

## NATIONAL AND LOCAL REQUIREMENTS FOR APPLICATIONS FOR PLANNING PERMISSION

List approved [December 2020](#)

National Requirements consist of those forms, items, reports and drawings required by Government legislation to be submitted with an application in order for it to be registered as valid by a Local Planning Authority. Local requirements consist of additional items required by a particular Local Authority to be submitted in certain set circumstances for certain types of application.

Local Requirements must have been subject to consultation and adoption by the local Authority and must be regularly reviewed and be displayed on the Local Authority website.

The following list identifies the local validation requirements for applications submitted in Waverley. In order to assist applicants, the main National Requirements are also included; these are marked as *National* by the item. For further information on National Requirements please see [Validation requirements | Planning Practice Guidance](#).

The Government has provided an on-line resource to make up to date planning practice guidance available in one place, this is referred to as the [Planning Practice Guidance](#). This resource can be used for further information on all topics referred to in the requirements list with the exception of those items which are relevant to policy matters in the [Waverley Local Plan Part 1 Strategic Policies and Sites](#) and the [Waverley Local Plan 2002 Retained Policies](#).

All applications must be submitted either in hard copy directly to Waverley or, if electronic format, then via the [Planning Portal](#). Please do not send an application by e-mail to Waverley as it may not be correctly received and could delay your application. For applications including multiple reports or large numbers of drawings the addition of a CD-Rom is welcome. However, this must comply with the national electronic submission standards (set out below).

If an item is marked as required for your application but you believe that in the very particular circumstances of your site the item is not needed, please include a statement to that effect with your application justifying the exclusion. The Council will then review the acceptability of the application as it stands. (Please note that this does not apply to National Requirements.) If agreement can not be reached then you may challenge the requirement under Section 62 of the Town and Country Planning Act 1990 if you believe that it is not reasonable, having regard to the nature and scale of the proposed development, or that it is not reasonable to think it

will be a material consideration in the determination of the application. This could give rise to a right of appeal against non determination of the application if the Local Authority declines to register the application under Article 12 of the Development Management Procedure Order 2015. [NPPG:- Delay-in-the-validation-of-an-application.](#)

Where submissions contain photographs, car number plates, faces, signatures or any other sensitive data, appropriate redaction should be undertaken. If the information is required as part of the application, for example bank statements for a certificate of lawfulness application. The account information would need to be redacted for website display, a redacted and a non redacted copy should be provided.

Where stock images are reproduced within a submission, this should be clearly stated.

**Electronic submission standards are as follows:-** no single file size to exceed 5 Mb. PDF is the recommended file format although TIFF, JPEG and GIF may be acceptable. All drawings to be saved as a single layer. Printing pages size should match that within the drawing settings.. All drawings to be correctly orientated for on screen display (north oriented to the top of the page for maps). Scanned documents must be a minimum of 200 dpi (dots per inch) resolution for black and white and 100 dpi for colour. All drawings shall include a scale bar.

PDF is the recommended file format for all photographs; however, JPEG and BITMAP are also acceptable. All photographs shall be no larger in size than 15cm X 10 cm.

All files should be named in accordance with the RIBA conventions or Plain English alternatives and include the format e.g. "Floor Plans as Existing.pdf".

If you need assistance

Applicants requiring assistance in submitting a planning application should consider using a planning agent. There are professional architects recognised by bodies such as the Royal Institute of British Architects, planning consultants, companies and individuals who advertise as planning agents. Waverley also promotes an Accredited Agents' Scheme, details can be found on the Waverley website.

**Items 1-17 are likely to be those required for householder development (domestic extensions/ garages). For all other applications you should check ALL items.**

