



Wandsworth Borough Council
Local Plan Application Requirement Checklist

National Requirements – in line with The Town and Country Planning (Development Management Procedure) (ENGLAND) Order 2015

Validation Requirement	Applications that require this info.	What info is required?	Where to find this information:	Corresponding Policy and Guidance
Application Form	All Application Types	Completed Application Form.	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation – https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Site Location Plan	All Application Types	Up to date map at a scale of 1:1250 or 1:2500. Application site must be clearly edged with a red line & include all land required for the proposed development. Any other land within the control or ownership of the applicant, that is adjacent or close to the application site, should be edged with a blue line. An arrow indicating the direction of North.	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation – https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Site Plan	All Application Types	A site plan at a scale of either 1:200 or 1:500 accurately showing direction of north, proposed development in relation to the site boundaries and other existing buildings on site, all neighbouring buildings, roads and footpaths on land adjoining the site including access arrangements, all public rights of way crossing or adjoining the site.	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Floor Plan (Existing and Proposed)	All Application Types	Drawings at a scale of 1:50 or 1:100 showing floorplans of the existing buildings & the proposed building, identifying each relevant floor/ part floor, roof, and means of access. Where existing buildings or walls are to be demolished, these should be clearly shown. The proposed plans should be shown in context with the site boundary and any existing adjacent buildings. Applications for change of use need to be accompanied by floor plans, annotated where helpful, to indicate the extent of the existing and proposed use within the land or building. All drawings must include a scale bar showing lengths of 1m and 10m, and key dimensions	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Section Plans (Existing and Proposed)	All Application Types – Especially where a proposal involves a	Drawings at a scale of 1:50 or 1:100 showing cross-sections through the proposed buildings containing details of existing site levels, and finished floor levels	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission

	change in ground levels, a change in height, on sloping sites, or sites involving different levels such as lower ground floors or basements, with lightwells and garden levels often best shown in section.	with the levels related to a fixed datum point off-site, and showing the proposals in relation to adjoining buildings. Use spot levels and cross/long sections as necessary. Annotation may be very useful. All drawings must include a scale bar showing lengths of 1m and 10m, and key dimensions.	tions/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Elevations (Existing and Proposed)	All Application Types	Drawings at a scale of 1:50 or 1:100, illustrating all relevant external parts. Show existing and proposed elevations beside each other if possible. Where a proposed elevation adjoins another building, or is in close proximity, the drawing should clearly show the relationship between the buildings & detail the relative positions of openings, parapets, levels etc. on each property. Blank elevations should also be included for clarity. All drawings must include a scale bar showing lengths of 1m and 10m, and key dimensions.	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Appropriate Fee	All Application Types	Full payment at the time of submission by cash, cheque, debit or credit card. Cheques made payable to WBC A Covering letter is very useful.	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance
Ownership Certificate (A, B, C, or D and Agricultural) – where applicable	All Application Types	Under the 1990 Town and Country Planning Act (read in conjunction with Article 7 of the General Development Procedure Order 1995) all applications for planning permission must be accompanied by the relevant certificates concerning the ownership of the application site. Please ensure you have completed the Ownership Certificate (A, B, C or D as applicable), the Agricultural Holdings Certificate (except for advertisement consent only applications), and the declaration. Ensure you sign and date each of these sections – otherwise, your application is likely to be invalid. For a certificate an ‘owner’ is anyone with a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years. Certificate A must be completed when the applicant is the sole owner of the site. Certificate B must be completed when all of the owner(s) of the site are known. If Certificate B has been completed notice must be served on all of the owners of the site in question. Certificate C must be	NPPF https://www.gov.uk/government/publications/national-planning-policy-framework--2 WBC https://www.wandsworth.gov.uk/planning-application-forms/	DCLG – NPPG – Guidance on Information Requirements and Validation. https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission https://www.gov.uk/government/collections/planning-practice-guidance

		<p>completed when some of the owners of the site are known but not all. Certificate D must be completed when none of the owners of the site are known.</p> <p>The Agricultural Holdings Certificate is required whether or not the site includes an agricultural holding. Please sign part a) if the site is not an Agricultural Holding.</p>		
Design and Access Statement (DAS)	<ul style="list-style-type: none"> • Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015 • Applications for development in a designated area, where the proposed development consists of one or more dwellings; or a building or buildings with a floor space of 100 square metres or more. • Applications for listed building consent 	<p>Report to illustrate the process that has led to the finally submitted development proposal, explaining the approach, justification, and detail of the design, and to describe the standards of accessibility that would be designed into the development.</p> <p>For Info please see link to Building Regulations: https://www.gov.uk/government/collections/approved-documents</p>	<p>NPPF</p> <p>https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>WBC</p> <p>https://www.wandsworth.gov.uk/planning-application-forms/</p>	<p>DCLG – NPPG – Guidance on Information Requirements and Validation.</p> <p>https://www.gov.uk/guidance/making-an-application#Validation-requirements-for-planning-permission</p> <p>https://www.gov.uk/government/collections/planning-practice-guidance</p>

Local Requirements

Validation Requirement	Applications that require this info.	What info is required?	Where to find this information:	Corresponding Policy and Guidance
<p>Acoustic and Odour Assessment:</p> <p>Acoustic</p>	<p>If your proposal is for a noise sensitive development and is next to an existing</p>	<p>You must submit a noise and vibration impact assessment prepared by a qualified acoustician. Provide details of the following:</p> <ul style="list-style-type: none"> · the existing background noise levels measured over 24hrs 	<p>NPPF 109, 123, 143, 144</p> <p>Further guidance is provided in the National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS 1 – General Development Principles • DMI 7 – Development criteria for waste sites <p>London Plan Policy 7.4, 7.15,</p> <p>NPPF 109, 123, 143, 144</p>

