Wandsworth Borough Council

Local Validation Checklist

July 2026

The aim of the Checklist is to set out clearly for anyone submitting an application what is required by the Council to determine an application, which increases the certainty for consultants, developers, neighbours and community groups.

The Checklist has been produced in line with national guidance and informed by policy, and therefore items and requirements on the local list are only requested where they are proportionate to the nature, scale and location of the proposed development, and on matters that are relevant, necessary and material to the application.

For more information on the planning designations, the Checklist should be considered alongside the Wandsworth Maps webpage. There is a Glossary of terms, at the bottom of this document.

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NATIONAL REQUIREMENTS

Validation requirement	Which applications	What is required	Corresponding policies and guidance
1.Application Form	Standard Application can be used for all applications **apart from**: • mining operations • the use of land for mineral-working deposits • Applications made under the Planning (Hazardous Substances) Act 1990 for hazardous substance	Fill out all sections of the application form. Applicants must complete the form, including data on the residential units, floorspace, parking, open and protected space, non-permeant dwellings and other residential accommodation. The information provided should reflect whether there has been a loss or gain of any of the above elements.	**NPPG**
2.Site Location Plan	All applications	A location plan should be based on an up-to-date map. The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper, and in the case of plans, must show the direction of north. A location plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.	**NPPG**
3.Site Plan	All Application	Drawn to an identified scale (1:100, 1:200 or 1:500 as appropriate), and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is required, particularly in the case of electronic submissions.	**NPPF**

4.Floor and Roof Plans	Applications that involve building works and applications for change of use	Drawn to an identified scale (1:100, 1:200 or 1:500 as appropriate), and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.	**NPPF**
5.Section Plans	Proposals for new and altered buildings and/or changes in ground levels	Drawn to an identified scale (1:100, 1:200 or 1:500 as appropriate), and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.	**NPPF**
6.Elevations	Applications that involve building works	Drawn to an identified scale (1:100, 1:200 or 1:500 as appropriate). Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.	**NPPF**
7.Appropriate Fee	All Applications	Full payment at the time of submission by cash, cheque, debit or credit card. Cheques made payable to Wandsworth Borough Council	**NPPF**
8.Ownership Certificate	All applications	An applicant must provide certain details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners. **Certificate A** – Sole Ownership and no agricultural tenants This should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants. **Certificate B** – Shared Ownership (All other owners/agricultural tenants known) This should be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants. **Certificate C** – Shared Ownership (Some other owners/agricultural tenants known) This should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants. **Certificate D –** Shared Ownership (None of the other owners/agricultural tenants known) This should be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.	**NPPG** **NPPF**
9.Design and Access Statement	**Applications for major development, as defined**	(a) explain the design principles and concepts that have been applied to the proposed development; and	**NPPG** **NPPF**

	in article 2 of the Town and Country Planning Act (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.	(b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. (c) explain the applicant's approach to access and how relevant Local Plan policies have been taken into account.	
10.Advertisements Plans and Drawings	Advertisements	Scaled plan which identifies the location of the site, and the proposed position of the advertisement must be provided. Photo montages showing the proposed advertisement on the site with annotated dimensions may be helpful.	**NPPG**

LOCAL REQUIREMENTS

Validation requirement	Which applications	What is required	Corresponding policies and guidance
1. Planning Statement	All applications for full and outline planning permission.	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, 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. The scope and content will be dependent on the nature of the proposed development, the type of application and the sensitivity of the proposed development's location. Planning statements 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 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.	Local Plan Policies: • LP2 General Development Principles
2. Fire Safety Strategy	All developments should include a Fire Safety Strategy, to ensure that they meet the highest standards of fire safety. Exemption statements will be accepted for smaller schemes where this is not applicable.	Details of what is expected in a Fire Safety Strategy is set out in London Plan Policy D12.	Local Plan Policies: • LP27 Housing Standards London Plan • D12 Fire Safety National Policy and Guidance: • PPG

3. Fire Safety Statement	All major applications should be submitted with a Fire Statement.	Details of what is expected in a Fire Safety Statement is set out in London Plan Policy D12.	Local Plan Policies: • LP27 Housing Standards London Plan Policies: • D12 Fire Safety National Policy and Guidance: • PPG • NPPG Additional Guidance: • Fire Safety London Plan Guidance
4. Air Quality Assessment	Major or large-scale applications and those with the potential to have an impact on air quality.	The whole of the London Borough of Wandsworth has been declared as an Air Quality Management Area on the basis of exceedances of Air Quality objectives for Nitrogen dioxide and particulates (PM10). All major applications should be submitted with an Air Quality Impact Assessment, including 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 (including, but not limited to, details of how a residential scheme (or other sensitive uses) will be successfully accommodated within an area of particularly significant/poor air quality). The London Plan requires development proposals to at least be Air Quality Neutral.	Local Plan Policies: • LP14 Air Quality, Pollution and Managing Impacts of Development Additional local guidance: • Wandsworth Borough Council Air Quality Action Plan 2016-2021 London Plan Policies: • SI1 Improving air quality National Policies and Guidance:

