



CONSULTATIONS BEFORE THE DETERMINATION OF HOUSEHOLDER PLANNING APPLICATIONS

The following is a comprehensive list of consultations required of Hart District Council before it determines an application for planning permission which affects a dwellinghouse. A separate schedule relates to non-householder applications or those for telecommunications determination, hazardous substances, advertisement, listed building or conservation area consent.¹

Sources of the requirement are given in the endnotes.

Statutory consultation on applications for planning permission	
All applications ⁱ	Parish Council
Affecting a Trunk Road ⁱⁱ	Highways Agency
Within 67 metres of Trunk Road ⁱⁱⁱ	Highways Agency
Likely to prejudice proposed highway ^{iv}	Local Highway Authority
Formation of access to a highway ^v	Local Highway Authority
Affecting the site of a Scheduled Ancient Monument ^{vi}	English Heritage
Affecting a Grade I or II* Listed Park or Garden ^{vii}	English Heritage
Affecting a Listed Park or Garden of any grade ^{viii}	Garden History Society
The carrying out of works or operations in the bed of, or within 20 metres of the top of a bank of, a main river ^{ix}	Environment Agency
The culverting or control of flow of any river or stream ^x	Environment Agency
Provision of a Septic Tank ^{xi}	Environment Agency Water Supply Company ^{xii} Building Control
Within Flood zone ^{xiii}	Environment Agency Natural England
Within 250 metres of waste disposal site ^{xiv}	Environment Agency
Within 250m of a site subject to a process Local Authority Air Pollution Control ^{xv}	Environmental Health
In or adjoining SSSI ^{xvi}	Natural England

¹ As at 1/10/2009

Statutory consultation on applications for planning permission

Siting of new establishments, or modifications to existing establishments which would increase the possibility of effect on an area of ecological sensitivity ^{xvii}	Natural England
Affecting a European Site (i.e. SPA) ^{xviii}	Natural England
Affecting rights of way ^{xix}	Access and Rights of Way Officer, HCC
Adjacent to neighbouring authority ^{xx}	Relevant District/Unitary Authority
In Conservation Area application site greater than 1000m ² (0.1ha) area ^{xxi}	English Heritage
In Conservation Area building greater than 20m high ^{xxii}	English Heritage
Affects Grade I or II* Building ^{xxiii}	English Heritage
Conservation/Design Issues of more than local importance ^{2 xxiv}	Commission for Architecture and the Built Environment
Archaeological Importance ^{xxv}	County Archaeologist
Affect semi-natural woodlands or ancient replanted woodlands in Natural England's Provisional Inventory of Ancient Woodlands or within 500m ^{xxvi}	Forestry Commission
Application for windturbine ^{3 xxvii}	National Air Traffic Services (NATS)
Affecting a RUPP, BOAT or Restricted Byway ^{xxviii}	Auto Cycle Union British Driving Society British Horse Society Byways and Bridleways Trust Cyclists' Touring Club Rambler's Association

² Either:

- (i) important in themselves,
- (ii) development on prominent sites;
- (iii) with significant impact, or
- (iv) initiate regeneration or set a standard for further development

³ Note: if recommending for approval against NATS, notice must be given to the operator and Civil Aviation Authority to allow them to try to get the application called-in Circular 2/92 Annex 1, para. 4 map received 19 June 2006

Statutory consultation on applications for planning permission	
Affecting a Footpath ^{xxxix}	British Horse Society Byways and Bridleways Trust Rambler's Association
Affecting a Bridleway ^{xxxix}	British Horse Society Byways and Bridleways Trust Cyclists' Touring Club Rambler's Association
Applications under Section 73 of the Act (except if accompanied by an Environmental Statement) ^{4 xxxi}	Those statutory consultees the Local Planning Authority considers fit
Applications to extend life of planning permission granted prior to 1 October 2009 (except if accompanied by an Environmental Statement) ^{xxxii}	Those statutory consultees the Local Planning Authority considers fit

External Consultation on Applications for Planning Permission.	
Fronting the Basingstoke Canal or within Basingstoke Canal Conservation Area	Basingstoke Canal Authority Surrey and Hampshire Canal Society
Swimming Pools	Thames Water Utilities Limited
Development within 100m of statutory bunded reservoirs and 30m of statutory service reservoirs.	Thames Water Utilities Limited
Basement Conversions	Thames Water Utilities Limited

Internal Consultation on Applications for Planning Permission.	
Only where would be adjacent to established noise producers	Environmental Health Officer

⁴ If accompanied by an ES then consultation should take place conventionally.