<p>Odour:</p>	<p>noise source for example it is the upper floor of a pub or night club, next to an industrial site, a busy road, or a railway line or Your proposal has the potential to generate noise (e.g. change of use to a restaurant, pub, take away and other entertainment uses including any application for a nightclub or equivalent use: · new industrial or warehouse .development adjacent to existing residential · day nurseries, places of worship and schools and colleges).</p> <p>All applications where the installation of plant, flues, ventilation, extraction or air conditioning equipment is proposed.</p>	<ul style="list-style-type: none"> · proposed noise output · the measures proposed to reduce noise and vibration [e.g. design, orientation, foundation design] · the method used to compile the report and examples of the calculations and assumptions made · the system manufacturers specifications <p>Details outlining the following are required :</p> <ul style="list-style-type: none"> · the existing background noise levels measured over 24hrs · proposed noise output · the measures proposed to reduce noise, fume emissions, odour and vibration · cumulative noise levels including all existing and proposed units and · the method used to compile the report and examples of the calculations and assumptions made · the system manufacturers specifications 	<p>ov.uk/blog/guidance/noise/</p> <p>The EU Environmental Noise Directive (2002)</p> <p>Environmental Noise regulations for England (2006)</p> <p>NPPF 109, 123, 143, 144 https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69280/pb10527-kitchen-exhaust-0105.pdf</p>	
<p>Air Quality Assessment</p>	<p>Major or large scale developments and those with the potential to have an impact on air-quality</p>	<p>The whole of the London Borough of Wandsworth is declared as an Air Quality Management Area on the basis of exceedences of Air Quality objectives for Nitrogen dioxide and particulates (PM10). All applications should therefore 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 and the impact of existing air quality on the proposed development. Where AQMAs cover regeneration areas, developers should provide an air quality assessment as part of their planning application.</p>	<p>https://www.gov.uk/guidance/air-quality--3</p> <p>NPPF 124</p> <p>Further advice is available in the National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/air-quality-new/why-should-planning-be-concerned-about-air-quality/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS 1 – General Development Principles <p>The London mayor’s sustainable design and construction SPG</p> <p>The London mayor’s control of dust and emissions during construction and demolition SPG</p> <p>NPPF 124</p> <ul style="list-style-type: none"> • The London Plan (Policy 7.14 Improving air quality)

Air Quality Neutral		Assessment to provide details of how a residential scheme (or other sensitive uses) will be successfully accommodated with the area of particularly significant air quality. An impacts assessment will also be required to include necessary information to allow a full consideration of the impact of the proposal upon the air quality of the area.	DEFRA Guidance	
Biodiversity	<p>A Preliminary Ecological Appraisal in accordance with CIEEM technical guidance and including a data search from GiGL (Greenspace Information for Greater London)</p> <p>External lighting plans including times of operation, spectrum details and contextualised lux spill maps.</p> <p>Contextualised daylight / sunlight plans</p> <p>A Construction Environment Management Plan (CEMP) with specific regard to invasive non-native species, detailing method statements, timeframes and post clearance monitoring.</p> <p>All proposals within an area of deficiency in access to nature (AoD) and / or where damage to biodiversity habitats (including connectivity between</p>	<p>For all proposals on or adjacent to designated wildlife sites (including those with local designations), rivers and green open space and / or where protected species may be in the locality</p> <p>Where external lighting (including floodlighting and advertising) is proposed within or adjacent to designated wildlife sites (including those with local designations), rivers and green open space and / or where crepuscular and nocturnal protected species may be in the locality</p> <p>Where shading may occur within or adjacent to designated wildlife sites (including those with local designations), rivers and green open space.</p> <p>All sites where invasive non-native species, as defined by Great Britain Non Native Species Secretariat (GBNNS) and / or London Invasive Species Initiative (LISI) are identified to be present on site</p> <p>Proposals to mitigate for and achieve net gain for biodiversity including a minimum 10 year management plan</p>	<p>CIEEM https://www.cieem.net/</p> <p>GiGL http://www.gigl.org.uk/</p> <p>GBNNS http://www.nonnativespecies.org/home/index.cfm</p> <p>LISI http://www.londonisi.org.uk/</p> <p>NPPF 81, 99, 109, 114, 117, 118,</p> <p>The NPPF is accompanied by detailed guidance on biodiversity in the National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/</p> <p>Advice and guidance is also available in the Biodiversity Planning Toolkit: http://www.biodiversityplanningtoolkit.com/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS6 – Sustainable Drainage Systems • DM02 – Playing fields and pitches, sport, play and informal recreation • DMO4 – Nature Conservation • DMO6 – Riverside development • DMO7 – Development in the River and on the foreshore <p>Core Strategy Policy:</p> <ul style="list-style-type: none"> • PL6 – Meeting the needs of the local economy • PL9 – River Thames and the riverside <p>London Plan Policies 7.16, 7.17, 7.18, 7.19, 7.20, 7.21, 7.22, 7.24, 7.25, 7.26, 7.27, 7.28, 7.29, 7.30</p> <p>Wandsworth Biodiversity Action Plan</p> <p>NPPF 81, 99, 109, 114, 117, 118,</p>