			• NPPF • PPG
5. Affordable Workspace Management Plan	All development that provides economic floorspace will be expected to contribute to the provision of affordable and/or open workspace, in perpetuity, which will be secured by way of S106 planning obligation and/or conditions, with details provided in an Affordable Workspace Management Plan.	This requirement is specific to each application or proposal. The content of the Affordable Workspace Management Plan will need to be discussed with the Case Officer in consultation with the Council's Economic Development Officer.	Local Plan Policies: LP38 Affordable and Open Workspaces London Plan Policies: • E3 Affordable Workspace
6. Biodiversity and Biodiversity Net Gain (Please note BNG requirements will come into force later this year (2023))	All development proposals on or adjacent to designated wildlife sites (including those with local designations), rivers, green open space and/or where protected species may be in the locality. Where external lighting (including floodlighting and advertising) is proposed within or adjacent to designated wildlife sites (including those with local designations), rivers, green open space and/or where crepuscular and nocturnal protected species may be in the locality. Where shading may occur within or adjacent to designated wildlife sites (including those with local designations), rivers and green open space.	A Preliminary Ecological Appraisal in accordance with CIEEM technical guidance and including a data search from GIGL (Greenspace Information for Greater London) and any subsequent surveys or reports identified as being necessary. External lighting plans including times of operation, spectrum details and contextualised lux spill maps to show that any new lighting as part of the development will not cause light spill onto adjacent habitats and also will avoid light spill onto any onsite habitats including trees, planting and any other ecological enhancements. Contextualised daylight/sunlight plans. A Construction Environment Management Plan (CEMP) with specific regard to invasive non-native species, detailing method statements regarding	Local Plan Policies: • LP55 Biodiversity Additional local guidance: • Wandsworth Borough Council Biodiversity Strategy 2020 • Enable's Biodiversity Information London Plan Policies: • G6 Biodiversity and access to nature National Policies and Guidance: • NPPF Additional National Guidance:

	All sites, including those where invasive non-native species, as defined by Great Britain Non-Native Species Secretariat (GBNNSS) and/or London Invasive Species Initiative (LISI) are identified to be present on site. All proposals to provide enhancements for biodiversity in Areas of Deficiency in Access to Nature (AoD) and / or where harm to biodiversity habitats (including connectivity between designated spaces, rivers and green open space) and species is determined to be unavoidable. Proposals to mitigate any negative impacts on habitats and species and achieve net gain for biodiversity including a minimum 10 year management plan. Please note, guidance on this is not yet available. This guidance will be updated to reflect changes in guidance. All proposals that include green roofs.	protected and priority species and habitats, timeframes and post clearance monitoring. Demonstration that the proposals meet the specifications outlined in the Gro Green Roof Code 2021.	• 'Bats and Artificial Lighting at Night' Guidance Note 2023 • Gro Green Roof Code 2021

7. BREEAM (Pre-Assessment Energy) **8. BREEAM Domestic Refurbishment Scheme (Energy)**	All non-residential planning applications over 100sqm. Where proposals are for a change of use to residential, applicants should submit a BREEAM pre-assessment for Domestic Refurbishment	For both: A BREEAM assessment certified by an accredited accessor, which would establish the sustainability performance of your buildings. Complying with Building Regulations 2022.	Local Plan Policies: • LP10 Responding to the Climate Crisis London Plan Policies: • Policy SI 1 Minimising greenhouse gas emissions
9. Circular Economy Statement	Circular Economy Statements will be required for all applications referable to the GLA.	A Circular Economy Statement should be submitted, to demonstrate: • How all materials arising from demolition and remediation works will be reused and/or recycled • How the proposal's design and construction will reduce material demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life • Opportunities for managing as much waste as possible on site • Adequate and easily accessible storage space and collection systems to support recycling and re-use • How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy • How performance will be monitored and reported	Local Plan Policies: • LP13 Circular Economy, Recycling and Waste Management London Plan Policies: • SI7 Reducing waste and supporting the circular economy Additional London Guidance: • Circular Economy Statement Guidance 2022
10. Whole Life Cycle Assessment	All major applications must submit a Whole Life Cycle Assessment.	To fully capture a development's carbon impact, a whole life-cycle approach is needed to capture its unregulated emissions (i.e. those associated with cooking and small appliances), its embodied emissions (i.e. those associated with raw material extraction, manufacture and transport of building materials and construction) and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal).	Local Plan Policies: • LP10 Responding to the Climate Crisis London Plan Policies:

		The GLA has produced guidance on Whole Life-Cycle Carbon Assessments and what they should cover.	• SI2 Minimising greenhouse gas emissions Additional London Guidance: • Energy Assessment Guidance 2022
11. Sustainability and Energy Assessment	All new residential development and major non-residential development requires an energy assessment (and minor non-residential development proposals are encouraged to provide one).	The Council will require an assessment of energy demand and carbon emissions from the proposed development to be submitted, which should demonstrate the expected energy and emissions savings from energy efficiency and renewable energy measures incorporated into the development. To ensure that development proposals comply with the policies set out in the local development plan, the approach to energy supply on development sites should be clearly set out in an energy assessment, which shows how various options have been considered and includes the provision of sufficient and robust detail to demonstrate an achievable energy strategy. The Energy Statement must demonstrate how the energy requirements will be met in line with the Energy Hierarchy.	Local Plan Policies: • LP10 Responding to the Climate Crisis • LP11 Energy Infrastructure Additional Local Guidance: • Wandsworth Borough Council's Sustainability Checklist London Plan Policies: • SI2 Minimising greenhouse gas emissions Additional London Guidance: • Energy Assessment Guidance 2022
12. Carbon Dioxide Emissions and	All new major development should achieve zero carbon standards, as set out in the London Plan, with a	All major developments (residential and non-residential) should submit an assessment that details how they achieve zero carbon standards, as set out in the London Plan. A zero-carbon development is considered to be one	Local Plan Policies: • LP10 Responding to the Climate Crisis

