

Appendix C: Local list of information which may be required depending on the development proposal

<u>Information</u>	<u>Circumstances when required.</u>
Affordable Housing Statement	Applications for new residential development where 10 or more dwellings are proposed, or the total development area is 0.5 hectares or larger.
Agricultural Appraisal	Applications that propose new dwellings for agricultural workers, or the removal of agricultural occupancy conditions on existing dwellings.
Agricultural Land Survey	For proposals involving the loss of existing agricultural land to non-agricultural uses.
Air Quality Impact Assessment	Applications for developments of 10 or more residential units, or 500 square metres of non-residential floor space within Air Quality Management Areas and applications for industrial uses etc. which include emissions to the atmosphere.
Archaeology Assessment	Applications involving groundworks which could affect the historic environment, including heritage assets.
Biodiversity/Ecology Study and Report	Applications where the potential impacts on habitats and/or species would be significant.
Biodiversity Net Gain requirements	<p>Where an applicant believes the development would be subject to the biodiversity gain condition, the application must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015:</p> <ul style="list-style-type: none"> • confirmation that the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition; • the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate); • where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date; • the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date)

including the publication date of the biodiversity metric used to calculate that value;

- a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of onsite biodiversity value ('degradation'), and where they have:
 - a statement to the effect that these activities have been carried out;
 - the date immediately before these activities were carried out;
 - the pre-development biodiversity value of the onsite habitat on this date;
 - the completed metric calculation tool showing the calculations, and
 - any available supporting evidence of this;
- a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and
- plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).

If this information has not been provided, the local planning authority will likely refuse to validate the application. Within the planning application form applicants will be asked to confirm whether this information accompanies the application. Where these details have been provided elsewhere in accompanying documents, applicants are encouraged to cross-reference to these rather than duplicate this information within the application form.

Applicants should be aware that local planning authorities may request further information

	relating to biodiversity net gain as part of the planning application.
Daylight/Sunlight Assessment	All applications proposing development where there could be potential impacts on the existing sunlight/daylight experienced by adjoining occupiers (including associated outdoor space), or where potential occupiers of a proposed development could be impacted by another part of the development or existing adjoining properties – both scenarios with reference to the number of storeys and/or the layout of the proposed development.
Draft s106 Heads of Terms	Applications for major development
Drainage Strategy (foul/surface water/Sustainable Urban Drainage System (SuDs))	All applications should demonstrate how foul and surface water associated with the proposal will be managed.
Flood Risk Assessment	Applications on sites located in Flood Zone 1 with an area of 1Ha or more and for all development within Flood Zones 2 and 3.
Health Impact Assessment	Applications proposing 50 or more residential units or 2,500sq.m or more of non-residential floorspace or where there are expected to be significant impacts on the health and wellbeing of the local population or particular groups within it.
Heritage Statement	Applications for listed building consent, or developments likely to affect designated or non-designated heritage assets.
Land Contamination Assessment	Applications for development where located on previously developed land, or where development is proposed for a site known to have potential contamination issues.
Lighting Assessment	Applications for development proposals where external lighting is proposed.
Noise Impact Assessment	Applications proposing noise-sensitive uses (i.e. residential etc.) close to existing noise generating land uses (i.e. industrial uses, major roads etc.), or applications proposing noise-generating uses close to noise-sensitive receptors, or applications which would introduce new plant or machinery.
Recycling/Waste Strategy	All major development proposals.

Retail/Leisure Assessment	Impact	Applications for retail and leisure development involving floorspace of 2,500sq.m or more where located outside existing town centres																																							
Statement of Community Involvement		Applications for larger scale, complex or potentially controversial development proposals where the application is likely to attract local interest.																																							
Structural Survey		Applications involving conversion/re-use of agricultural buildings, or the partial demolition of any heritage building.																																							
Supporting Planning Statement		Applications for major development i.e. 10 or more dwellings or a site area of 0.5Ha or more if the number of new dwellings is unknown. Non-residential floorspace of 1,000sq.m or more or a site area of 1Ha or more.																																							
Sustainability Checklist		Applications for all development proposals involving new residential units or where a change of use or conversion would create new dwellings and proposals involving new non-residential floorspace.																																							
Transport Assessment (TA)/Statement (TS)		<table border="1"> <thead> <tr> <th>Use Class</th> <th>TS</th> <th>TA</th> </tr> </thead> <tbody> <tr> <td>B2</td> <td>2,500sq.m</td> <td>4,000sq.m</td> </tr> <tr> <td>B8</td> <td>3,000sq.m</td> <td>5,000sq.m</td> </tr> <tr> <td>C1</td> <td>75 bedrooms</td> <td>100 bedrooms</td> </tr> <tr> <td>C2/C2A</td> <td>250 residents</td> <td>400 residents</td> </tr> <tr> <td>C3</td> <td>50 units</td> <td>80 units</td> </tr> <tr> <td>E(a)</td> <td>250sq.m</td> <td>800sq.m</td> </tr> <tr> <td>E(b)</td> <td>300sq.m</td> <td>2,500sq.m</td> </tr> <tr> <td>E(c)</td> <td>1,000sq.m</td> <td>2,500sq.m</td> </tr> <tr> <td>E(d)</td> <td>500sq.m</td> <td>1,500sq.m</td> </tr> <tr> <td>E(e)/(f)</td> <td>500sq.m</td> <td>1,000sq.m</td> </tr> <tr> <td>E(g)</td> <td>1,500sq.m</td> <td>2,500sq.m</td> </tr> <tr> <td>F1/F2(b)(c)(d)</td> <td>500sq.m</td> <td>1,500sq.m</td> </tr> </tbody> </table>	Use Class	TS	TA	B2	2,500sq.m	4,000sq.m	B8	3,000sq.m	5,000sq.m	C1	75 bedrooms	100 bedrooms	C2/C2A	250 residents	400 residents	C3	50 units	80 units	E(a)	250sq.m	800sq.m	E(b)	300sq.m	2,500sq.m	E(c)	1,000sq.m	2,500sq.m	E(d)	500sq.m	1,500sq.m	E(e)/(f)	500sq.m	1,000sq.m	E(g)	1,500sq.m	2,500sq.m	F1/F2(b)(c)(d)	500sq.m	1,500sq.m
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Travel Plan		Applications for all developments where a TA or TS is required (see above).																																							
Tree Survey and Arboricultural Implications Assessment		Applications involving sites where there are existing trees within or adjacent to the site that could influence or be affected by the development proposals.																																							

Viability Assessment	Applicable to applications where the proposed development departs from planning policy requirements due to financial viability.
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