	designated spaces, rivers and green open space) and species is determined to be unavoidable			
BREEAM (Pre-Assessment) (Energy)	All major planning applications(minor non residential developments are encouraged to meet these standards)	For both: A BREEAM assessment certified by an accredited assessor is required for all non-residential major developments, which would establish the sustainability performance of your buildings.	NPPF 17, 91, 93, 95, 96, 97, 98 The Council has produced a Sustainability Checklist http://www.wandsworth.gov.uk/downloads/download/1112/sustainability_checklist_and_energy_assesment_guidance_sept_2013	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> DMS3 – Sustainable Design and Low Carbon Energy London Plan – see Chapter 5 NPPF 17, 91, 93, 95, 96, 97, 98
BREEAM Domestic Refurbishment Scheme (Energy)	Applicants should submit a Code for Sustainable Homes and/or BREEAM pre-assessment as appropriate to demonstrate how the proposed development will achieve the necessary credits for final certification of the required level.	Initial design SBEM calculation, technical details of proposed system(s), saving calculation following approved method summarised in an Energy Statement, as required by the London Plan (Policy 5.2) Complying with Building Regulations 2013		
Community Infrastructure Levy	New buildings or extensions which involve the creation of 100 square metres or more of gross internal floorspace, or involve creation of a dwelling (even where below 100 square metres)	CIL is a charge on new development to pay for infrastructure (e.g. sports facilities, schools, parks, health facilities and transport). Proposals must include a completed Planning Application Additional Information Requirement Form to assist the council in determining CIL liability. This requires details of residential floorspace and the existing use of the site. It is an offence to knowingly or recklessly provide inaccurate information.	https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2 http://www.wandsworth.gov.uk/info/1004/planning_policy/1366/local_plan http://www.wandsworth.gov.uk/info/1004/planning_policy/1225/supplementary_planning_documents_spds https://www.gov.uk/guidance/planning-obligations https://tfl.gov.uk/info-for/urban-planning-and-construction/planning-applications/community-infrastructure-levy NPPF 175	Planning Obligations SPD S106 tests in CIL Regulation 122 CIL Regulation 123 List Wandsworth and Mayoral CIL Charging Schedules London Plan Policy 8.2 Wandsworth CIL Information: www.wandsworth.gov.uk/CIL Planning Portal CIL Information: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2 NPPF 175
Construction Method Statement (for basement development)	All Planning Applications for basement development to listed	The CMS must be signed by a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct. E.).	NPPF Paragraph 128 http://content.tfl.gov.uk/construction-logistics-plan-guidance-for-	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> DMS 2 – Managing the Historic Environment

	buildings or heritage assets.		developers.pdf http://content.tfl.gov.uk/delivery-and-servicing-plans.pdf	Historic Environment SPD Housing SPD London Plan 3.14, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 5.18 5.3, NPPF 128
Contaminated Land Assessment	All new development with a sensitive end use, a minimum of a Preliminary Risk Assessment (PRA) will be required regardless of the history of the site, contaminated or otherwise. All new developments on adjoining land and some linear constructions, such as cabling, tunnelling including shaft construction, train-lines etc.	Submit an assessment in line with National Planning Policy Framework: Para 120-122 The amount of information required should be sufficient to determine the existence or otherwise of the contamination, the nature of the contamination, risks it may pose, and whether these can be satisfactorily reduced to an acceptable level. The assessment must relate both to human health risks for the proposed development and to risks to controlled waters. 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, such as mitigation measures and/or proposals for site remediation. If an assessment cannot be undertaken until site clearance due to practical reasons such as intrusive investigation a condition would be added requiring an assessment before construction begins. This assessment should report: <ul style="list-style-type: none"> • Site inspection scope • Review of historical land use • Review of environmental setting • Consultation with relevant regulatory authorities • Qualitative environmental risk assessment • Review of existing relevant reports 	NPPF 120-122 National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/land-affected-by-contamination/land-affected-by-contamination-guidance/ British Standard Requirements for the 'Investigation of potentially contaminated sites - Code of practice' (ref. BS10175:2001) 'Model Procedures for the Management of Land Contamination', Contaminated Land Report (CLR) 11, DEFRA Circular 01/2006 Environmental Protection Act 1990: Part 2A - Contaminated Land.	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> • DMS 1 – General Development Principles London Plan Policies 5.9, 5.20, 5.21 NPPF 120-122
Cultural Action Plan	Development of 100 or more dwellings or non residential developments of 10,00sqm or more in accordance with the Planning Obligations SPD.	A site/area specific cultural plan through dialogue with the Council.	Planning Obligations SPD	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> • DMTS 12 – Arts, Culture and Entertainment Planning Obligations SPD London Plan 2.1, 2.18, 4.6
Environmental Impact Assessment (EIA)	A National Statutory Requirement for certain cases of large scale development.	Requirements will vary according to the site context and specific development proposals – it would be very rare for an application involving an EIA to be submitted without a thorough pre-application	European Directive (85/33/EEC as amended by 97/11/EC)	Wandsworth Borough Council Local Plan: Development Management Policies Document: See page 12

	<p>Schedule 1 Development – see guidance document</p> <p>Schedule 2 Development – Local Planning Authority will determine if EIA is required via a screening process.</p>	<p>discussion, and particular requirements should be identified in that process.</p> <p>Where an EIA is required, Schedule 4 to the regulations sets out the information that should be included in an Environmental Statement. The information in the Environmental Statement has to be taken into consideration when the local planning authority decides whether to grant planning consent. It may be helpful for a developer to request a ‘screening opinion’ (i.e. to determine whether EIA is required) from the local planning authority before submitting a planning application. In cases, where a full EIA is not required, the local planning authority may still require environmental information to be provided.</p>	<p>DCLG Circular 02/09</p> <p>NPPF 192</p> <p>Guidance on EIAs is provided in the National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment/ which accompanies the National Planning Policy Framework (NPPF).</p> <p>http://www.legislation.gov.uk/uksi/2011/1824/made</p> <p>https://www.gov.uk/guidance/environmental-impact-assessment#Screening-Schedule-2-projects</p>	<p>London Plan 7.12</p> <p>NPPF 192</p>
<p>Fire Safety Strategy (which incorporates requirements of the evacuation lift guidance where including a lift)</p> <p>Fire Statements, which includes a Fire Safety Strategy. (Any requirements of the evacuation lift guidance will be incorporated where including a lift.)</p>	<p>All developments</p> <p>Majors</p>	<p>Details of what is expected in a Fire Safety Strategy is set out in London Plan policy D12.</p> <p>A fire strategy produced by a third party independent, suitably-qualified assessor. Details of what is expected in a Fire Statement are set out in London Plan policy D12.</p>		<p>The London Plan 2021 – Policy D12 (A) and D5 and D5draft_guidance_sheet_d5_b5_evacuation_lifts_070720_web.pdf (london.gov.uk)</p> <p>The London Plan 2021 – Policy D12(B) draft_guidance_sheet_fire_statements_d12_b_070720_web.pdf (london.gov.uk) and D5draft_guidance_sheet_d5_b5_evacuation_lifts_070720_web.pdf (london.gov.uk)</p>
<p>Flood Risk Assessment including Sequential Test</p>	<p>All applications that fall within a Flood Risk Area. Please see next column.</p>	<p>This means <u>all</u> applications for developments located within flood zones 2, 3a and 3b require a FRA. In Flood Zone 1 the following applications require a FRA</p> <ul style="list-style-type: none"> • applications 1ha in size or greater, • where flooding in a 1 in 30 event is predicted to result in flood depths exceeding 300mm, • where there is evidence of a risk from other sources of flooding, including surface water, groundwater and sewer and artificial sources. <p>The Sequential Test could also be contained in a</p>	<p>The National Planning Policy Framework (NPPF) and the National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/</p> <p>https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS5 – Flood Risk Management • DMS6 – Sustainable Drainage Systems <p>London Plan Policy: 5.12, 5.13, 5.3, 7.13</p> <p>NPPF Para 17, and Section 10 Meeting the Challenge of Climate Change, flooding and coastal Change</p>