Zero Carbon Standards within the Energy Assessment	minimum of 35% on-site reduction in carbon emissions. All non-major new residential development provided in new buildings should achieve a minimum of 35% on-site reduction in carbon emissions. Within the 35% on-site reduction set out above, residential development should achieve at least a 10% reduction of carbon dioxide emissions and non-residential development should achieve at least a 15% reduction through the use of energy efficiency measures.	where at least 35% of regulated CO2 emissions reductions, expressed as minimum improvement over the Target Emission Rate (TER) outlined in the national Building Regulations (2021), are achieved on-site, with the remaining emissions (up to 100%) to be offset through a contribution into the Council's Carbon Offset Fund. All other new residential schemes (of one unit or more) should achieve a minimum 35% on-site reduction in carbon dioxide emissions. Developments are expected to achieve carbon reduction beyond Part L (of the Regulations) from energy efficiency measures alone to reduce energy demand as far as possible. Where development is brought forward as part of a phased application, the relevant policy threshold should be applied on the basis of the cumulative impact of applications on the site.	• LP11 Energy Infrastructure Additional Local Guidance: • Wandsworth Borough Council's Sustainability Checklist London Plan Policies: • SI2 Minimising greenhouse gas emissions Additional London Guidance: • Energy Assessment Guidance 2022 • GLA Carbon Emissions Reporting Spreadsheet 2022
13. Carbon Offsetting within the Energy Assessment	In exceptional circumstances, where it is clearly demonstrated that the above cannot be fully achieved on-site and as a last resort. Where carbon offsetting applies the remaining emissions (up to 100%) will need to be offset through a contribution into the Council's Carbon Offset Fund and for all other new residential schemes (of one unit or more) they should achieve a minimum 35% on-site reduction in carbon dioxide emissions.	The Council recognises that there may be exceptional circumstances where it is not technically feasible for a development to achieve a 35% reduction in carbon emissions over Building Regulations (2021). In such cases, the applicant will have to demonstrate in the submitted Energy Assessment why the carbon dioxide emissions reduction target cannot be met on-site. Any justifiable shortfall in on-site reductions will need to be met through a cash-in-lieu contribution to the Council's Carbon Offset Fund, agreed through a Section 106 planning obligation in accordance with the Planning Obligations SPD (2020) or successor document. The Council's adopted price of carbon is £95 per tonne x 30 years, equalling £2,850 per tonne of carbon. This pricing may be subject to amendment in the future to ensure the Council's 'stepped approach' to realising zero carbon.	Local Plan Policies: • LP10 Responding to the Climate Crisis • LP11 Energy Infrastructure Additional Local Guidance: • Wandsworth Borough Council's Sustainability Checklist

			London Plan Policies: • SI2 Minimising greenhouse gas emissions Additional London Guidance: • Energy Assessment Guidance 2022
14. 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.	Local Plan Policies: • LP17 Social and Community Infrastructure Additional local guidance: • Wandsworth Borough Council Planning Obligations Supplementary Planning Document 2020 London Plan Policies: • DF1 Delivery of the Plan and Planning Obligations
15. Community facilities assessment	Development proposals in locations identified in Policy SDS1 A.1, Local Plan 2023.	Applicants will need to undertake an assessment of community facilities related to health and schooling within growth locations to demonstrate existing capacity. Development proposals at growth locations will need to provide flexibility to accommodate these facilities; including where the	Local Plan Policies:

		need arises in association with particular schemes. The Council will ensure that this provision is addressed equitably across the growth locations (in terms of requirement and its provision) and will work with developers and the community to consider this.	• LP17 Social and Community Infrastructure
16. 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, trainlines etc.	An environmental risk assessment to assess the potential for the presence of contamination, associated risks, and potential of site to be designated as contaminated land. This assessment should report: • 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	Local Plan Policies: • LP2 General Development Principles • LP14 Air Quality, Pollution and Managing Impacts of Development London Plan Policies: • E7 Industrial intensification, co-location and substitution • SD1 Opportunity Areas National Policy and Guidance: • NPPF • Building Regulations Approved Document C – Site preparation and resistance to contaminants and moisture