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<p><b>Item 1 a Application Forms. If submitted in hard copy;- 1 copy of the appropriate application form (2 if the application is a major application (10 or more dwellings or 1,000 sq. m floor space) or highway/access changes or issues raised) with the same number of all documentation that forms part of the application. 3 copies if accompanied by an Environmental Statement.</b></p> <p><b><i>National with a few exceptions.</i></b></p>	<p>All applications except;-</p> <p>Prior Approval applications</p> <p>Variation of Condition applications</p> <p>Reserved Matters following an outline consent</p> <p>Application to modify or discharge a section 106 agreement (an optional form is available if required for these)</p>		<p>One hard copy to contain original signatures. Form to include completion of the correct Certificate of Ownership (and Agricultural Holding Certificate if applicable)</p>	<p>There are guidance notes for completion of each application type form, see attached link <a href="#">Guidance Notes</a></p> <p>The National Planning Practice Guidance. <a href="#">Making an application</a></p> <p><a href="#">Specific Advice on Certificates of Ownership</a></p>
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<p>An electronic application can be submitted via the Planning Portal.</p> <p><b>1b CIL Form 1 (Additional Information)</b></p> <p><i>Local requirement</i></p>	<p>At the point of submission of <b>all</b> applications for:</p> <ul style="list-style-type: none"> <li>• Full planning permission, including householder applications and variation of condition applications</li> <li>• Reserved matters following an outline planning permission</li> <li>• Lawful Development Certificates</li> <li>• Certain Prior Approval applications</li> </ul>			<p><a href="#">CIL Form 1</a></p> <p>Please contact <a href="mailto:CIL@waverley.gov.uk">CIL@waverley.gov.uk</a> For further information</p>
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<p><b>Item 2</b>  <b>The appropriate planning fee.</b>   <i>National</i></p>	<p>Not required for Listed Building applications, Tree works, certain disabled adaptations and other exempt fee applications.</p>		<p>Payment can be made via our website with a credit/debit card. Cheques should have the site address/planning portal reference on the back.</p>	<p><a href="#">Planning Practice Guidance on fees</a></p> <p><a href="#">Schedule of planning fees</a></p> <p><a href="#">Pay your Planning Fee on line here</a></p> <p>Contact the Planning Service for further advice by email to <a href="mailto:planningtechnicians@waverley.gov.uk">planningtechnicians@waverley.gov.uk</a></p>
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<p><b>Item 3</b> <b>Design and Access Statements</b></p> <p><i>National</i></p>	<p>Required for;-</p> <ul style="list-style-type: none"> <li>• All Major developments</li> <li>• One or more dwellings in a Conservation Area or World Heritage Site</li> <li>• All non-residential development of 100 sq. m. or more, if the site is within a Conservation Area or World Heritage Site</li> <li>• Applications for listed building consent</li> </ul>	<p>Conservation Areas</p> <p>Listed Buildings</p> <p>World Heritage Sites</p>	<p>The Design and Access Statement must explain the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with.</p> <p>Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account.</p> <p>Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account.</p> <p>State what, if any, consultations have been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation.</p> <p>Explain how any specific issues which might affect access to the development have been addressed.</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018 PolicyTD1</a> (Inclusive Design)</p> <p><a href="#">NPPG Design and Access Statements</a></p> <p><a href="#">National Planning Policy Framework - DAS</a></p> <p><a href="#">National Design Guide 2019</a></p> <p>Guidance on disabled access can be found in <a href="#">Planning and Access for Disabled People: A Good Practice Guide</a> published 27th March 2003.</p> <p><a href="#">Village and Town Design Statements in Waverley</a></p>
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	Please note that joint applications such as advertisement consent and listed building consent, will require a DAS for the listed building element.		<p>For Listed Building applications there must also be an assessment of the:</p> <p>(i) the special architectural or historic importance of the building;</p> <p>(ii) the particular physical features of the building that justify its designation as a listed building; and (iii) the building's setting;</p> <p>See further notes on Heritage Statements.</p> <p>Where Village or Town Design Statements exist and Conservation Area Appraisals, they should be used to inform the content of the DAS.</p>	
<p><b>Item 4</b></p> <p><b>Location Plan</b></p> <p><i><b>National with a few exceptions</b></i></p>	<p>All applications except;-</p> <ul style="list-style-type: none"> <li>• Works to Trees</li> <li>• Variation of condition applications</li> <li>• Non Material</li> </ul>		<p>Map must be up to date. It should be oriented North. Plans should whenever possible show at least two named roads and surrounding buildings. The properties shown should be identified by name or number.</p> <p>The application site should be edged clearly with a continuous red line. It should include all land necessary to carry</p>	<p>Maps can be bought directly from Ordnance Survey map retailers or <a href="#">Buy a planning map   Planning Portal</a></p> <p><a href="#">Making an application - GOV.UK</a></p> <p><a href="#">Planning Portal</a></p>

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	<p>Amendment applications</p> <ul style="list-style-type: none"> <li>• Prior Approval applications – although a plan suitable to identify the site is still required.</li> </ul>		<p>out the proposed development.</p> <p>A dashed blue line should be drawn around any other land owned or controlled by the applicant, close to or adjoining the application site.</p> <p>Access arrangements should be shown within the red line where the suitability of the access arrangements is a material consideration; this may need to include splay lines if conditions would need to be imposed regarding sight lines to make the application acceptable.</p> <p>Location plans should be at a scale of 1:1250 in a developed or semi rural area, or 1:2500 in a very rural area which has limited identification features.</p>	<p><a href="#">Guidance on plans</a></p> <p>Be advised that all maps are copyright protected and should not be copied without permission. This applies to any maps you may have in your possession for which you do not hold consent to copy (such as a title deed).</p>
<p><b>Item 5</b></p> <p><b>Block (Site) Plan</b></p> <p><i>National if necessary to describe the</i></p>	<p>All applications except;-</p> <ul style="list-style-type: none"> <li>• Variation of condition applications.</li> <li>• Non-Material</li> </ul>		<p>Copies of the site plan should be drawn at a scale of 1:500, 1:200, or 1:100 and should accurately show:</p> <ul style="list-style-type: none"> <li>• The direction of North</li> <li>• The proposed development in relation to the site boundaries and other existing buildings on the site,</li> </ul>	<p>Maps can be bought directly from Ordnance Survey map retailers or <a href="#">Buy a planning map   Planning Portal</a></p> <p><a href="#">Making an application -</a></p>



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<i>development</i>	<p>Amendment applications (unless required to show changes in site).</p> <ul style="list-style-type: none"> <li>• Certificate of Lawfulness for use applications.</li> <li>• Prior Approval applications.</li> </ul> <p>Other exceptions – where there is no change proposed to the footprint of buildings on the site, no change to the parking area or there is no requirement to</p>		<p>with written dimensions to boundaries if within 2 metres where there are immediate neighbours, the proposed works should be readily identifiable.</p> <ul style="list-style-type: none"> <li>• All buildings, roads and footpaths on land adjoining the site including access arrangements.</li> <li>• All public rights of way crossing or adjoining the site</li> <li>• The position of all trees with amenity value within felling distance, or within 10 metres of the development.</li> <li>• The extent and type of any hard surfacing</li> <li>• Boundary treatment including walls or fencing where this is proposed.</li> </ul>	<p><a href="http://GOV.UK">GOV.UK</a></p> <p><a href="#">Planning Portal Guidance on plans</a></p> <p>Be advised that all maps are copyright protected and should not be copied without permission. This applies to any maps you may have in your possession for which you do not hold consent to copy (such as a title deed).</p>
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	indicate the position of relevant building or fence etc.			
<p><b>Item 6</b></p> <p><b>Completion of Waverley Borough Council Biodiversity Checklist. Biodiversity survey and reports as required.</b></p> <p><i>Where reports or surveys are recommended as a result of completing the Biodiversity Checklist, these reports or surveys should be provided before the application is</i></p>	<p><b>All</b> planning applications with the following exceptions;-</p> <p>Change of use where there is no operational development.</p> <p>Applications under Section 73 (variation or removal of a planning condition )</p> <p>Listed building Application</p> <p>Certificates of Lawfulness</p> <p>Advertisements</p>	<p>Anywhere in the Borough but with special regard if on or near SSSI or SNCI (this would be within 500m up to 2Km depending on the impact)</p>	<p>Completion of WBC Biodiversity checklist. Direct link in next column.</p> <p>Information should be provided on existing biodiversity interest and possible impacts on them to allow full consideration of those impacts. Where proposals are being made for mitigation and/or compensation measures information to support these proposals will be needed. This information might form part of an Environmental Statement, where one is required.</p> <p>For applications for new dwellings in the Thames Basin Heathland Special protection Area and the Hindhead Concept Statement Area, a legal agreement will be required to ensure contribution to SANG as part of the avoidance strategy, see Item 22 for further details.</p>	<p><a href="#">WBC Biodiversity Checklist</a> Required information.</p> <p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018 Policy NE1</a></p> <p><a href="#">Natural England Advice</a> Standing advice for protected species and determining if a species report is required.</p> <p>For purchase Standards Institute, PAS 2010, <a href="#">Planning to Halt the Loss of Biodiversity</a></p> <p><a href="#">The Association of Local Government Ecologists</a></p>

