation Guidance](#) (then go to the relevant application/proposal type)

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Chapter 9: Applications seeking 'Prior Notification approval for agricultural works and building Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Chapter 10: Applications seeking 'Prior Notification' approval \(including those for changes of use, with & without physical works\) Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Standard drawings for vehicular access | Suffolk County Council](#)

- [Standard drawings for vehicular access | Suffolk County Council](#)
- [Parking Layout Plans requirements in the Local Validation List](#)
- [Transport Statement of Assessment requirements in the Local Validation List](#)
- [Travel Plan requirements in the Local Validation List](#)

Homes and housing

- [Affordable Housing \(2022\) Supplementary Planning Document](#)
- Change of use to dwelling(s):
 - [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
 - [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
 - [Chapter 10: Applications seeking Prior Notifications Approval \(including those for changes of use, with & without physical works\) – Application Validation Guidance](#)
- Custom and Self-building housing - [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- Extensions and alterations to existing dwellings
 - [Chapter 1: Householder Planning Application Validation Guidance](#)
 - SPG16 in [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- Holiday Homes – see the section on tourism accommodation in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- Houses in multiple occupation (HMOs) – similar requirements to dwellings, see [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- [Housing Statement requirements in the Local Validation List](#)
- [Housing in Clusters and Small Scale Residential Development in the Countryside \(2022\) Supplementary Planning Document](#)
- New Build dwellings see [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- [Planning policy for traveller sites - GOV.UK \(www.gov.uk\)](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Housing and economic land availability assessment
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Housing needs of different groups
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Housing for older and disabled people

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Housing: optional technical standards
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Housing supply and delivery
- Prior Notification Application Validation Guidance – see relevant section within [Chapter 10: Applications seeking Prior Notifications Approval \(including those for changes of use, with & without physical works\) – Application Validation Guidance](#)
- Rural Housing:
 - [Housing in Clusters and Small Scale Residential Development in the Countryside \(2022\) Supplementary Planning Document](#)
 - [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#)
 - [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Rural Housing
 - [Rural Workers Dwelling Statement in the Local Validation List](#)
- Self build and custom housing - [Planning practice guidance - GOV.UK \(www.gov.uk\)](#)

Horses/ Equestrian

- See the Equestrian section within [Chapter 7: Planning Applications for commercial, agricultural, holiday](#)

[accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units - Application Validation Guidance](#)

Householder Planning Applications

See the sections in Chapter 1 of the Validation Guidance:

- [Planning Application Validation Guidance Introduction Page](#)
- [Descriptions on Householder Applications](#)
- [Extension\(s\) and/or alterations to the dwellinghouse](#)
- [Outbuilding\(s\)](#)
- [Annexes](#)
- [Swimming pools or other pools or ponds](#)
- [Ground Level Changes \(including decking, terracing etc\)](#)
- [Foul water/sewage](#)
- [Domestic heating fuel tanks](#)
- [Renewable Energy Equipment and Air Conditioning](#)
- [Flue or Chimney](#)
- [Satellite Dishes and/or CCTV](#)

- [Walls, Fences, gates or other means of enclosure](#)
- [Hard Surfacing](#)
- [Vehicular Accesses and Dropped Kerbs](#)
- [Electrical outlets/upstands for recharging vehicles](#)
- [Extensions to the curtilage / garden](#)
- [Additional requirements based upon the existing physical features and any designations](#)

Householder Prior Notifications

See the sections in Chapter 2 of the Validation Guidance:

- [Application Descriptions](#)
- [Chapter 2: Larger rear extensions – Planning Application Validation Guidance](#)
- [Chapter 2: Upwards extensions – Planning Application Validation Guidance](#)

Housing Statement

- [Housing Statement requirements in the Local Validation List](#)

How to submit a Planning or Planning related Application

- [How to submit a Planning Application page of the East Suffolk Council Website](#)

Hydrological/Bathymetric Survey

- [Hydrographical / Bathymetric Survey requirements in the Local Validation List](#)

I

Isometric Drawings/Virtual 3-Dimensional Modelling

[Guidance in the Local Validation List](#)