		<p>standalone document or as part of the overall planning statement or otherwise.</p> <p>All SuDs proposals should be detailed in the Flood Risk Assessment (FRA)</p> <p>In most cases the FRA will form part of the Environmental Statement, as required by TCP Regulations 1999.</p>	<p>Non Statutory Technical Standards: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards</p> <p>Please seek advice from the Local Planning Authority via the Pre-application service.</p>	<p>The Environment Agency website contains detailed maps on flood risk areas and can provide detailed advice in this regard.</p>
<p>Foul Sewage and Utilities Statement</p>	<p>All new buildings need separate connections to foul and storm water sewers.</p>	<p>A foul drainage assessment should include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.</p> <p>If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.</p> <p>An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal. Two planning issues arise; firstly, whether the existing services and infrastructure have sufficient capacity to accommodate the supply/service demands which would arise from the completed development, and secondly, whether the provision of services on site would give rise to any environmental impacts, for example, excavations in the vicinity of trees or archaeological remains. The applicant should demonstrate:</p> <p>(a) that, following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community;</p> <p>(b) that proposals incorporate any utility company requirements for substations, telecommunications</p>	<p>NPPF 100, 103, 162</p> <p>National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/ which accompanies the National Planning Policy Framework (NPPF).</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS1 – General Design Principles • DMS3 – Sustainable Design and Low Carbon Energy • DMS6 – Sustainable Drainage Systems <p>London Plan 5.14, 5.15, 5.22</p> <p>NPPF 100, 103, 162</p>

		<p>equipment or similar structures;</p> <p>(c) that service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains;</p> <p>(d) where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider</p>		
<p>Hard/Soft Landscaping Scheme</p>	<p>All applications that propose changes to or new landscaping.</p> <p>All major applications that include external space must be accompanied by a detailed scheme for landscaping.</p>	<p>You must provide details of the planting of trees and / or shrubs, surface materials, boundary screen walls and fences. The scheme should describe the</p> <ul style="list-style-type: none"> · materials, · species, · tree and plant sizes, numbers and planting densities, · levels, gradients and any earthworks required · timing of the implementation of the scheme. <p>It should also include proposals for long term maintenance and landscape management, as well as ecological benefits, climate change adaption measures, approaches to trees and sustainable drainage</p>	<p>NPPF 59, 97, 116, 125,</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS1 – General Development Principles • DMS6 – Sustainable Drainage Systems • DMH7 – Residential Gardens and Amenity Space <p>London Plan Policies 3.5, 3.6, 3.7, 5.10, 7.5, 7.30</p>
<p>Health Impact Assessment</p>	<p>Major Applications of 50 and above Units</p>	<p>Health and wellbeing impacts must be clearly demonstrated and presented. The HIA should not only identify potential harms to be mitigated such as impact on healthcare provision, air pollution, construction etc., but also identify positive impacts such as active design, adaptability of homes, play space etc. The level of detail required will be determined during screening (where relevant) and will be dependent scale and type of development proposed.</p> <p>HIA promotes sustainable developments that support the creation of strong, vibrant and healthy communities, by:</p> <ul style="list-style-type: none"> • Demonstrating that health impacts have been properly considered when preparing, evaluating and determining development proposals. • Ensuring developments contribute to the creation of a strong, healthy and just society. • Helping applicants to demonstrate that they have worked closely with those directly affected by their proposals to evolve designs that take account of the views of the community. • Identifying and highlighting any beneficial 	<p>NHS Healthy Urban Development Unit for basic HIA: http://www.healthyurbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/</p> <p>NPPF 69, 120, 143, 171</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS1 – General Development Principles • DMC3 – Provision of health and emergency service facilities <p>London Plan Policy 3.2 Improving Health and addressing health inequalities</p> <p>NPPF 69, 120, 143, 171</p>