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<p><i>registered.</i></p> <p><b>Local</b></p>				<p><a href="#">Circular 6/05 Biodiversity and Geological Conservation</a></p> <p><a href="#">Conserving and enhancing the natural environment - National Planning Policy Framework - Guidance - GOV.UK</a> section 11</p> <p><a href="#">Biodiversity: Planning Practice Guidance</a></p>
<p><b>Item 7</b></p> <p><b>Existing and proposed elevations</b></p> <p><b>National if necessary to describe the</b></p>	<p>All applications where operational development (building works and engineering operations) are proposed, unless no change to the external appearance. Special rules apply to Prior Approvals</p>		<p>At a scale of 1:50 or 1:100, other scales by prior agreement, (consistent across drawings).</p> <p>Show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors.</p>	<p>As these drawings need to be accurate you may wish to use the services of a professional draughtsman. You can go by personal recommendation or membership of a professional body such as the RTPI or use a qualified architect. Competent personnel</p>

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<i>development</i>	under the General Permitted Development Order 2015 (as amended)		<p>Blank elevations must also be included; if only to show that this is in fact the case. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.</p> <p>Plans should be named and numbered with corresponding document titles.</p>	<p>also advertise their services locally.</p> <p><a href="#">Validation requirements   Planning Practice Guidance</a></p>
<p><b>Item 8</b> <b>Existing and proposed floor plans</b></p> <p><i>National if necessary to describe the development</i></p>	<p>Required for:</p> <ul style="list-style-type: none"> <li>• All changes of use to dwellings.</li> <li>• All changes of use where the application site is not the whole of the building concerned.</li> <li>• All applications where operational development</li> </ul>		<p>At a scale of 1:50 or 1:100, other scales by prior agreement, (consistent across drawings).</p> <p>Show clearly the proposed works in relation to what is already there. All sides of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors.</p> <p>Blank elevations must also be included; if only to show that this is in fact the case. Where a proposed elevation adjoins another building or is in close proximity,</p>	<p>As these drawings need to be accurate you may wish to use the services of a professional draughtsman. You can go by personal recommendation or membership of a professional body such as the RTPI or use a qualified architect.</p> <p>Competent personnel also advertise their services locally.</p>

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	<p>(building works or engineering operation) are proposed, with the following exemption;-</p> <ul style="list-style-type: none"> <li>• When there is no change to the footprint of the building or the parking provision, and, the area of the site, the subject of the proposal, is clearly identifiable.</li> <li>• Special rules apply to Prior Approvals under the General Permitted Development Order 2015 (as amended)</li> </ul>		<p>the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.</p> <p>Plans should be named and numbered.</p>	<p><a href="#">Validation requirements   Planning Practice Guidance</a></p>
<b>Item 9 Roof Plans</b>	For all new buildings and for extensions		At a scale of 1:50, 1:100, 1:200 or other scales by prior agreement	See entry above

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<i>National if necessary to describe the development</i>	where there are complex interaction of roof forms or dormer windows.			
<b>Item 10</b> <b>Existing and proposed site sections and finished floor and site levels</b> <i>National if necessary to describe the development</i>	Where operational works is proposed and takes place on a site other than reasonably level		Existing and proposed site sections and finished floor and site levels as cross section to a scale of 1:50 or 1:100, other scales by prior agreement.	See entry above for item 7/8
<b>Item 11a</b> <b>Flood Risk Assessment (FRA)</b>  <i>National</i>	Required for: <ul style="list-style-type: none"> <li>• Development proposals of 1 hectare or greater</li> <li>• For all proposals for new development</li> </ul>	Development proposals of 1 hectare or greater and for all proposals for new development located in	<b>(a) The FRA</b> should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account.  The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the	<a href="#">Find out if you're at risk of flooding - GOV.UK</a>  <a href="#">Flood risk assessment: standing advice - GOV.UK</a>  <a href="#">Waverley Local Plan Part 1 Strategic Policies</a>

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<p><b>Item 11b Sustainable</b></p>	<p>located in Flood Zones 2 and 3.</p> <ul style="list-style-type: none"> <li>• Areas of surface water flood risk (see Environment Agency flood map).</li> <li>• Major applications (10 or more dwellings or 1,000 sq. m. of floor space, 1 ha site areas).</li> </ul> <p>Major applications</p>	<p>Flood Zones 2 and 3.</p> <p>An FRA will also be required for any development other than minor development in a designated critical drainage area that has been notified to the Local Planning Authority by the Environment Agency or an area known to flood.</p>	<p>design of surface water management systems including Sustainable Drainage Systems (SUDS) and address the requirement for safe access to and from the development in areas at risk of flooding. (This should include topographical survey which identifies the AOD (Above Ordnance Datum) covering the entire safe means of access and egress and details of flood levels and velocities of flood water in affected areas.)</p> <p>The FRA should be prepared by an applicant in consultation with the local planning authority with reference to their published local development documents and Waverley's Strategic Flood Risk assessment. The FRA should also form part of an Environmental Statement when one is required.</p> <p>Development within Flood Zones 2 and 3 must provide evidence of the sequential and/or exception tests. Local flooding issues to be included.</p> <p><b>(b) Sustainable Drainage Statement</b></p>	<p><a href="#">and Sites adopted 2018 Policy CC4 sets the framework and requirements for the Local Plan.</a></p> <p><a href="#">Householder and Minor Commercial simple FRA Waverley Borough Council</a></p> <p><a href="#">NPPF</a> Section 14</p> <p><a href="#">NPPG Flood Risk and Coastal Change</a></p> <p><a href="#">Demonstrating flood risk Sequential Test</a></p> <p><a href="#">Flood Waters and Management Act 2010</a></p> <p><a href="#">Surrey Local Flood Risk Management Strategy</a></p> <p><a href="#">Waverley's Strategic</a></p>