J

Joinery and Window Details

- [Joinery and Window Detail requirement in the Local Validation List](#)
- [Guidance in Historic Environment Supplementary Planning Document](#)

K

No relevant references starting with K

L

Land Contamination

- See [Contamination](#)

Land Stability:

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Land stability
- [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#)

Landscape and Landscaping:

- [British Association of Landscape Industries \(bali.org.uk\)](#)
- [East Suffolk Council – Suffolk Coastal Landscape Character Assessment](#)
- [Settlement-Fringe-Landscape-Sensitivity-Study.pdf \(eastsuffolk.gov.uk\)](#)
- [Guidelines for Landscape and Visual Impact Assessment \(GLVIA3\) - Landscape Institute](#)
- [Historic Landscape Characterisation: a Tool for Understanding and Managing Whole Areas | Historic England](#)

- [Landscape and seascape character assessments - GOV.UK \(www.gov.uk\)](#)
- [Landscaping and Visual Impact Assessment requirements in the Local Validation List](#)
- [Landscaping Masterplan, Landscape Strategy and/or full landscaping details requirements in the Local Validation List](#)
- [National Planning Policy Framework](#) – Section relating to Conserving and enhancing the natural environment
- [National Planning Policy Guidance](#) – Natural Environment
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Natural Environment
- [Suffolk Coast and Heaths Area of Outstanding Natural Beauty – Touching the Tide Landscape Character Assessment](#) (Area of Outstanding Natural Beauty now known as Suffolk & Essex Coast & Heaths National Landscape)
- [Suffolk Landscapes - Countryside Environment Service](#)

Lawful Development Certificates:

See various sections within Chapter 11 of the Validation Guidance:

- Introduction within [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Physical works which have already been undertaken were either not 'development' or were Permitted Development - Application Validation Guidance](#)
- [Physical works which have already been undertaken were completed sufficient time ago to have become lawful - Application Validation Guidance](#)
- [An existing use in its current form is lawful because it was either not development or it was Permitted Development to change to that use - Application Validation Guidance](#)
- [An existing use commenced and has been continuous for sufficient time as to have become lawful/immune from action - Application Validation Guidance](#)
- [Proposed physical works are either not development or are Permitted Development - Application Validation Guidance](#)
- [A proposed use is either not development or it would be Permitted Development - Application Validation Guidance](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Lawful Development Certificates

Legal Agreements and Planning obligations:

- see [Draft Heads of Terms in the Local Validation List](#)

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Planning Obligations
- [Developer contributions » East Suffolk Council](#)

Leisure

- [Leisure / Retail Impact Assessment requirements in the Local Validation List](#)
- Also see [Community Assets, Facilities and Uses](#), [Open Space](#): and [Sport and Recreation](#).

Library

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)

Light

- [Artificial light in the environment: policy update \(publishing.service.gov.uk\)](#)
- [Daylight/Sunlight Assessment requirements in the Local Validation List](#)
- [Guidance Note 1 for the reduction of obtrusive light 2021 | Institution of Lighting Professionals \(theilp.org.uk\)](#)

- [Lighting Assessment / Details of Lighting Scheme requirements in the Local Validation List](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – light pollution
- Also see [External Lighting](#)

Light Industry

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

Listed Buildings

- [Listed buildings » East Suffolk Council](#)
- View the location and extent of Conservation Areas via [East Suffolk ArcGIS Mapping system](#)
- Listed Building Consent - Application Validation Guidance
 - [Introduction](#)
 - [Extension\(s\) and/or alterations](#)
 - [Outbuildings](#)
 - [Renewable Energy](#)

- [Satellite Dishes and CCTV](#)
- [Walls, fences, gates and other means of enclosure](#)
- [Vehicle charging points](#)

Local Plans

- [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#)
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#)
 - [Policies Map](#)
 - [Local plan evidence base » East Suffolk Council](#)

Local Validation List

LPG heating fuel tanks

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See section on the overall proposal type in [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
- See relevant use section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units](#)

M

M4(2)

[M4\(2\) checklist](#)

Manufacturing

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units– Application Validation Guidance](#)