17. Arts and Culture Action Plan	Development of 100 or more dwellings or non-residential developments of 10,000sqm or more.	A site/area specific cultural plan through dialogue with the Council.	Local Plan Policies: • LP18 Arts, Culture and Entertainment Additional Local Guidance: • Wandsworth Borough Council Arts and Culture Strategy 2021-2031 • Wandsworth Borough Council Planning Obligations Supplementary Planning Document 2020
18. Daylight and sunlight assessments	Proposals where there may be an impact on levels of daylight and sunlight for the host building or adjoining properties (including their gardens or outdoor spaces). Further advice on the scope of such an assessment can be provided as part of any pre-application enquiry.	The assessment should conform to the methodology identified in the Building Research Establishment guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2022). It should identify and examine the impacts upon existing properties and sites with extant planning permissions. The report should also cover the final daylight and sunlight values achieved within the proposed scheme.	Local Plan Policies: • LP2 General Development Principles • LP15 Health and Well-being • LP27 Housing Standards • LP28 Purpose-Built Student Accommodation Additional Guidance: • Building Research Establishment Guidance – Site layout planning for daylight

			and sunlight: A guide to good practice 2022
19. Environmental Impact Assessment (EIA)	Schedule 1 Development – relates to developments of Airport, Express Roads and Nuclear Power Station and other nuclear reactor. See Government guidance document for further information. Schedule 2 Development – Local Planning Authority will determine if EIA is required via a screening process.	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 discussion, and particular requirements should be identified in that process. 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.	National Policy and Guidance: • NPPF • PPG Additional Guidance: • Environmental Impact Assessment
20. Flood Risk Assessment (FRA) including Sequential Test and Flood Emergency Plans.	All applications that fall within a Flood Risk Area should submit a Flood Risk Assessment. This means all applications for developments located within flood zones 2, 3a and 3b . In flood zone 1 the following applications require a FRA: • Applications 1ha in size or greater • Land which has been identified by the Environment Agency as having critical drainage problems • Land identified in a strategic flood risk assessment as	In accordance with the NPPF, the assessment should demonstrate that: (a) within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location; (b) the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment; (c) it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate; (d) any residual risk can be safely managed; and (e) safe access and escape routes are included where appropriate, as part of an agreed emergency plan. The Sequential Test could also be contained in a standalone document or as part of the overall planning statement or otherwise.	Local Plan Policies: • LP12 Water and Flooding London Plan Policies: • SI12 Flood risk management National Policy and Guidance: • NPPF • PPG

	being at increased flood risk in the future Or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use, as defined in the NPPF. Applicants will need to undertake a sequential test if both of the following apply: • Your development is in flood zone 2 or 3; • A sequential test hasn't already been done for a development of the type you plan to carry out on your proposed site. In flood zones 2 and 3, all planning applications (or other relevant applications) on sites of 10 or more dwellings or 1000sqm of non-residential development or more, or on any other proposal where safe access/egress cannot be achieved, a Flood Emergency Plan must be submitted.		
21. Foul Sewage and Utilities Statement	All new buildings need separate connections to foul and storm water sewers.	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	Local Plan Policies: • LP2 General Development Principles

		development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory. 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. 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: (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; (b) That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures; (c) That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains; (d) Where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider.	• LP10 Responding to the Climate Crisis • LP22 Utilities and Digital Connectivity Infrastructure

22. Archaeological Assessment	Proposals for development involving ground disturbance in Archaeological Priority Areas.	An assessment of potential archaeological heritage should be submitted. This should be prepared by a qualified individual or organisation and should use existing information to establish the archaeological significance of the site and the impact of the proposals on surviving monuments or remains. Small-scale archaeological fieldwork may be required to determine the actual extent and degree of survival on site. Applicants will be expected to provide a response in accordance with the Archaeological Priority Area Tier that the site is within (as identified on the Policies Map), which may need to be supported by a desk based archaeological assessment and may also require appropriate field evaluation at the planning pre-determination stage to inform the application.	Local Plan Policies: • LP3 The Historic Environment
23. Hard/Soft Landscaping Scheme	All applications that propose changes to or involve new landscaping. All major applications that include external space must be accompanied by a detailed scheme for landscaping.	You must submit details of the planting of trees and/or shrubs, surface materials, boundary screen walls and fences drawn to an identified scale (1:100, 1:200 or 1:500 as appropriate). The scheme should describe the: • Materials • Species • Tree and plant sizes, numbers and planting densities • Levels, gradients and any earthworks required • Timing of the implementation of the scheme 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.	Local Plan Policies: • LP1 The Design-led Approach • LP55 Biodiversity • LP56 Tree Management and Landscaping • LP57 Urban Greening Factor London Plan Policies: • G1 Green Infrastructure • G5 Urban Greening • G6 Biodiversity and access to nature • G7 Trees and woodlands

24. Health Impact Assessment (HIA)	All development proposals which include 50 or more residential units.	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 HIA should start at RIBA Stage 0 or 1, and this must be evidenced where possible. The level of detail required will be determined during screening (where relevant) and will be dependent on the scale and type of the development proposed. HIAs promote sustainable developments that support the creation of strong, vibrant and healthy communities, by: • 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 at the earliest stages. This includes taking account of the views of the community via early community engagement including design workshops • Identifying and highlighting any beneficial impacts on health and wellbeing of a particular development scheme including for example active, dementia friendly design etc. • Identifying and taking action to minimize any negative impacts on health and wellbeing of a particular development scheme. Please note that the requirement for a HIA will be determined at the pre-application stage. For 100 plus developments the HUDU HIA template will not be accepted.	Local Plan Policies: • LP15 Health and Well-being London Plan Policies: • GG3 Creating a Healthy City