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<p><b>Drainage Statement for major applications (this may be needed even if an FRA is not)</b></p> <p><i>National</i></p> <p><b>Item 11c Completion of WBC SuDS proforma (this may be needed even if an FRA is not)</b></p> <p><i>Local</i></p>	<p>(10 or more dwellings or 1,000 sq. m. of floor space, 1 ha site areas).</p>		<p>must comply with the principles in the NPPG. A foul drainage strategy shall be provided as of part of or independently to this statement.</p> <p><b>(c ) The WBC SuDS proforma</b> should be completed by a suitably qualified person and attached to the FRA - where that is also required. (Suitable qualifications would be those issued by the Engineering Council, the Institution of Civil Engineers and/or the Chartered Institution of Water and Environmental Management.)</p>	<p><a href="#">Flood Risk Assessment</a></p> <p><a href="#">Download SuDS Proforma and Guidance Notes</a></p> <p>Surrey SuDS Advice  <a href="http://www.surreycc.gov.uk/people-and-community/emergency-">http://www.surreycc.gov.uk/people-and-community/emergency-</a></p>



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<p><b>Item 12</b>  <b>Tree survey-  Arboricultural  implications</b></p> <p><i>National</i></p>	<p>Where there are trees within the application site or on land adjacent to it that could influence or be affected by the development (including street trees).</p> <p>For householder applications this should include all trees within 10 metres of the development.</p>		<p>Where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees), information will be required on which trees are to be retained and on the means of protecting these trees during construction works.</p> <p>For minor and major applications where trees might be affected, the application has to be accompanied by a Tree Survey and Arboricultural Impact Assessment including appropriate tree protection measures. This information should be prepared by a person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction.</p> <p>Full guidance on the survey information, tree protection plan and impact</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a>  Policy NE1 seeks to conserve and enhance the biodiversity in Waverley.</p> <p><a href="#">NPPF</a> para 127, 170 and 175</p> <p>Current BS5837 'Trees in relation to construction – Recommendations'. Available to <a href="#">purchase</a>.</p>

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			assessment that should be provided with an application is set out in the current BS5837 “Trees in relation to design, demolition and construction-Recommendations”. Using the methodology set out in the BS should help ensure that development is suitably integrated with trees and that potential conflicts are avoided.	
<b>Item 13</b> <b>Street Scene Elevation</b>  <i>Local</i>	<p>To show the proposal in context with the immediately neighbouring buildings. Required for infill dwelling, including replacement dwellings, or extensions that increases the height of the ridgeline where there are immediately adjacent neighbours.</p> <p>Scaled spot heights</p>		At a scale of 1:200	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> PolicyTD1</p> <p>Retained <a href="#">Policy D4</a> of the Waverley Local Plan 2002.</p> <p><a href="#">NPPF</a> para 58</p> <p><a href="#">Design Statements in Waverley</a></p> <p><a href="#">The Importance of Good Design   Planning Practice Guidance</a></p>

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	<p>of adjacent dwellings should be included.</p> <p>Not required if the separation distance is 20 metres or more.</p>			
<p><b>Item 14</b> <b>Extensions to dwellings in the Green Belt</b></p> <p><i>Local</i></p>	<p>Extensions to dwellings in the countryside.</p>	<p>Green Belt when outside of defined village settlement areas</p>	<p>A separate set of plans of the existing dwelling will be necessary. These shall clearly show any extensions, including those added under permitted development rights, added after 31st December 1968 together with their Waverley planning application reference numbers. The detail shall also include a calculation of the percentage increase in gross external floor area/habitable accommodation since 31st December 1968 NB Waverley BC is retaining its “original dwelling” base date as 1968 not 1948 as referred to in the NPPF. Any proposals involving roof extensions shall show the skilling line 1.5 meters above finished floor level.</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy RE2</p> <p><a href="#">Retained Policy RD2</a> of the Waverley Local Plan 2002</p> <p><a href="#">Design Statements in Waverley</a></p> <p>Waverley’s <a href="#">Residential Extensions SPD</a></p>

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				<a href="#">NPPF para 145</a>
<p><b>Item 15a Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)</b></p> <p><b>National</b></p>	<p>Applications for Listed Building Consent</p> <p>Applications either related to, or impacting on, the setting of heritage assets.</p> <p>Applications within, or adjacent to, a conservation area;- excluding advertisement applications and changes of use with no alterations to elevations.</p>	<p>Heritage assets including;- Listed Buildings, Conservation Areas, Buildings of Local Merit, Areas or Sites of High Archaeological Potential, County Sites of Archaeological Importance, Scheduled Ancient Monuments, Registered</p>	<p>The level of detail should be proportionate and should “<i>describe the significance of any heritage assets affected, including any contribution made by their setting</i> “ NPPF para 128•</p> <p>Identify the heritage asset</p> <ul style="list-style-type: none"> <li>• Identify the significance of the historic, archaeological, architectural and / or artistic interest of the heritage site</li> <li>• Assess the impact of the proposals on the significance of the heritage asset.</li> </ul> <p>For applications for listed building consent, a written statement that includes a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of, and the justification for, the proposed</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy HA1</p> <p>Retained Polies HE1 to HE15 of the <a href="#">Waverley Local Plan 2002</a>.</p> <p>For heritage assets, advice is provided in the <a href="#">NPPF</a> para 189 and section 16</p> <p><a href="#">Planning for the Historic Environment   Historic England Advice Notes 1, 2 and 3 and Heritage Assets</a></p>