		<p>impacts on health and wellbeing of a particular development scheme.</p> <ul style="list-style-type: none"> Identifying and taking action to minimize any negative impacts on health and wellbeing of a particular development scheme. <p>Please note the requirement for a HIA will be established at the pre-application stage.</p>		
Heliport	<p>All Development which is located within the safeguarded zones, these are as follows:</p> <ul style="list-style-type: none"> Red Zone – all development Types Pink Zone – Buildings exceeding 30m in height Blue Zone – Buildings exceeding 90m in height Yellow Zone – Buildings exceeding 150m in height 	<p>The following are required: The submitted plans must contain at least a 6 figure Ordnance Survey grid reference for the exact location of the development. The submitted plans must show the site elevation to an accuracy of 0.25 metres above Ordnance Datum. Layout, dimensions and heights of buildings or works to which the application relates and any other information as is necessary to enable the consideration of the application.</p> <p>For info please see the Government Guidance: Safeguarding Aerodromes Technical Sites and Military Explosives Storage Areas https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas</p>	<p>NPPF Para 33</p> <p>For Info: https://www.gov.uk/government/publications/safeguarding-aerodromes-technical-sites-and-military-explosives-storage-areas</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> DMS1 – General Design Principles
Heritage Statement	<p>Applications where the proposal affects the significance of designated heritage assets (World Heritage Sites, Conservation Areas, Listed Buildings Archaeological Priority Areas & Registered Historic Parks and Gardens), where a property is a non-designated heritage asset (locally listed buildings and historic parks and gardens). ,NB: where a property has an Article 4 Direction on it, it may be part of a designated or non-designated heritage</p>	<p>Information must be providing on the following:</p> <ul style="list-style-type: none"> The impact on the Outstanding Universal Value of a World Heritage Site, set out in a Statement of Outstanding Universal Value, indicates its importance as a heritage asset of the highest significance the significance of the heritage asset affected, including any contribution made by their setting; the principles of and justification for the proposed works; and The impact of the proposal on the significance of a heritage asset and/or does it cause substantial harm or total loss of significance. <p>The information should explain</p> <ul style="list-style-type: none"> the sources that you have considered; the expertise that you have consulted; and the steps that have been taken to avoid or minimise any adverse impacts on the significance of the heritage asset. <p>Where a site on which development is proposed includes or has the potential to include heritage assets</p>	<p>NPPF Paragraph 128</p> <p>National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/</p> <p>Historic England Archaeological Priority Area Tier Guidance https://historicengland.org.uk/services-skills/our-planning-services/greater-london-archaeology-advisory-service/greater-london-archaeological-priority-areas/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> DMS 2 – Managing the Historic Environment <p>Historic Environment SPD</p> <p>Housing SPD</p> <p>London Plan 3.14, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 5.18 5.3,</p> <p>NPPF 128</p>

	asset.	with archaeological interest, applicants will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.		
Lighting Plan	All proposals involving provision of publicly accessible space and / or biodiversity enhancements; in the vicinity of residential property, a Listed Building or a Conservation Area; or in the vicinity of a site with important biodiversity value or protected species; or advertisements, where external lighting would be provided or made necessary by the development.	Submit an assessment which provides details of the external lighting or floodlighting, including: <ul style="list-style-type: none"> · hours of operation, · light spillage · light levels & wavelength · column heights · layout plan with beam orientation, · equipment design, · impact (inc. levels and extent of spillage) on nearby dwellings or roads or habitats and use of features to mitigate effect · size of light fittings 	www.theilp.org.uk	<p>Bat Conservation Trust (BCT) - Details of the law and bats and lighting impacts can be found in this document: http://www.bats.org.uk/pages/bats_and_lighting.html</p> <p>NB: this issue affects many species and habitats and the BCT have published guidance which provides a useful model for all species and habitats.</p> <p>Wandsworth Borough Council Local Plan: Development Management Policies Document</p> <ul style="list-style-type: none"> • Paragraph 2.13 • DMS1 – General Development Principles • DMO2 – Playing Fields and Pitches, sport, play and informal recreation <p>London Plan Policies 2.8, 3.19, 7.6</p> <p>NPPF Para: 125</p>
Marketing Report and Justification Statement	All proposals that require marketing evidence and justification to satisfy the Wandsworth Local Plan.	An independent assessment should be provided to demonstrate that there is no viable potential for business floorspace above the amount proposed within the application. The assessment must be completed to the council’s specification. (Note that this may form part of a viability assessment or Planning Statement submitted with an application.)		<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS2a iii- Heritage Statement, d (archaeological assessment) • DMS9c –justification for (not) sharing equipment • DMH9 a- redundancy evidence; biii Needs assessment/needs evidence is required to justify a new facility • DMTS7b- 18 months marketing evidence justifying redundancy of retail unit (A1-5) • DMTS8 – statement justifying redundancy against SPD (section 6) criteria • DMTS14d –18 month marketing to justify loss of town centre offices • DMI6a assessment against policy criteria required for a new (unallocated) waste site • DMI7 –waste related development to be supported by assessment report taking account of policy criteria • DMO2 Report to justify loss of facilities/sequential test for out of centre indoor leisure or impact assessment (This is quite a broad topic often on sensitive locations –suggest applicants advised to contact the Council for further advice) • DMO8b marketing evidence to justify loss of town centre uses • DMC1: marketing evidence to justify redundancy/loss; and Planning Statement to explain how any replacement facility meets criteria in DMC2 are met