Mapping system

- [East Suffolk ArcGIS Mapping system](#)

Marine Management Organisation (MMO)

- [Marine Management Organisation -Planning and development: Marine Licences](#)

Marketing

- [Marketing Assessment requirements in the Local Validation List](#)

Minerals

- [SCC Minerals Local Plan](#)

- View the extent of Mineral Consultation Areas via [East Suffolk ArcGIS Mapping system](#)

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Minerals

Models

- [Physical Models in the Local Validation List](#)
- [Virtual 3D models in the Local Validation List](#)

MOT Centres

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)

Museums

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)

N

National Planning Policy and Guidance:

- [National design guide - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- [National Planning Policy Guidance \(NPPG\) –Environmental Impact Assessment](http://www.gov.uk)

Natural England

- [Natural England - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

Neighbourhood Plans

- [Neighbourhood Plans](#)

Noise

- [Environmental protection » East Suffolk Council](#)
- [Noise Impact Assessment and/or Acoustic Report requirements in the Local Validation List](#)
- [Noise impact assessments involving calculations or modelling - GOV.UK \(www.gov.uk\)](http://www.gov.uk)

- [Noise Policy Statement for England](#)
- [Nuisance smells: how councils deal with complaints - GOV.UK \(www.gov.uk\)](http://www.gov.uk)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk) – Noise
- [ProPG: Planning & Noise – New Residential Development: Main Guidance](#)

Non-Designated Heritage Assets

- [Non-designated heritage assets » East Suffolk Council](#)

Non-material Amendment

- [Chapter 13: Non-Material Amendment Applications - Application Validation Requirements Guidance](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](http://www.gov.uk) – Flexible options for planning permissions

Nurseries

- Nursery (Children) - See section on educational uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

- Nursery (Plants) –
 - See section on retail uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
 - See Agricultural and horticultural uses within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

O

Odour

- [Institute of Air Quality Management Guidance on the assessment of odour for planning](#)
- [Nuisance smells: how councils deal with complaints - GOV.UK \(www.gov.uk\)](#)
- [Odour Assessments requirements in the Local Validation List](#)
- See section related to proposed use within [Chapter 7: Planning Applications for commercial, agricultural, holiday](#)

[accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Oil heating fuel tanks

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

Open Space:

- [East Suffolk Healthy Environments Supplementary Planning Document \(expected to be adopted later in 2024\)](#)
- [Guidance for Outdoor Sport and Play | Fields in Trust](#)
- [Open Space Assessment requirements in the Local Validation List](#)

- [Open-Spaces-Assessment.pdf \(eastsuffolk.gov.uk\)](#)
- [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)
- [Play spaces » East Suffolk Council](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Open Space, sports and recreational facilities, public rights of way and local green space.
- [Planning for sport | Sport England](#)

Outbuildings

- [Chapter 1: Householder Planning Application Validation Guidance – section relating to outbuildings](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Ownership Certificates

- [Application Forms and Ownership Certificates in the Local Validation List](#)

P

Parking

- [Block/ Layout Plans requirements in the Local Validation List](#)
- [Parking Layout Plans requirements in the Local Validation List](#)
- [Parking guidance - Suffolk County Council](#)
- [Suffolk Design: Streets Guide - Suffolk County Council](#)

Permitted Development

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Section on When is permission required?

Phasing

- [Phasing Plan / Schedule requirements in the Local Validation List](#)

Places of Worship

- See
 - [Creation of Community Floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings,](#)

[conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

- [Loss of Community floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

Planning Committee:

- Committee Reports
 - [Planning Committee North](#)
 - [Planning Committee South](#)
 - [Strategic Planning Committee](#)
- Geographical Areas covered by the North and South Planning Committees - View the location and extent via [East Suffolk ArcGIS Mapping system](#)
- [Speaking at Planning Committee](#)

Planning Obligations and Legal Agreements:

- see [Draft Heads of Terms in the Local Validation List](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Planning Obligations

- [Developer contributions » East Suffolk Council](#)

Planning Portal

- [Planning Portal](#)