25. Healthy Streets Approach	All proposals above the threshold at which a full transport assessment and travel plan are required (TFL thresholds) should seek to meet the Healthy Streets objectives set out by the Mayor of London.	More information on Healthy Streets is available here.	Local Plan Policies: • LP15 Health and Well-being • LP49 Sustainable Transport London Plan Policies: • T2 Healthy Streets • GG3 Creating a healthy city
26. Heliport Supporting Information	All development which is located within the safeguarded zones (as identified on the Policy Map), these are as follows: • 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	The following information is 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.	Local Plan Policies: • LP52 Public Transport and Infrastructure Additional Guidance: • Civil Aviation Authority Safeguarding Webpage
27. Heritage Statement	All applications affecting a heritage asset and or its setting must be accompanied by a Statement of Heritage Significance and Impact (Heritage Statement), either as a separate document or as part of a Design and Access Statement.	The Heritage Statement should be carried out by a specialist historic environment consultant. Development proposals should demonstrate that consideration has been given to any relevant Conservation Area Appraisal prepared by the Council and as a minimum the Historic Environment Record should be reviewed and referenced. Historical information discovered during the application process shall be submitted to the Greater London Historic Environment Record by the applicant.	Local Plan Policies: • LP3 Historic Environment London Plan Policies: • HC1 Heritage conservation and growth

		Information must be submitted on the following: •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 The information should explain: • 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. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, applicants will be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.	National Policy and Guidance: • NPPF • PPG Additional Guidance: • Historic England - Analysing Significance in Heritage Assets • Historic England -The National Heritage List for England • Map of Wandsworth Conservation Areas
28. Schedule of works affecting Listed Buildings and a Structural Impact Assessment	Where an application seeks to add a basement/significantly alters structure to or adjacent to Listed Buildings, imposing additional floor loadings or lowering floor levels of Listed Buildings.	Planning applications should be submitted with a list of the works taking place and a Structural Impact Assessment that details the impact of the proposed development on the structure of the Listed Building.	Local Plan Polices: • LP3 Historic Environment • LP6 Basements and Subterranean Developments

			Additional Local Guidance: • Wandsworth Borough Council Historic Environment Supplementary Planning Document 2016 National Policy and Guidance: • NPPF • PPG
29. Construction Management Plan	All major planning applications. Developments of sites in confined locations (including basements and subterranean developments) or near sensitive receptors. If substantial demolition/excavation works are proposed. Basement development to listed buildings or heritage assets (which includes buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions).	The CMP must be signed by a Chartered Civil Engineer (MICE) or Chartered Structural Engineer (MI Struct. E.) The CMP must at least provide details of: a) the control of construction noise and vibration during hours of noisy activities; b) a construction waste and material management, transportation and disposal strategy, including construction delivery booking and construction vehicle holding arrangements, and targets and arrangements for maximising the use of the river for material removal and material delivery where feasible; c) air quality measures for the control and monitoring of dust, fine particles and odours; d) construction traffic routing through the area and the site and the development site, including details of signage and an enforcement system for breach of its provisions; e) a low emission strategy for construction traffic and machinery; f) piling or other penetrative methods of foundation design in relation to risks to underlying groundwater;	Local Plan Policies: • LP14 Air Quality, Pollution and Managing Impacts of Development • LP50 Transport and Development London Plan Policies: • Policy T7 Deliveries, servicing and construction

		g) measures to protect controlled waters from construction processes and contamination; h) measures to minimise cross contamination on site; i) measures to deal with unexpected contamination on site; j) details of security of the construction site in relation to adjacent sites; k) details of coordination of construction activities with neighbouring development sites; l) details of how to minimise 24hr disturbance to residents; m) details of cranes and other tall construction equipment (including the details of obstacle lighting) - Such schemes shall comply with Advice Note 4 'Cranes and Other Construction Issues' (available at www.aoa.org.uk/policy-campaigns/operations-safety)	
30. Construction Method Statement	All planning applications for basement development to listed buildings or heritage assets (which includes buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of significance meriting consideration in planning decisions).	For basements projects a Construction Method Statement would be expected to cover: appointment of a suitably qualified professional (civil or structural engineer), a ground and hydrological condition report dealing with groundwater flow ensuring structural stability during excavation and demolition, temporary propping/temporary works and construction work to minimise disturbance, drilling of boreholes, sequence of temporary works to minimise the effect on neighbours, management of water flow, cumulative impacts, professional verification of works safeguarding amenity: including noise vibration and dust from construction work, a construction traffic management plan	Local Plan Policies: • LP10 Responding to the Climate Crisis Additional local guidance: • Wandsworth Borough Council Housing Supplementary Planning Document 2016
31. Construction Logistics Plan and Delivery and Servicing Plan	All mayoral referable planning applications.	A CLP should include: • A full assessment of the construction phase • Details of the levels of construction traffic generated • Routes the traffic will use • Significant traffic management for the construction phase	Local Plan Policies: • LP51 Parking, Servicing and Car Free Development London Plan Policies: • T7 Deliveries, servicing and construction