<p>Noise Impact Assessment –</p>	<p>If your proposal is for a noise sensitive Development and is next to an existing noise source for example it is the upper floor of a pub or night club, next to an industrial site, a busy road, or a railway line OR Your proposal has the potential to generate noise (e.g. change of use to a restaurant, pub, take away and other entertainment uses including any application for a nightclub or equivalent use.</p> <ul style="list-style-type: none"> · new industrial or warehouse .development adjacent to existing residential · day nurseries, places of worship and schools and colleges). 	<p>You must submit a noise and vibration impact assessment prepared by a qualified acoustician. Provide details of the following:</p> <ul style="list-style-type: none"> · the existing background noise levels measured over 24hrs · proposed noise output · the measures proposed to reduce noise and vibration [e.g. design, orientation, foundation design] · the method used to compile the report and examples of the calculations and assumptions made 	<p>NPPF 123</p> <p>Further guidance is provided in the National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/noise/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document: • DMS1 – General Development Principles</p>
<p>Open Space, sport, recreation and green infrastructure Assessment</p>	<p>For proposals affecting designated Green Belt, Metropolitan Open Land or Other Open Land of Townscape Importance</p>	<p>For development within open spaces, application proposals should be accompanied by 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 which local communities need.</p>	<p>NPPF Para 73, 74, 77</p> <p>National planning policy is set out in the National Planning Policy Framework (NPPF), with accompanying guidance on open space assessments set out in the National Planning Practice Guidance (http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/open-space-sports-and-recreation-facilities/)</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS1 – General Development Principles • DMS6 – Sustainable Drainage Systems • DMH7 – Residential Gardens and Amenity Space <p>London Plan Policies 3.5, 3.6, 3.7, 5.10, 7.5, 7.17, 7.18,7.30</p> <p>NPPF Para 73, 74, 77</p>
<p>Planning Statement</p>	<p>A planning statement identifies the context and need for a proposed development and includes an</p>	<p>Scope and content dependent on the nature of the proposed development, the type of application, and the sensitivity of the proposed development’s location. May vary in format from a short summary (i.e. a covering letter) to a detailed document that includes information and commentary on all planning</p>	<p>Wandsworth Borough Council Local Plan: The Adopted Local Plan - Wandsworth Borough Council</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMS1 – General Design Principles <p>The London Plan</p>

	assessment of how the proposed development accords with relevant national, regional and local planning policies. It may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission. Alternatively, a separate statement on community involvement may also be appropriate.	issues relevant to the proposal. The council will exercise proportionality when advising what should be included in the statement, and will only require inclusion of information necessary to enable the assessment of the proposed development		National Planning Policy Guidance National Planning Policy Framework
Retail Impact Assessment (Or other Assessment applicable to proposals for, office and leisure development.)	Proposals for retail, office and leisure development (which exceed 2,500 sqm (gross) outside of existing town centres and other appropriate areas as defined in the Wandsworth Local Plan	National Guidance currently requires that the submitted report must identify impact over time (up to 5 years (10 for major schemes)) of certain out of centre and edge of centre proposals on existing town centres . Impact to be assessed in relation to all town centres that may be affected, including in neighbouring authority areas Discussion with neighbouring boroughs where relevant.	Wandsworth Local Plan: http://www.wandsworth.gov.uk/info/856/planning_policy/1366/local_plan/3 NPPF 26 London Plan - Town Centre Network Retail Needs Assessment Report 2012 (including annexes for retail and catchment information) National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/policy/achieving-sustainable-development/delivering-sustainable-development/2-ensuring-the-vitality-of-town-centres/ https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/582323/town-centres.pdf	Wandsworth Borough Council Local Plan Development Management Policies Document: <ul style="list-style-type: none"> • DMTS1 - Town Centre Uses • DMTS2– Out of Centre Development • DMTS14 - Offices Core strategy: <ul style="list-style-type: none"> • PL6 – Meeting the needs of the local economy • PL8 – Town and Local Centres London Plan Policies 2.15, 2.16, 4.7 SSAD NPPF 26
Schedule of works Affecting Listed Buildings	Where an application seeks to add a basement/significantly alters structure to or adjacent to Listed Buildings, imposing additional floor loadings or lowering	Requirement for a Structural Impact Assessment – Schedule of Works for Listed buildings	NPPF Paragraph 128 National Planning Practice Guidance http://planningguidance.planningportal.gov.uk/blog/guidance/conserving-and-enhancing-the-historic-environment/	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> • DMS 2 – Managing the Historic Environment Historic Environment SPD Housing SPD London Plan 3.14, 7.7, 7.8, 7.9, 7.10, 7.11, 7.12, 5.18 5.3,

	<p>floor levels of Listed Buildings</p>			<p>NPPF 128</p>
<p>Sequential Testing: Town Centre</p>	<p>Proposals for main town uses above a threshold of 300sqm and outside the town centres and other appropriate locations as defined in the Wandsworth Local Plan (Definition of Main Town Centre: https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary)</p>	<p>The Requirement is as follows, as per the NPPG:</p> <p>The National Planning Policy Framework sets out 2 key tests that should be applied when planning for town centre uses which are not in an existing town centre and which are not in accord with an up to date Local Plan – the sequential test and the impact test. These are relevant in determining individual decisions and may be useful in informing the preparation of Local Plans.</p> <p>The sequential test should be considered first as this may identify that there are preferable sites in town centres for accommodating main town centre uses (and therefore avoid the need to undertake the impact test). The sequential test will identify development that cannot be located in town centres, and which would then be subject to the impact test. The impact test determines whether there would be likely significant adverse impacts of locating main town centre development outside of existing town centres (and therefore whether the proposal should be refused in line with policy). It applies only above a floorspace threshold as set out in paragraph 26 of the National Planning Policy Framework.</p> <p>Please note that agents will need to contact commercial estate agents for sites being marketed etc and carry out surveys to identify available sites-using edge of centre definitions as defined in NPPF</p>	<p>NPPF Para 24 and NPPG https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres#ensuring-the-vitality-of-town-centres</p> <p><i>AMR/Commercial Land report</i></p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMTS1 – Town Centre Uses • DMTS2 – Out of Centre Development <p>Core Strategy:</p> <ul style="list-style-type: none"> • PL8 – Town Centres and Local Centres <p>Site Specific Allocation Document</p> <p>London Plan Policies 2.15, 2.16, 4.7</p> <p>NPPF 24, 26</p>
<p>Statement of Community Involvement</p>	<p>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</p>	<p>Provide detailing of community engagement, meetings etc. and the outcomes of this.</p>	<p>NPPF 23, 28, 42, 50, 58, 66, 69, 70, 71, 77, 92, 97, 102, 149, 155, 156, 159, 160, 184, 188, 189, 202</p>	<p>London Plan 3.16</p> <p>NPPF 23, 28, 42, 50, 58, 66, 69, 70, 71, 77, 92, 97, 102, 149, 155, 156, 159, 160, 184, 188, 189, 202</p>