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		Parks and Gardens, Non designated heritage assets	<p>works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.</p> <p>A structural survey may be required in support of an application for listed building consent. For applications for relevant demolition in a conservation area, a written statement that includes a structural survey, if appropriate, an analysis of the character and appearance of the building / structure, the principles of, and justification for, the proposed demolition and its impact on the special character of the area may be required.</p> <p>For applications either related to or impacting on the setting of heritage assets a written statement that includes plans showing historic features that may exist on or adjacent to the application site including listed buildings and structures, historic parks and gardens, historic battlefields and scheduled ancient monuments and an analysis of the significance of archaeological, history and</p>	<a href="#">Arrangements for Handling Heritage Applications 2015</a>
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<p><b>Item 15b</b> <b>Archaeological report</b></p> <p><b>National</b></p>	<p>15 (b) Non householder applications involving the disturbance of ground within an Area of Archaeological Potential.</p> <p>Applications for large scale development with a site area greater than 0.4 ha not in an area/site already</p>		<p>character of building/structure, the principles of, and justification for, the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings may be required.</p> <p>For applications within or adjacent to a conservation area, an assessment of the impact of the development on the character and appearance of an area may be required.</p> <p>For all applications, other than Householder, involving the disturbance of ground within an Area of Archaeological Potential as defined in the development plan or in other areas in the case of a major development proposal or significant infrastructure works, an applicant may need to commission an assessment of existing archaeological information and submit the results as part of the Heritage Statement.</p> <p><i>An archaeological assessment may still be required when a heritage statement is</i></p>	<p><a href="#">Surrey County Council Archaeological Assistance</a></p>

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	defined as High Archaeological Potential.		<i>not.</i>	
<b>Item 16 Structural Survey</b>  <i>Local</i>	A structural survey may be required in support of an application if the proposal involves substantial demolition and change of use, for example, barn conversion applications or where proposal amounts to either an extension of a dwelling or a complete re building but which is unclear. Proposals in the Green Belt where reuse of buildings requires them to be of permanent and substantial construction.	Change of Use of agricultural buildings.  Certain prior approval notifications.	Survey by a competent person	NPPF <a href="#">paras</a> 145-146  Retained Policy RD7 of the <a href="#">Waverley Local Plan 2002</a>  Waverley's <a href="#">SPD on Residential Extensions</a>  <a href="#">Waverley Building Control Service</a>

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<p><b>Item 17</b> <b>Daylight/Sunlight assessment</b></p> <p><i>Local</i></p>	<p>In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space</p>		<p>Planning permission would not confer any immunity on those whose works infringe another's property rights, and which might be subject to action under the Rights to Light Act 1959.</p> <p>Assessment of development in terms of its impact on access to daylight and sunlight to adjoining properties.</p>	<p>British Research Establishment's guidelines on daylight assessment</p> <p><a href="#">Site layout Planning for daylight and Sunlight: a guide to good practice BRE Report 209, 2011</a></p> <p>Waverley's <a href="#">SPD on Residential Extensions</a></p>
<p><b>Item 18</b> <b>Advertisement Justification Statement</b></p> <p><i>Advisory</i></p>	<p>For illuminated advertisements</p>	<p>Areas of Special Control of Advertisements Conservation Areas Rural area</p>	<p>For ASCA and/or other rural areas; if illuminated, justification required for sign and illumination; only acceptable if essential for highway safety.</p> <p>For Conservation Areas, justify internal illumination.</p>	<p><a href="#">NPPF para 132</a></p> <p><a href="#">NPPG Advertisements</a></p> <p><a href="#">Shop Front Design Guide</a></p> <p><a href="#">Outdoor Advertisements and Signs: a Guide for Advertisers</a></p> <p>Retained Policy D10 of the <a href="#">Waverley Local Plan</a></p>



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				<a href="#">2002.</a>
<p><b>Item 19</b> <b>Affordable housing statement</b></p> <p><i>Local</i></p>	<p>Where Local Plan policies apply details of affordable housing provision to be provided.</p> <p>See also item 23</p>		<p>Information should be provided concerning both the affordable housing and market housing, for example, the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units.</p> <p>Plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor spaces of the units should be provided.</p> <p>If different levels or types of affordability or tenure are proposed for different units, this should clearly and fully be explained. The Affordable Housing Statement should also include details of any Registered Social Landlords “Registered Providers” acting as partners in the development.</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy AHN1, ANH2 and ANH3</p> <p><a href="#">Delivering a Sufficient Supply of Homes</a></p> <p><a href="#">Achieving sustainable development - National Planning Policy Framework - Guidance - GOV.UK</a></p> <p><a href="#">Housing and economic development needs assessments - GOV.UK</a></p>

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<p><b>Item 20 (a)</b> <b>Agricultural Forestry or Fishing Assessment</b></p> <p><b>Rural Workers' dwelling assessment</b></p> <p><i>Local</i></p> <p><b>Item 20 (b)</b> <b>Agricultural Assessment</b></p>	<p>Any application for new agricultural, forestry or fishery dwelling or development;</p> <p>Any application where the development would be contrary to the Development Plan but for the reasonable needs of farming, forestry and fishery;</p> <p>When the application results in a loss or alienation of the best or most versatile agricultural land;</p> <p>When development could result in fragmentation of an agricultural or horticultural holding.</p>	<p>Countryside</p>	<p><b>20 (a).</b> Need to demonstrate that the development is “reasonably necessary” for prior approvals or appropriate/required for agriculture for planning applications.</p> <p><b>20 (b).</b> The statement should specify:</p> <ul style="list-style-type: none"> <li>• The current grade of the agricultural land</li> <li>• Amount of agricultural land to be lost</li> <li>• Whether the proposal results in the fragmentation of land</li> <li>• If the fragmentation of land is likely to impact upon the economic viability of the remaining agricultural holding</li> </ul> <p>The assessment must be carried out by an appropriately qualified land / agricultural professional.</p>	<p><a href="#">When is permission required? - GOV.UK</a></p> <p><a href="#">National Planning Policy Framework - Guidance - GOV.UK para 55</a></p> <p><a href="#">The National Archives PPG 7 Annexe E (withdrawn but useful as guidance)</a></p> <p><a href="#">Retained Policies RD9 and RD10 of the Waverley Local Plan 2002</a></p>