		Strategies to reduce construction site impact should be noted and include: • Planned measures, with the specific techniques agreed through the planning process • Identified sensitive routes so construction vehicles can avoid them A DSP should include: • The expected number and types (length, width and height) of vehicles • Time of day and week of operation • Delivery provision in terms of safe and legal loading bays or drop-off areas • How the impact on the transport network and highway - including bus routes, cycle lanes and conflict with pedestrians - will be managed • Any potential detrimental noise or air quality issues and subsequent remedial action Additional guidance on CLPs and DSPs is available from TfL on their guidance page for Freight.	
32. 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	Submit an assessment which provides details of the external lighting or floodlighting, including: • Hours of operation, • Light spillage	Local Plan Policies: • LP2 General Development principles • LP4 Tall and Mid-rise buildings • LP14 Air Quality, Pollution and

	or protected species; or advertisements, where external lighting would be provided or made necessary by the development.	• Light levels and wavelength • Column heights • Layout plan with beam orientation • Equipment design • Impact (including levels and extent of spillage) on nearby dwellings or roads or habitats and use of features to mitigate effect • Size of light fittings • Spectrum details and contextualised lux spill maps	Managing Impacts of Development London Plan Policies: • D8 Public Realm National Policy and Guidance: • NPPF • PPG
33. Marketing Report and Justification Statement	All proposals that require marketing evidence and justification to satisfy the Wandsworth Local Plan. Further advice on the scope of such an assessment can be provided as part of any pre-application enquiry.	An independent assessment should be submitted 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).	Local Plan Policies (further information available in the Local Plan Appendix 1): • LP17 Social and Community Infrastructure • LP18 Arts, Culture and Entertainment • LP46 Visitor Accommodation • LP33 Promotion and protecting offices • LP34 Managing land for industry and distribution • LP35 Mixed use development on economic land • LP36 Railway Arches

			• LP44 Local Shops and Services London Plan Policies: • E1 Offices • E2 Providing suitable business space • HC7 Protecting public houses
34. Noise Impact Assessment	If your proposal is for a noise sensitive development and is next to an existing noise source or your proposal has the potential to generate noise.	Applicants must submit a noise assessment prepared by a qualified acoustician. The assessment should provide details of the following: • The existing background noise levels measured over 24hrs • Proposed noise output • The measure proposed to reduce noise and vibration • The method used to compile the report and examples of the calculations and assumptions made • The system manufacturers specification • Any mitigation that might be necessary.	Local Plan Policies: • LP2 General Development Principles • LP14 Air Quality, Pollution and Managing Impacts of Development London Plan Policies: • D13 Agent of Change • D14 Noise National Policies and Guidance: • NPPF • PPG
35. Retail Impact Assessment (Or other assessment applicable to proposals for	Proposals for retail and leisure development (which exceed 400 sqm (gross) outside of existing town centres and other appropriate areas as defined in the Wandsworth Local	The assessment should include:	Local Plan Policies: • LP42 Development in Centres

leisure development)	Plan. Further advice on the scope of such an assessment can be provided as part of any pre-application enquiry.	a) The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and b) The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme)	• LP43 Out of Centre Development London Plan Policies: • E9 Retail, markets and hot food takeaways • SD7 Town centres: Development principles and Development Plan Document National Policy and Guidance: • NPPF • PPG
36. Sequential Testing: Town Centre	Proposals for main town centre uses, including extensions, above a threshold of 200sqm (gross) and outside the town centres and other appropriate locations as defined in the Wandsworth Local Plan (Definition of Main Town Centre) Proposals for retail units totalling over 400sqm (gross) in the VNEB OA in locations outside of the emerging CAZ retail clusters at Battersea Power Station. Proposals for office uses outside the locations listed in LP33.	It is for the applicant to demonstrate compliance with the sequential test as set out in the NPPF (and failure to undertake a sequential assessment could in itself constitute a reason for refusing permission). Wherever possible, the local planning authority is expected to support the applicant in undertaking the sequential test, including sharing any relevant information. The application of the test will need to be proportionate and appropriate for the given proposal. Where appropriate, the potential suitability of alternative sites will need to be discussed between the developer and local planning authority at the earliest opportunity. The checklist below sets out the considerations that should be taken into account in determining whether a proposal complies with the sequential test: • With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. It is important to set out any associated reasoning clearly.	Local Plan Policies: • LP33 Promoting and Protecting Offices • LP43 Out of Centre Development London Plan Policies: • SD7 Town centres: development principles and Development Plan Documents National Policy and Guidance: • NPPF PPG

		• Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.	
37. Statement of Community Involvement	Major applications will 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 taken into account in the formulation of development proposals.	The SCI should report factually on the engagement approach that was taken for the scheme and set out: • The approach taken for the scheme, why it was appropriate for the site and how it has been achieved. • A summary of activities undertaken, including reporting on outcomes and feedback from participants to indicate the approach taken was inclusive and well justified. Note that whilst numerical data about attendees should be included, it does not necessarily indicate success. Instead reporting should be balanced and in-depth, focusing on qualitative data to show the impact of activities and how outcomes have led into a design process. • A detailed timeline showing when activities were undertaken in connection with relevant project milestones. • A full schedule of comments received showing the rationale for where action was taken to amend and address concerns. If no action was taken, the decision not to amend should be similarly justified.	Local Plan Policies: • LP1 The Design-led approach London Plan Policies: • GG1 Building strong and inclusive communities • SD1 Opportunity Areas • SD10 Strategic and local regeneration • D3 Optimising site capacity through the design-led approach