Planning Service Contact Details

[Planning Service Contact Us page](#)

Planning Statements

- [Planning Statement requirements in the Local Validation List](#)

Plans

- see [Drawings](#)

Policies Map

- [Policies Map](#)

Ponds and other pools

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

Porch

- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Professional Services

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing unit s– Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Prior to Submitting an application:

- [Before submitting a planning application](#)
- [Pre-application Advice Service](#)

Prior Notification Applications:

- [Chapter 2: Householder Prior Notifications – Application Validation Guidance](#)
- [Chapter 9: Prior Notifications for Agricultural and Forestry Development – Application Validation Guidance](#)
- [Chapter 10: Applications seeking Prior Notifications Approval \(including those for changes of use, with & without physical works\) – Application Validation Guidance](#)

Privacy Statement

- [Privacy Statement](#)

Public Access

- [Public Access](#)

Public Halls

- See
 - [Creation of Community Floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-](#)

[residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

- [Loss of Community floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

Public Houses, wine bars or drinking establishments including those with food provision

- Loss of /change of use from - See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- Creation of business, commercial and/or retail floorspace or use of land for such purposes - See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Public Rights of Way

- [Public rights of way and access in Suffolk - Suffolk County Council](#)
- [Definitive Map and Statement of public rights of way - Suffolk County Council](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Open Space, sports and recreational facilities, public rights of way and local green space.
- [Public Rights of Way requirements in the Local Validation List](#)

Q

There are no relevant references starting with a Q

R

Recreational Disturbance Avoidance and Mitigation Strategy:

- [Recreational Disturbance Avoidance and Mitigation Strategy \(2021\) Supplementary Planning Guidance](#)
- [Recreational disturbance Avoidance Mitigation Strategy \(RAMS\) page on the ESC website\)](#)

Refrigeration Equipment

- See [Ventilation/extract equipment and/or large refrigeration equipment](#)

Refuse

- [Refuse Storage/Presentation Plan requirements in the Local Validation List](#)

Replacement windows

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Buildings Consent Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Joinery and Window Detail requirement in the Local Validation List](#)
- [Guidance in Historic Environment Supplementary Planning Document](#)

Removal of Conditions:

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Flexible options for planning permissions

- [Chapter 12: Variation / Removal of Condition Application Validation Guidance](#)
- [Chapter 14: Discharge of Conditions - Application Validation Guidance](#)

Render

- [Find out if you need planning permission » East Suffolk Council](#)
- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)
- [Chapter 4: Listed Buildings Consent Application Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units.](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Renewable Energy

- [Introduction to the Local Validation Guidance for Planning Applications for Renewable Energy](#)

- [Application Descriptions](#)
- [Air Source Heat Pumps – Planning Application Validation Guidance in Chapter 3](#)
- [Biomass Boiler – Planning Application Validation Guidance in Chapter 3](#)
- [Biomass Boiler Form requirements in the Local Validation List](#)
- [Ground Source Heat Pumps– Planning Application Validation Guidance in Chapter 3](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\) – Renewable and Low Carbon Energy](#)
- Solar Panels – Planning Application Validation Guidance in Chapter 3 – [On buildings](#) or [On the ground](#)
- [Water Source Head Pumps – Planning Application Validation Guidance in Chapter 3](#)
- [Wind Turbines – Planning Application Validation Guidance in Chapter 3](#)
- [Other renewable energy equipment](#)
- [Additional Requirements based upon the existing physical features and designations](#)

Reservoirs

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units - Application Validation Guidance](#)
- [Chapter 9: Applications Seeking Prior Notification Approval for agricultural works and buildings – Application Validation Guidance.](#)

Restaurants

- creation of business, commercial and/or retail floorspace or use of land for such purposes - See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- [Noise Impact Assessments in the Local Validation List](#)

Retail

- Creation of retail – See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

- Loss of retail –See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- [Retail / Leisure Impact Assessment requirements in the Local Validation List](#)
- Local Plans:
 - [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
 - [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – town centres and Retail

Rights of Way:

- [Active Travel England: planning application assessment toolkit - GOV.UK \(www.gov.uk\)](#)
- [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)
- [Rights of Way - Suffolk County Council Definitive Map](#)