Internal Consultation on Applications for Planning Permission.

<p>Within proximity to transport corridor:</p> <table border="1"> <thead> <tr> <th>Road</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td>M3, A30 (speed limit ≥50 mph)</td> <td>300m</td> </tr> <tr> <td>A30 (speed limit ≥40mph but <50 mph), A287, A327 (speed limit ≥40mph)</td> <td>200m</td> </tr> <tr> <td>Railway lines</td> <td>100m</td> </tr> </tbody> </table>	Road	Distance	M3, A30 (speed limit ≥50 mph)	300m	A30 (speed limit ≥40mph but <50 mph), A287, A327 (speed limit ≥40mph)	200m	Railway lines	100m	Environmental Health Officer
Road	Distance								
M3, A30 (speed limit ≥50 mph)	300m								
A30 (speed limit ≥40mph but <50 mph), A287, A327 (speed limit ≥40mph)	200m								
Railway lines	100m								
Affecting the setting of a listed building	Conservation Officer								
<p>Within a conservation area except</p> <ul style="list-style-type: none"> timber conservatories not fronting a relevant location⁵ without decorative ridge and/or finials timber replacement windows outbuildings not fronting a relevant location⁶ 	Conservation Officer								
Site affected by a Tree Preservation Order	Tree Officer								
Trees identified within 10m of proposed built development	Tree Officer								

Consultation on Applications for planning permission where specific document submitted (if not covered elsewhere)

Planning Obligation	Legal/Land Charges
Flood Risk Assessment	Environment Agency Drainage
Drainage Statement	Environment Agency Drainage
Foul drainage Statement	Environment Agency Drainage
Contaminated Land Appraisal	Environment Agency Environmental Health
Tree Survey/Appraisal	Trees
Landscape Submission	Landscape

⁵ A “relevant location” is a highway, waterway or open space

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Consultation on Applications for planning permission where specific document submitted (if not covered elsewhere)

Ecological Statement	County Environment (marked “ecology”) Natural England
Noise Assessment	Environmental Health
Sound insulation statement	Environmental Health

E&OE

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- i Article 13 Town and Country Planning (General Development Procedure) Order 1995 and Town and Country Planning Act, 1990 Schedule 1 para. 8
 - ii Article 15(1)(a) Town and Country Planning (General Development Procedure) Order 1995
 - iii Article 15(1)(b) Town and Country Planning (General Development Procedure) Order 1995
 - iv Article 10(g) Town and Country Planning (General Development Procedure) Order 1995
 - v Article 10(h) Town and Country Planning (General Development Procedure) Order 1995
 - vi Article 10(1)(n) Town and Country Planning (General Development Procedure) Order 1995
 - vii Article 10(1)(o) Town and Country Planning (General Development Procedure) Order 1995
 - viii Town and Country Planning (Consultation with the Garden History Society) Direction 1995
 - ix Article 10(1)(p) Town and Country Planning (General Development Procedure) Order 1995
 - x Article 10(1)(p) Town and Country Planning (General Development Procedure) Order 1995
 - xi Circular 3/99
 - xii ie South East Water
 - xiii Circular 30/92 para. 11 and see also PPG25 Annex D, para D10
 - xiv Article 10(1)(x) Town and Country Planning (General Development Procedure) Order 1995
 - xv Circular 9/95 Appendix B, Table 2
 - xvi Article 10(1)(u) Town and Country Planning (General Development Procedure) Order 1995
 - xvii Article 10(1)(zb) Town and Country Planning (General Development Procedure) Order 1995
 - xviii Conservation (Natural Habitats etc.) Regulations 1994
 - xix Circular 9/95 Appendix B, Table 2
 - xx Article 10(1)(b) Town and Country Planning (General Development Procedure) Order 1995
 - xxi Circular 1/2001 para. 8(3)(b)(i)
 - xxii Circular 1/2001 para. 8(3)(b)(iii)
 - xxiii Circular 1/2001 para. 8(3)(a)
 - xxiv PPG15 para. 2.13
 - xxv PPG16 paras. 19 and 23
 - xxvi Circular 9/95 Appendix B, Table 2 amended by letter to Chief Planning Officers 15/3/99
 - xxvii Circular 01/03 Annex 1, para. 7
 - xxviii Circular 2/93
 - xxix Circular 2/93
 - xxx Circular 2/93
 - xxxi Article 10B(2) Town and Country Planning (General Development Procedure) Order 1995
 - xxxii Article 10B(2) Town and Country Planning (General Development Procedure) Order 1995