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<p><b>Item 21</b> <b>Air Quality Assessment</b></p> <p><i>Local</i></p>	<p>Applications that generate pollutants or increased traffic emissions or combined heat and power plant/ biomass boilers</p>	<p>Where the development is proposed inside, or adjacent to an Air Quality Management Area (AQMA),</p>	<p>Where the grant of planning permission would conflict with, or render unworkable, elements of the local authority's Air Quality Action Plan, applications should be supported by such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area.</p> <p>This shall be prepared by a suitably qualified person.</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy ST1</p> <p><a href="#">NPPF</a> Section 15</p> <p><a href="#">NPPG Air Quality</a></p> <p><a href="#">Air Quality in Waverley</a> help page on Waverley's website</p> <p>Or contact WBC's Air Quality Officer <a href="#">(Environmental Health Service)</a></p>
<p><b>Item 22</b> <b>Environmental Statement</b></p> <p><i>National if EIA development and has not been screened as not requiring an ES.</i></p>	<p>As required by the EIA Regulations 2017(as amended) It may be helpful for a developer to request a 'screening opinion' (i.e. to determine whether EIA is required) from Waverley</p>		<p>Where an EIA is required: The information in the Environmental Statement has to be taken into consideration when the local planning authority decides whether to grant planning permission.</p>	<p><a href="#">EIA Regulations 2017</a></p> <p><a href="#">NPPG EIA</a></p>

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	<p>before submitting an application. When required a minimum of 2 hard copies of the ES are to be submitted together with 2 copies of a CD-ROM version.</p>			
<p><b>Item 23</b> <b>Financial Appraisal</b>  <i>Local</i></p>	<p>Policy exceptions on financial grounds</p>		<p>Where viability is used to justify non compliance with a policy requirement e.g. affordable housing or infrastructure, a full financial appraisal to demonstrate why policy cannot be met. This will be published as a public document unless explicit justification is submitted by the applicant as to why it should not be made public.</p> <p>Applicant to commit in a written undertaking to pay for independent scrutiny of financial appraisal e.g. enabling development, affordable housing. For cross subsidy rural housing</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy AHN11</p> <p><a href="#">NPPF</a> para 57</p> <p><a href="#">NPPG Viability</a></p> <p><a href="#">Investment and Planning Obligations, Responding to the Downturn (Homes and Community Agency July 2009)</a></p>

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			<p>schemes, the appraisal should show that market housing is minimum required to deliver affordable element.</p> <p>For proposals in conflict with the Development Plan, viability information in support of the infrastructure/affordable homes should be provided to demonstrate deliverability.</p>	<a href="#">Enabling Development and Conservation of Significant Places</a> (English Heritage 2008)
<p><b>Item 24 Infrastructure Statement</b></p> <p><b>See also item 11b for details of foul sewerage provision</b></p> <p><i>Local</i></p>	<p>For major applications i.e. 10 dwellings or more, or where the floor space to be built is 1,000 square metres or more, or the site is 1 hectare or more.</p>		<p>Provide a statement identifying whether any discussion have taken place with utility providers for the provision of utilities to serve the development.</p> <p>Utilities are defined in the Development Plan as gas supply, electricity supply, heat supply, water supply, waste water treatment, telecommunications infrastructure</p>	<a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy ICS1  <a href="#">Statement of Community Involvement</a>
<p><b>Item 25 Land Contamination assessment</b></p>	<p>Required for significant known or suspected sites or where the proposal is for a potentially more vulnerable use</p>	<p>Contaminated land sites</p>	<p>Should include an extended assessment of contamination based on the deleted Planning Policy Statement 23: Planning and Pollution Control (November 2004). Sufficient information should be required to determine the existence or otherwise of</p>	<a href="#">Planning and Contaminated Land</a>  <a href="#">Environmental Health Service</a> contaminated land services and

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<b>National</b>	e.g. residential		contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to acceptable levels. Where contamination is known or suspected or the proposed use would be particularly vulnerable, the applicant should provide such information with the application as is necessary to determine whether the proposed development can proceed.	contact information  <a href="#">Contaminated Land Strategy   Waverley Borough Council</a>  <a href="#">NPPG: Land affected by contamination</a>
<b>Item 26 Lawful Development Certificates</b>  <b>National</b>	All applications for Lawful development Certificates under Section 191 and 192 of the Town and Country Planning Act 1990 (as amended)		<b>Section 192</b> applications relate to proposed use or operational work.  <b>Section 191</b> applications relate to existing use or operational work and should be accompanied by factual evidence.  <i>Where submissions contain photographs, car number plates, faces, signatures or any other sensitive data, appropriate redaction should be undertaken. If the information is required as part of the application, for example bank statements, the account information would need to be redacted for website display, a redacted and a non redacted copy should be</i>	<a href="#">Town and Country Planning Act 1990 Section 191 and 192</a>  <a href="#">NPPG Lawful Development Certificates</a>

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<p><b>Item 26- additional information</b></p> <p><i>Local</i></p>			<p><i>provided.</i></p> <p>Any application including operational work must be accompanied by drawings that would be required if this were a planning application.</p> <p>For 191 certificates:- These are advised to be accompanied by statutory declarations (sworn statements), where use or elapsed time is involved.</p>	
<p><b>Item 27 Lighting Assessment</b></p> <p><i>Local</i></p>	<p>Proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, open countryside where external lighting would be provided or made necessary by the development.</p>	<p>Listed Buildings. Conservation Areas. Countryside.</p>	<p>Details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation, information on light spillage, intensity and strength should be presented graphically (contour map with Lux levels). Including details of the lighting columns and equipment.</p>	<p><a href="#">Lighting in the Countryside: Toward Good Practice (1997)</a></p>