38. Student Housing Management & Maintenance Plan	All applications that relate to or involve the development of Student Accommodation.	Application should be submitted alongside a site management and maintenance plan which demonstrates that the accommodation will be managed and maintained over its lifetime so as to ensure an acceptable level of amenity and access to facilities for its occupiers, and would not give rise to unacceptable impacts on the amenities of existing residents in the neighbourhood. The Plan should include details of safety and crime prevention and a 'Code of Conduct'. This shall include details on; 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.	Local Plan Policies: • LP28 Purpose Built Student Accommodation London Plan Policies: • H15 Purpose built Student Accommodation
39. Tall Buildings Impact Assessment (visual impact, physical impact, Movement Statement, building services strategy and sustainability statement)	Any application relating to a Tall Building as defined in the Wandsworth Local Plan as buildings that are 7 storeys or over, or 21 metres or more from the ground level to the top of the building (whichever is lower).	Planning applications will need to submit an assessment that details how they meet the criteria set out in the Wandsworth Local Plan Policy LP4 Part B and Policy D9 of the London Plan. This can form part of the Planning Statement or Design and Access Statement,, or be submitted as a standalone document. Major planning applications should be supported by graphic 3D modelling (that is compatible with Vu.City). The modelling must incorporate any existing tall buildings or those where an extant planning permission is in place to ensure that the individual and cumulative impact of the proposal is fully accessed including in relation to its impact on the existing skyline.	Local Plan Policies: • LP4 Tall and Mid-Rise Buildings London Plan Policies: • D9 Tall buildings
40. Transport Assessment (TA)	Major applications or where identified in the thresholds for Transport Assessments by Transport for London.	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.	Local Plan Policies: • LP50 Transport and Development London Plan Policies: • T4 Assessing and mitigating transport impacts

41. Transport Statement	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.	The coverage and detail of the statement should reflect the scale of the development and the extent of the transport implications of the proposal.	Local Plan Policies: • LP50 Transport and Development London Plan Policies: • T4 Assessing and mitigating transport impacts Additional Guidance: TFL Transport Assessment Guidance
42. Parking Survey	For new or existing developments which are likely to lead to a reduction in on street parking space.	Scaled Drawing at 1:1250 showing site location and the extent of the survey area, areas where you can legally park and any restrictions currently in place, double and single yellow lines, double and single red lines, bus lays-byes and kerb build outs. This may differ between areas within CPZ areas and areas outside CPZ, so it would be advisable to contact the highways department.	Local Plan Policies: • LP50 Transport and Development • LP51 Parking, Servicing and Car Free Development London Plan Policies: • T6 Car parking • T6.1 Residential parking • T6.2 Office parking • T6.3 Retail parking • T6.4 Hotel and leisure uses parking • T6.5 Non-residential disabled persons parking

43. Travel Plan and Statement	A travel plan should be submitted alongside planning applications which are likely to have significant transport implications or affect sensitive locations and where development proposals meet the thresholds set out in the National Guidance.	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 travel plan 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.	Local Plan Policies: • LP50 Transport and Development London Plan Policies: • T4 Assessing and mitigating transport impacts National Policies and Guidance: • NPPF Additional London Guidance: • Transport for London Guidance on Travel Plans
44. Tree Survey/ Arboricultural Report	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.	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, record any ancient, notable and veteran trees, 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 arboriculturist.	Local Plan Policies: LP56 Tree Management and Landscaping London Plan Policies: • G1 Green Infrastructure • G5 Urban Greening • G7 Trees and woodlands • D8 Public realm Additional Guidance:

			• Natural England/Forestry Commission Ancient woodland, ancient trees and veteran trees: advice for making planning decisions guidance
45. Urban Greening	All major development proposals.	The assessment can form part of the Planning Statement or Design and Access Statement, or as a standalone report. A clear and concise calculation of the minimum amount of urban greening required to meet the requirements of the Development Plan.	Local Plan Policies: • LP57 Urban Greening Factor London Plan Policies: • G5 Urban greening Additional London Guidance: • Urban Greening Factor Guidance
46. Metropolitan Open Land Assessment	Any applications that affect designated Metropolitan Open Land (MOL).	This should include where applicable**,** but not be limited to, floorspace in m2 of the existing and proposed development in terms of dimensions and total floorspace and figures for net loss or gain. Where appropriate, applicants should specify why the development is considered an exception to inappropriateness in line with, but not limited to, paragraph 149 of the NPPF. If providing a case for Very Special Circumstances, applicants should submit information as to the harm arising from, and the need for, the proposed development along with justification for its location in MOL. Additional factors that will be considered include evidence that: the design of the development has been minimised as much as is possible; impact on the character of the MOL has been reduced; measures have been taken to	Local Plan Policies: • LP53 Protection and Enhancement of Green and Blue Infrastructure • LP54 Open Space, Sport and Recreation Local Plan Policies: • G3 Metropolitan Open Land G4 Open Space