	formulation of development proposals.			
Student Housing	All applications that relate to, or involve, the development of Student Accommodation	A Student Management Plan is required. The Plan should include details of safety and crime prevention and a 'Code of Conduct'. This shall include details on; <ul style="list-style-type: none"> · health and safety standards and procedures; · maintenance and repairs; · environmental quality; · landlord and tenant relationship; · student welfare; · anti-social behaviour and disciplinary procedures; · administration, accreditation and compliance procedures. · secured by design principles as outlined in CPG · student tenancy agreement · move in/out strategy for arriving/departing students 	Student Accommodation must be linked to a specified institution. NPPF 7, 17, Section 6 Delivering a wide choice of high quality homes, 49, 50, 159	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> • DMH9- Hostels, staff and shared accommodation London Plan 3.8 NPPF 7, 17, Section 6 Delivering a wide choice of high quality homes, 49, 50, 159
Sustainability and Energy Assessment	All new residential development and major non residential development (minor and non residential development is encouraged to meet these standards)	The statement should show the predicted energy demand of the proposed development, and how the development would meet current energy efficiency standards. The statement should describe the measures proposed to maximise the development's energy efficiency and reduce carbon emissions – including orientation, passive solar gain, and choice of energy supply, use of renewable energy, choice of ventilation and heating systems, control systems and choice of materials, as well as demonstrating how the proposal considers good standards of Sustainable Design and Construction in accordance with DMS3. It should also detail the CO2 offsetting calculation in accordance with WBC Sustainability Checklist. Energy Assessment Guidance can also be found at the Mayor's Website: https://www.london.gov.uk/sites/default/files/gla_energy_planning_guidance_-_march_2016_for_web.pdf The Energy Assessment should be easy to read and understand. It should include clear data tables, which can be found on the Council's website at http://www.wandsworth.gov.uk/downloads/download/1112/sustainability_checklist_and_energy_assessment_guidance_sept_2013	NPPF 17, 91, 93, 95, 96, 97, 98 The Council has produced a Sustainability Checklist (http://www.wandsworth.gov.uk/downloads/download/1112/sustainability_checklist_and_energy_assessment_guidance_sept_2013)	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> • DMS3 – Sustainable Design and Low-Carbon Energy London Plan Policy 5.2 and Chapter 4 NPPF 17, 91, 93, 95, 96, 97, 98
Tall Buildings Impact Assessment (visual impact, Physical Impact, Movement)	Any Application relating to a Tall Building as defined by DMPD Policy DMS4	Please see the Council's Website for the DMPD Document: http://www.wandsworth.gov.uk/downloads/file/11501/local_plan_-_development_management_policies_document_d	Further information relating to Tall Buildings are set out in the Council's Urban Design Statements: http://www.wandsworth.gov.uk/downlo	Wandsworth Borough Council Local Plan: Core Strategy: <ul style="list-style-type: none"> • IS3 Development Management Policies Document: <ul style="list-style-type: none"> • DMS4 – Tall Buildings

<p>Statement, building services strategy and sustainability statement)</p>		<p>mpd adopted march 2016</p>	<p>ads/download/1270/tall_buildings</p>	<p>Site Specific Allocations Document – March 2016 (Please refer to individual sites and appendix 1: Tall Buildings Maps for further information - http://www.wandsworth.gov.uk/downloads/file/11502/local_plan_-_site_specific_allocations_document_ssad_adopted_march_2016)</p> <p>London Plan 7.6, 7.7</p>
<p>Transport Statement</p> <p>Parking Survey</p>	<p>All non major applications that could give rise to transport impacts such as the loss or increase of parking provision and/or change in access arrangements.</p> <p>For new or existing developments which may see changes in car parking numbers</p>	<p>The coverage and detail of the statement should reflect the scale of the development and the extent of the transport implications of the proposal.</p> <p>Scaled Drawing 1:1250, showing site location and the extent of the survey area, areas where you can legally park for 24 hours, double and single yellow lines, double and single red lines, bus lanes and kerb build outs.</p> <p>This may differ between areas within CPZ areas and areas outside CPZ, so it would be advisable to contact the highways department.</p>	<p>NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162,</p> <p>https://tfl.gov.uk/info-for/urban-planning-and-construction/transport-assessment-guide/transport-assessments?intcmp=10094</p> <p>NPPF 39, 40</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMT1 – Transport Impacts of Development • DMT2 – Parking and Servicing • DMT3 – Riverside walking and cycling routes • DMT4 – Land for transport functions • DMT5 – Taxi and private hire <p>London Plan Chapter 6</p> <p>NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162,</p> <p>See: Appendix 1 Table 1 and 2 of DMPD</p> <p>https://www.wandsworth.gov.uk/media/3754/local_plan_development_management_policies.pdf</p>
<p>Transport Assessment</p>	<p>Major Applications or where identified in Table T1 of Appendix 1 of the Wandsworth Local Plan Development Management Policies Document.</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.</p>	<p>NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162,</p> <p>National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMT1 – Transport Impacts of Development • DMT2 – Parking and Servicing • DMT3 – Riverside walking and cycling routes • DMT4 – Land for transport functions • DMT5 – Taxi and private hire <p>London Plan Chapter 6</p> <p>NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162,</p>