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<p><b>Item 28</b> <b>Marketing Viability and Appraisal</b></p> <p><i>Local</i></p>	<p>Required where the Local Plan policies support retaining the viability and vitality of areas relating to Employment and Economy, Town Centers and Shopping, Leisure, Recreation and Culture</p>		<p>Information to demonstrate that premises have been marketed for an appropriate length of time at an appropriate rate. This will be published as a public document unless explicit justification is submitted by an applicant as to why it should not be made public.</p> <p>Completion of the WBC Marketing Report will be required.</p>	<p><a href="#">Economy Policy EE2</a> <a href="#">Town Centre and Shopping Policies TCS1, TCS2 and TCS3</a> <a href="#">Leisure, Recreation and Tourism Policy LRC1</a></p> <p><a href="#">NPPF</a> para 87, 89, 92 and 57</p> <p><a href="#">Required WBC marketing report</a></p> <p><a href="#">WBC Marketing Report Guidance Notes</a></p> <p><a href="#">WBC Employment Land Review 2016</a></p> <p><a href="#">NPPG Viability</a></p>
<p><b>Item 29</b> <b>Noise Assessment</b></p> <p><i>National</i></p>	<p>Air conditioning units and air source heat pumps. Development that may cause noise pollution or noise sensitive</p>		<p>A noise assessment prepared preferably by a qualified acoustician to assist in quality as it will be scrutinised by in house experts. Site sequential assessment/background noise levels BS4142 The noise assessment methodology of</p>	<p>Contact Waverley Environment and Leisure service with details of the proposal for an assessment of the requirement to submit a noise assessment based</p>



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	development close to existing noise sources.		the, now deleted, PPG 24 remains a good basis for assessment.	on the particulars of the proposed scheme.  <a href="#">NPPF para 180 and footnote 60</a>  <a href="#">NPPG Noise</a>
<b>Item 30 Open Space Assessment  Local</b>	For development within open spaces including playing fields.  Development that requires the provision of open space.		Plans showing any areas of existing or proposed open space within or adjoining the application site.  Planning consent is not normally given for development of existing open spaces that local communities need.  However, in the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to local requirements.  Any such evidence should accompany the planning application.	<a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy LRC1  <a href="#">Retained WBC Local Plan 2002 Policy H10</a>  <a href="#">Waverley Open Space, Sport and Recreation Study February 2012</a>  <a href="#">Waverley Playing Pitch Strategy 2012-2028</a>  <a href="#">Waverley Play Area Strategy 2015-2024</a>  <a href="#">NPPG Open Space</a>

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<b>Item 31</b> <b>Outline applications; Access to site</b>  <i>National</i>	For all Outline applications where access is a reserved matter.		<p>Even if access is a reserved matter, the application must show the area or areas where access points to the development proposed could be situated.</p> <p>Where access is a material consideration then the access must be within the red line of the application site,</p>	<a href="#">The Town and Country Planning (Development Management Procedure) Order 2015 Part 3 Article 5</a>  <a href="#">NPPG Requirements</a>
<b>Item 32</b> <b>Parking Provision</b>  <i>Local</i>	New Commercial development New Residential development Changes of Use Where proposed results differ from policy requirements then a justification statement is required		Applications may be required to provide details of existing and proposed parking provision. These details may also be shown on a site layout plan.	<a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites adopted 2018</a> Policy ST1  <a href="#">Vehicular and Cycle Parking Guidance (January 2018)</a>  <a href="#">WBC Parking Guidelines 2013</a> (other policy guidance)

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<p><b>Item 33 Planning obligations – Draft Head(s) of Terms or draft legal agreements</b></p> <p><i>National</i></p> <p><i>Please also see the section on Affordable Dwellings.</i></p>	<p>1. All applications where a Section 106 or other agreement is required to make the development acceptable on a bespoke basis</p> <p>2. All new housing (excluding sites of less than 10 dwellings - provided the combined floor space of the dwellings does not exceed 1,000 square metres) in respect of infrastructure contributions.</p> <p>3. All housing sites where affordable housing is required to be secured or offered (Policy AHN1 of Waverley Local Plan Part 1 or as a benefit of the</p>		<p>Intended to make acceptable development that would otherwise be unacceptable in planning terms. Where Development Plan Documents contain policies that give details of likely planning obligation requirements, a local planning authority may require a statement of the proposed Heads of Terms or a draft legal agreement to be submitted with the application.</p> <p>A template is to be provided for this purpose.</p>	<p><a href="#">NPPF para 54 - 57</a></p> <p><a href="#">WBC PIC and SPA information</a></p> <p><a href="#">PIC model agreements</a></p> <p><a href="#">Waverley SPA Model Agreements</a></p> <p><a href="#">NPPG Planning Obligations</a></p> <p><a href="#">CIL Regulations 2010 (as amended)</a></p> <p>Please discuss the requirements with the planning officer during any pre application discussions.</p> <p>Planning Obligations regarding infrastructure are to be negotiated on a bespoke basis with the</p>