- [Rights of Way requirements in the Local Validation List](#)
- [East Suffolk Cycling and Walking Strategy » East Suffolk Council](#)
- Also see [Cycling and Walking](#)

Roof

- [Roof Plans requirements in the Local Validation List](#)

Rooflights

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Rural

- Rural Development [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- Rural Housing:
 - [Housing in Clusters and Small Scale Residential Development in the Countryside \(2022\) Supplementary Planning Document](#)

- [National Planning Policy Framework - GOV.UK \(www.gov.uk\)](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Rural Housing
- [Rural Workers Dwelling Statement in the Local Validation List](#)

S

Satellite Dishes

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Chapter 4: Listed building Consent Application Validation Guidance](#)
- Guidance is also provided within each relevant subsection of both:
 - [Chapter 6: Planning Applications for new dwellings and/or residential care facilities](#)
 - [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units.](#)

- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Scheduled Ancient Monuments

- [Scheduled Ancient Monument](#)
- Also see [Heritage and Historic Environment](#)

Schools

- See section relating to educational uses in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Self-contained holiday accommodation

- See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Sewage and Foul Water

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- [Foul Drainage Assessment in the Local Validation List](#)

Sheds

- [Chapter 1: Householder Planning Application Validation Guidance – section on outbuildings](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Shops

- Creation of business commercial and/or retail floorspace or use of land for such purposes See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- Loss of Retail Floorspace – See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)
- Also see [Retail](#)

Signs

- See [Advertisement Consent](#)

Site Location Plan

- [Site Location Plan requirements in the Local Validation List](#)

Site Layout/Block Plan

- [Site Layout/Block Plan requirements in the Local Validation List](#)

Speaking at Planning Committee

- [Speaking at Planning Committee](#)

Sport and Recreation

- East Suffolk Leisure Strategy [Supplementary Planning Documents and other guidance » East Suffolk Council](#)
- [East Suffolk Healthy Environments Supplementary Planning Document \(expected to be adopted later in 2024\)](#)
- [Guidance for Outdoor Sport and Play | Fields in Trust](#)
- [Open space, sports and recreation facilities, public rights of way and local green space - GOV.UK \(www.gov.uk\)](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Open Space, sports and recreational facilities, public rights of way and local green space.

- [Planning for sport | Sport England](#)

Solar Panels

- [Planning practice guidance - GOV.UK \(www.gov.uk\) – Renewable and Low Carbon Energy](#)
- [Daylight / Sunlight Assessments in the Local Validation List](#)
- [Glint and Glare Assessments in the Local Validation List](#)
- Solar Panels – See sections in Chapter 3: Renewables Planning Application Validation Guidance, [on buildings](#) and/or [on the ground](#)

Statement of Community Involvement

- [Statement of Community Involvement/ Community Consultation Statement requirements in the Local Validation List](#)

Statistics

- [Statistics – Planning Application and Enforcement Statistics at ESC](#)

Storage and Distribution

- See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to](#)

[existing units Application Validation Guidance Application Validation Guidance](#)

Streetscene

- [Streetscene requirements in the Local Validation List](#)

Structural Survey

- [Structural Survey requirements in the Local Validation List](#)

Submitting a Planning or Planning related Application:

- [How to submit a Planning Application page of the East Suffolk Council Website](#)

Summerhouses

- [Chapter 1: Householder Planning Application Validation Guidance – section on outbuildings](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- [Find out if you need planning permission » East Suffolk Council](#)

Supplementary Planning Documents and other guidance:

- [Supplementary Planning Documents \(ESC documents\)](#)

Suffolk Coastal Local Plan

- [Suffolk Coastal Local Plan](#)

Suffolk Historical Environment Record (SHER)

- [Suffolk Historic Environment Record](#)

Suffolk Minerals and Waste Management

- [Suffolk Minerals and Waste Local Plan](#)