				See: Appendix 1 Table 1 and 2 of DMPD https://www.wandsworth.gov.uk/media/3754/local_plan_development_management_policies.pdf
Travel Plan and Statement	A travel plan should be submitted alongside planning applications which are likely to have significant transport implications.	These should reflect the scale of the development and the extent of the transport Implications of the proposal. For smaller schemes it should 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 give details of proposed measures to improve access by public transport, walking, cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.	NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162, https://tfl.gov.uk/info-for/urban-planning-and-construction/travel-plans National Planning Practice Guidance: http://planningguidance.planningportal.gov.uk/blog/guidance/travel-plans-transport-assessments-and-statements-in-decision-taking/	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> DMT1 – Transport Impacts of Development DMT2 – Parking and Servicing DMT3 – Riverside walking and cycling routes DMT4 – Land for transport functions DMT5 – Taxi and private hire London Plan Chapter 6 NPPF 17, Section 4 Promoting Sustainable Transport (29 – 41), 58, 90, 143, 156, 162, See: Appendix 1 Table 1 and 2 of DMPD https://www.wandsworth.gov.uk/media/3754/local_plan_development_management_policies.pdf
Tree Survey/ Arboricultural Report	An Arboricultural report must be submitted where there are trees within a proposed application site, or on land adjacent to an application site (including trees in neighbouring gardens and street trees), that could influence or be affected by the development, including works such as site access, service routes and site compounds.	A Tree Survey Arboricultural Report This should include a tree survey with plan showing the location of trees and Root Protection Areas. It should show the trees for removal and retention, the means of protecting those to be retained during demolition and construction works, and planting to replace trees proposed for removal. The report should be carried out by a qualified arboriculturalist.	BS5837:2012 Trees in relation to design, demolition and construction – Recommendations. NPPF Section 11 and para 118	Wandsworth Borough Council Local Plan: Development Management Policies Document: <ul style="list-style-type: none"> DMO5 - Trees DMO1 – Protection and enhancement of open spaces DMS 1 – General Development Principles DMS 2 – Managing Historic Environment DMS 6 – Sustainable Drainage Systems DMH 7 – Consultation with the Environment Agency The London Plan Policy 7.19, 7.21 NPPF 11 and 118
Viability Appraisal	A financial viability appraisal, a redacted viability appraisal and an executive summary of the details of the appraisal must be provided for a planning application to be validated where a development provides upwards of	The following should be submitted to the Council: <ul style="list-style-type: none"> Full Viability Appraisal (Internal Council use and assessment) Redacted Viability Appraisal (for Website) Executive Summary (for Website) The following is to be included in the Executive	NPPF Para 159, 160, 173 Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance – Mayor of London Planning Obligations SPD	Wandsworth Borough Council Local Plan: <ul style="list-style-type: none"> Planning Obligations SPD London Plan Policies 3.11, 3.12, 6.5, 8.2 and NPPF 159, 160, 173 Homes for Londoners Affordable Housing and Viability Supplementary Planning Guidance – Mayor of London

	<p>10 residential units or where there is a planning policy requirement to provide affordable housing or where the proposed development departs from other planning policy requirements due to viability considerations.</p>	<p>Summary:</p> <table border="1" data-bbox="744 216 1344 701"> <thead> <tr> <th>Assumption:</th> <th>Amount:</th> </tr> </thead> <tbody> <tr> <td>Gross Development Value</td> <td>£</td> </tr> <tr> <td>Acquisition Cost</td> <td>£</td> </tr> <tr> <td>Construction Cost</td> <td>£</td> </tr> <tr> <td>Professional Fees</td> <td>£</td> </tr> <tr> <td>Marketing and Letting</td> <td>£</td> </tr> <tr> <td>Disposal Fees</td> <td>£</td> </tr> <tr> <td>Finance</td> <td>£</td> </tr> <tr> <td>Developer Profit</td> <td>£</td> </tr> <tr> <td>Contingencies</td> <td>£</td> </tr> <tr> <td>Residual Land Value</td> <td>£</td> </tr> <tr> <td>Benchmark Land Value</td> <td>£</td> </tr> <tr> <td></td> <td></td> </tr> </tbody> </table> <p><u>Please note:</u></p> <p>The executive summary will be unredacted (containing the details above set out in the table). A full unredacted version of the viability report is also to be submitted with the application which will be sent directly to the Council's independent affordable housing viability assessors. The Council as local planning authority will accept in addition a redacted version of the report with any redactions justified by the applicant setting out the public interest test for each redaction which will be made available to the public. Council will check and the costs are paid by the applicant.</p> <p>It is encouraged that affordable housing viability is fully assessed and discussed at preapplication stage. Written confirmation that the agent will fund for this to be independently assessed will also be submitted to the Council.</p>	Assumption:	Amount:	Gross Development Value	£	Acquisition Cost	£	Construction Cost	£	Professional Fees	£	Marketing and Letting	£	Disposal Fees	£	Finance	£	Developer Profit	£	Contingencies	£	Residual Land Value	£	Benchmark Land Value	£				
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Residual Land Value	£																													
Benchmark Land Value	£																													
<p>Waste/ Site Waste Management Plan</p>	<p>All major applications for commercial and residential developments (where appropriate) and other application types as may be appropriate (Other applications that will have an impact on the generation of waste, for example conversion to flats, changes of use to bars, restaurants, takeaway</p>	<p>The appropriate arrangements and/or space for the storage and collection of recycling and refuse. Details to be included on the site plan and/or address them as part of the application.</p> <p>This should include:</p> <ul style="list-style-type: none"> · The location of loading and unloading · The hours of loading and unloading · The frequency and size of vehicles · Swept paths 	<p>Storage facilities for waste and recycling containers should be provided in accordance with Wandsworth Borough Council's Waste Management SPG</p> <p>NPPF 5, 143, 156, 162, 109, 123, 143, 144</p> <p>See: National Waste Management Plan for England</p>	<p>Wandsworth Borough Council Local Plan: Development Management Policies Document:</p> <ul style="list-style-type: none"> • DMH4 – Residential Development including conversions • Parking and Servicing - p.127, Para. 8.13 • DMT2 – part. V. – Parking and Servicing <p>Waste Management SPG</p> <p>London Plan – 5.17 and 5.18</p> <p>Mayor's Housing SPG: https://www.london.gov.uk/what-we-do/regeneration/regeneration-publications/design-standards-new-homes-london</p>																										

	food outlets.)			National Waste Management Plan for England NPPF 5, 33, 143, 156, 162, 109, 123, 143, 144
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