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	<p>proposal)</p> <p>4. All new commercial development (including Changes of Use, but excluding where use would be Use Class D1 and D2 and other Local Plan exceptions)</p> <p>5. Additional dwellings in the Thames Basin Heaths Special Protection Area and Hindhead Together Concept Strategy Area.</p> <p>Affordable housing provision. Where there is a trigger for infrastructure contributions or other development where a Legal Agreement will be</p>			<p>infrastructure provider informed by consultation.</p>
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	required.			
<b>Item 34 Statement of Community Involvement (Community Consultation)</b>  <i>Local</i>	Major applications involving 10 or more dwellings or 1,000 sq. m. floor space for commercial or over 1 ha site area		Applications may need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the local planning authority's adopted Statement of Community Involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals. Survey of public consultation undertaken by applicant to include public meetings and exhibitions and other surveys and any consultation with local amenity groups and interested parties.	<a href="#">WBC Statement of Community Involvement (July 2019)</a>  <a href="#">NPPF para 39 – 46</a>
<b>Item 35 Telecommunication s Development – supplementary information</b>	All telecommunication applications		Planning applications for mast and antenna development by mobile code operators. A range of supplementary information including the area of search, details of any consultation undertaken with the LA and wider community, details of the proposed structure, and technical	<a href="#">ICNIRP guidance</a>  <a href="#">MobileUK guidance</a>  <a href="#">NPPF</a> paragraph 115

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<i>National</i>			justification and information about the proposed development. Planning applications should also be accompanied by a signed declaration that the equipment and installation have been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).	
<b>Item 36</b> <b>Town Centre Uses – Evidence to accompany applications for specified uses on sites outside of Town Centre Areas</b>  <i>Local</i>	Development consisting of Retail / Leisure / Office / Art / Culture and Tourism outside Local Plan Policy TC3 defined area for Town Centres. Not required for developments consisting of a change of use or new build if less	Areas outside of Town Centres defined in the proposal map <a href="#">Waverley local Plan Part 1 Strategic Policies and Sites</a>	Subject to the policies set out in the document the key considerations for which applicants should present evidence are listed. The level and type of evidence and analysis required should be proportionate to the scale and nature of the proposal and the sequential test.	<a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites</a> Policy TCS1  <a href="#">NPPF</a> para 89 Glossary (annex 2)  <a href="#">NPPG Ensuring the Vitality of Town Centres</a>

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	than 1000 sq. m of floor space outside Policy TC3 areas.			
<p><b>Item 37</b>  <b>Transport Assessment</b>  <i>National</i></p>	<p>Transport Assessment (TA) should be submitted as part of any planning application where the proposed development has significant transport implications. e.g. major applications</p>		<p>The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts. (See the NPPF link for details)</p>	<p><a href="#">Waverley Local Plan Part 1 Strategic Policies and Sites</a> Policy ST1</p> <p><a href="#">Transport Evidence Bases in Plan Making and Decision Taking</a><sup>6</sup> (March 2015)</p> <p><a href="#">NPPF</a> para 102</p> <p><a href="#">Circular 02/2013 Planning and the Strategic Road Network</a></p> <p><a href="#">NPPG Travel Plans and Transport Assessments</a></p> <p><a href="#">Surrey County Council Strategic Highway Assessment (SHA)</a></p>

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<p><b>Item 38</b> <b>Travel Plan</b></p> <p><i>National</i></p>	<p>A Travel Plan should be submitted alongside planning applications that are likely to have significant amount of movement and for major development. This should be proportionate to the size of the development.</p>		<p>Surrey County Council <a href="#">Travel Plan Guidance Note</a></p>	<p><a href="#">Local Plan Part 1: Strategic Policies and Sites</a> Policy ST1</p> <p><a href="#">NPPF</a> paras 110 and 111</p> <p><a href="#">Travel Plans, Transport Assessments and Statements</a></p> <p><a href="#">NPPG Travel Plans and Transport Assessments</a></p>
<p><b>Item 39</b> <b>Ventilation/Extraction statement</b></p> <p><i>Local</i></p>	<p>When ventilation or extraction is proposed by the development it should accompany all applications for the use of premises for purposes within Use Classes:</p> <ul style="list-style-type: none"> <li>• E(b) (the sale of</li> </ul>		<p>Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics,</p>	<p><a href="#">NPPF</a> para 170, 180 and 182 and Footnote 60 Contact Waverley Environment and Leisure Service for further advice</p> <p><a href="#">NPPG Noise</a></p>



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	<p>food and drink where consumption of that food and drink is mostly undertaken on the premises) (formally Use Class A3, restaurants and cafes)</p> <ul style="list-style-type: none"> <li>• A4 (Drinking establishments)</li> <li>• A5 (Hot food takeaways)</li> <li>• E(g) (offices, research and development and industrial processes) (formally Use Class B1, general business) and</li> <li>• B2 (general industrial).</li> </ul>			<p><a href="#">NPPG Healthy and safe communities</a></p>
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DOCUMENT TYPE	WHEN REQUIRED	WHERE REQUIRED	WHAT IT CONSISTS OF	WHERE TO GO FOR FURTHER INFORMATION
	For significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed. Not required if the site is isolated and away from any noise sensitive premises.			
<b>Optional Item 40 Planning Statement (optional)</b>	Useful addition for Major applications involving 10 or more dwellings or 1,000 sq. m. floor space		A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national and local planning policies. It	<a href="#">NPPF para 43</a> <a href="#">NPPG Making an application</a>

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	for commercial		may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission. Include executive summaries of all reports and compliance with National and Local considerations	
<p><b>Item 41 Housing Space Standards Statement (Optional but see note below)</b></p> <p><b>Gross Internal Floor Space Schedule for all new dwellings as laid out in the National Space Standards Guidance</b></p> <p><i>Please note this will be a mandatory requirement for all</i></p>	All new housing development		<p>All new housing developments should provide information to allow an assessment against the Government's advisory minimum gross internal floor area and storage requirements. This should include a schedule detailing the gross internal floor space of each dwelling with every application set out in accordance with the measuring standard in the Guidance.</p>	<p><a href="#">Technical housing standards – nationally described space standard - GOV.UK (27/03/15)</a></p> <p><a href="#">Internal space standards   Planning Practice Guidance</a></p> <p><a href="#">Planning update March 2015 - Written statements to Parliament - GOV.UK</a></p>

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<p><i>new dwellings to be provided under the prior approval process of the General Permitted Development Order 2015 (as amended) with effect from April 2021.</i></p> <p><i>This will then be a <b>National Requirement</b> for those prior approval applications.</i></p>				
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