Sustainable Construction

- [Energy Statement requirements in the Local Validation List](#)
- [M4\(2\) checklist.](#)
- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#)
– Climate Change
- [Sustainable Construction \(2022\) Supplementary Planning Document](#)
- [Sustainable Construction Statement/Plan requirements in the Local Validation List](#)
- [Sustainable Drainage Strategy requirements in the Local Validation List](#)
- [Guidance on development and flood risk - Suffolk County Council \(Sustainable Drainage\)](#)

- [Suffolk Local Flood Risk Management Strategy](#)

Swimming Pools, ponds and other pools

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See the physical works guidance within the relevant use/proposal type section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See the physical works guidance within the relevant use/proposal type section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

I

Takeaways

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions](#)

[to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

- [Noise Impact Assessments in the Local Validation List](#)

Telecommunications:

- [Telecommunications Report requirements in the Local Validation List](#)
- [Chapter 10: Applications seeking Prior Notifications Approval \(including those for changes of use, with & without physical works\) – Application Validation Guidance](#)

Terracing and other ground level changing works

- [Chapter 1: Householder Planning Application Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- [Topographical Survey requirements in the Local Validation List](#)

Theatres /Cinemas

- See
 - [Creation of Community Floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)
 - [Loss of Community floorspace section within Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units – Application Validation Guidance](#)

Topographical Survey

- [Topographical Survey requirements in the Local Validation List](#)

Towns and Parishes

- [Town and Parish Clerk Directory](#)
- View the location and extent of each town and parish via [East Suffolk ArcGIS Mapping system](#)

Town Centres

- Local Plans:

- [East Suffolk Council – Suffolk Coastal Local Plan \(September 2020\)](#) - Policies for the former Suffolk Coastal Area.
- [East Suffolk Council – Waveney Local Plan \(March 2019\)](#) Polices for the former Waveney Area.

Also see [Retail](#)

Transport and Travel Plans

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Transport evidence basis in plan making and decision taking
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) Travel Plans, Transport Assessments and Statements
- [Suffolk Design: Streets Guide - Suffolk County Council](#)
- [Transport Statement of Assessment requirements in the Local Validation List](#)
- [Travel Plan requirements in the Local Validation List](#)
- [Travel plans - Suffolk County Council](#)
- Also see [Vehicular Accesses and drop kerbs](#) and [Parking](#)

Trees

- [Arboricultural Assessment and Tree Survey requirements in the Local Validation List](#)

- [Arboricultural Association](#)
- [National Planning Policy Framework - GOV.UK \(www.gov.uk\) – Section related to Conserving and enhancing the natural environment](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Section on Natural Environment
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Section on Tree Preservation Orders and trees in conservation areas
- [Protected Trees: A Guide to Tree Preservation Procedures](#)
- [Report a problem with a tree » East Suffolk Council](#)
- [Trees » East Suffolk Council](#)
- Tree Preservation Orders
 - [Tree Preservation Orders \(TPO\)s » East Suffolk Council](#)
 - View the location and extent of Tree Preservation Orders via [East Suffolk ArcGIS Mapping system](#)
 - [National Planning Policy Guidance – Tree Preservation Orders and trees in Conservation Areas](#)
- [Trees in conservation areas » East Suffolk Council](#)
- [Trees on development sites » East Suffolk Council](#)

- Tree Works - see [Chapter 16: Tree Works Applications \(i.e. works to trees covered by Tree Preservation Orders or those in Conservation Areas\)](#)

U

Use Classes:

- [Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)
- [Guidance on Use Classes on the Planning Portal Website](#)

Use changing applications

- Planning Applications
 - [Planning Applications for changes of use](#)
 - [Change of use from commercial uses – Planning Application Validation Guidance](#)
 - [Change of use to commercial uses - Planning Application Validation Guidance](#)
 - [Change of use from Community uses - Planning Application Validation Guidance](#)
 - [Change of use to Community uses - Planning Application Validation Guidance](#)

- [Change of use to Dwellings - Planning Application Validation Guidance](#)
- [Change of use to add to existing residential curtilages and/or gardens - Planning Application Validation Guidance](#)
- Prior Notification Applications
 - [Change of use - Prior Notification Validation Guidance](#)

V

Variation or Removal of condition

- [National Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Flexible options for planning permissions
- [Chapter 12: Variation / Removal of Condition Application Validation Guidance](#)
- [Chapter 14: Discharge of Conditions - Application Validation Guidance](#)

Vehicular accesses and dropped kerbs

- [Chapter 1: Householder Application Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Application Validation Guidance](#) (then go to the relevant application/proposal type)

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Chapter 9: Applications seeking 'Prior Notification approval for agricultural works and building Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Chapter 10: Applications seeking 'Prior Notification' approval \(including those for changes of use, with & without physical works\) Application Validation Guidance](#) (then go to the relevant application/proposal type)
- [Standard drawings for vehicular access | Suffolk County Council](#)

Ventilation/extract equipment and/or large refrigeration equipment

- [Air Conditioning Units](#)
- [Air Source Heat Pumps – Planning Application Validation Guidance in Chapter 3](#)
- See guidance on physical works within each relevant use/type of proposal section within [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)

- See guidance on physical works within each relevant use/type of proposal section within [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)
- [Ventilation/Extraction Equipment Details and Assessment requirements in the Local Validation List](#)

Veterinary Practices

- See [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Viability

- [National Planning Policy Framework](#)
- [National Development Appraisal Tool](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Section on Viability
- [Royal Institute of Chartered Surveyors \(RICS\) – Financial Viability in planning: Conduct and Reporting](#)
- [Viability Assessment requirements in the Local Validation List](#)

Viewing Applications

- [View and comment on a planning application](#)

Village Halls

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Village Signs

- [Chapter 8: Advertisement Consent Application Validation Guidance](#)

Visual Impact Assessments

- Visual Impact Assessment see [Landscape and Visual Impact Assessment requirements in the Local Validation List](#)

W

Gates, Fences, walls or other means of enclosure

- [Chapter 1: Householder Planning Application Validation Guidance Validation Guidance](#)
- [Chapter 6: Planning Applications for new dwellings and/or residential care facilities Validation Guidance](#)

- [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings, conversions to/from such uses, extensions and alterations to existing units Validation Guidance](#)

- [Chapter 11: Certificate of Lawfulness Validation Guidance](#)

Walking and cycling

- [Active Travel England: planning application assessment toolkit - GOV.UK \(www.gov.uk\)](#)
- [East Suffolk Cycling and Walking Strategy » East Suffolk Council](#)
- [East Suffolk Healthy Environments Supplementary Planning Document \(expected to be adopted later in 2024\)](#)
- Also see [Rights of Way:](#)

Wards

- View the location and extent of each ESC Ward via [East Suffolk ArcGIS Mapping system](#)
- Ward Member Directory

Warehousing and distribution

- See section in [Chapter 7: Planning Applications for commercial, agricultural, holiday accommodation, community and other non-residential land and buildings, including new buildings,](#)

[conversions to/from such uses, extensions and alterations to existing units Application Validation Guidance](#)

Water

- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Section on Water supply, wastewater and water quality
- Water Source Heat Pumps See section in [Chapter 3: Renewables Planning Application Validation Guidance](#)
- Also see [Foul Drainage](#) and [Flood Risk](#)

Waveney Local Plan

- [Waveney Local Plan](#)

Wind Turbines:

- See section in [Chapter 3: Renewables Planning Application Validation Guidance](#)
- [Planning practice guidance - GOV.UK \(www.gov.uk\)](#) – Renewable and Low Carbon Energy
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)

Windows

- [Chapter 1: Householder Planning Application Validation Guidance – section on extensions](#)
- [Chapter 4: Listed Building Application Validation Guidance](#)
- [Chapter 11: Applications seeking Certificates of Lawfulness \(Existing or Proposed\) of the Validation Guidance](#)
- Also see [Joinery and Window Detail requirement in the Local Validation List](#)
- [Find out if you need planning permission » East Suffolk Council](#)
- [Guidance in Historic Environment Supplementary Planning Document](#)

X / Y

No relevant references starting with X or Y

Z

Zone of Influence

- see [Recreational disturbance Avoidance Mitigation Strategy \(RAMS\)](#)