		reduce the impact on openness; and any public benefits arising from the proposal.	
47. Open Space, sport, recreation and green infrastructure Assessment	For proposals affecting designated Metropolitan Open Land and any other designated open space.	For development within open spaces, application proposals should be submitted alongside plans showing any areas of existing or proposed open space within or adjoining the application site. An assessment of the quantity and quality of any open space, play space or sport and recreation facilities that is to be directly lost or indirectly affected by the proposal. An assessment of the current and future need for any indoor sport or recreation facilities that may be directly lost by the proposal. Further advice on the scope of such an assessment can be provided as part of any pre-application enquiry.	Local Plan Policies: • LP54 Open Space, Sport and Recreation London Plan Policies: • G4 Open Space • S5 Sports and recreation facilities National Policy and Guidance: • PPG Additional Guidance: • Sport England - Playing Field Policy and Guidance Document
48. Viability Appraisal	Developments comprising or capable of delivering 1 or more gross residential dwellings, including all uses classes which provide residential accommodation. Developments providing more than 1,000 sqm of economic floorspace.	The following should be submitted to the Council: • Full Viability Appraisal (for internal Council use and assessment) • Accompanying Viability Model (Argus software or similar) • Redacted Viability Appraisal (for Website) • Executive Summary (for Website)	Local Plan Policies: • LP23 Affordable Housing • LP24 Housing Mix • LP37 Requirements for New Economic Development • LP38 Affordable and Open Workspace. • LP62 Planning Obligations

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• Clearly sets out if the applicant wishes to go down the ‘fast track route’ or the normal viability route.

The following is to be included in the Executive Summary:

<table>
<tr><th>Assumption:</th><th>Amount:</th></tr>
<tr><td>Residual Land Value</td><td>£</td></tr>
<tr><td>Benchmark Land Value</td><td>£</td></tr>
<tr><td>Surplus/Deficit</td><td>£</td></tr>
<tr><td>Gross Development Value</td><td>£</td></tr>
<tr><td>Build Costs</td><td>£</td></tr>
<tr><td>Professional Fees</td><td>%(of Build Cost)</td></tr>
<tr><td>Contingencies</td><td>% of Build Cost</td></tr>
<tr><td>Finance</td><td>%</td></tr>
<tr><td>Marketing and Letting</td><td>% Gross Development Value</td></tr>
<tr><td>Disposal Fees</td><td>% Gross Development Value</td></tr>
<tr><td>Developer Profit</td><td>% of Gross Development Value</td></tr>
</table>

Please note: 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, this cost will be payable by the applicant, where by the applicant will pay the council directly, then the council will pay the viability advisor. The
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London Plan Policies:
• H4 Delivering affordable housing
• H5 Threshold approach to applications
• DF1 Delivery of the Plan and Planning Obligations

Additional London Guidance:
• Homes for Londoners – Affordable Housing and Viability Supplementary Planning Guidance 2017

National Policies and Guidance:
• NPPF
• PPG
• RICS Guidance - Assessing viability in Planning under the National Planning Policy Framework 2019 for England 2021
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		viability consultant must not be paid directly by the applicant. 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. It is encouraged that affordable housing viability is fully assessed and discussed at preapplication stage. Written confirmation that the applicant will fund for this to be independently assessed will also be submitted to the Council.	
49. Small sites Affordable Housing Statement	**Small site** schemes proposing 1-9 residential units (gross).	• On residential sites not capable of delivering ten or more residential units (gross), a financial contribution to the Affordable Housing Fund will be required. Contributions will be in accordance with LP23 (£50,000 per gross dwelling indexed accordingly from 1 April after 2027). • Submit an Affordable Housing Statement which identifies the contribution to be paid relative to the number of gross dwellings on the site and agreement to pay the appropriate affordable housing financial contribution, secured through a planning obligation. • If the contribution of £50,000 per dwelling (and indexed accordingly from 1 April 2027) cannot be viably provided, viability information will be required and must be submitted in accordance with row 48. Viability Appraisal	Local Plan Policy LP23
50. Waste/Site Waste Management Plan	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 food outlets).	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. This should include: • The location of loading and unloading • The hours of loading and unloading • The frequency and size of the vehicles	Local Plan Policies: • LP2 General Development Principles Additional Local Guidance: • Wandsworth Borough Council Refuse and Recyclables in Developments Supplementary Planning Document 2014

		• Swept paths	London Plan Policies: • D6 Housing Quality and Standards • SI7 Reducing waste and supporting the circular economy

Glossary

A designated heritage asset - Is defined by the NPPF as a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.

A non-designated heritage asset – Are sites that have been identified by the Local Planning Authority that have an amount of local heritage significance which warrants consideration in planning decisions.

Bio solar roofs – Bio solar roofs comprise of a combination of solar panels to generate electricity and planting to provide opportunities for habitats and wildlife.

Carbon offsetting - is a process that involves a reduction in, or removal of, carbon dioxide or other greenhouse gas emissions from the atmosphere in order to compensate for emissions made elsewhere.

Conservation Area – Historic England states that conservation areas exist to manage and protect the special architectural and historic interest of a place.

Gross internal floorspace – Is the total area enclosed by the external walls of a building, measured to the internal face of those walls and taking into account every floor in the building.

Large scale development – Development proposals that cover a wider area, e.g. an Area Action Plan or a town Centre Masterplan.

Listed Building - Marks and celebrates a building's special architectural and historic interest, and also brings it under the consideration of the planning system, so that it can be protected for future generations. The general principles are that all buildings built before 1700 which survive in anything like their original condition are likely to be listed, as are most buildings built between 1700 and 1850. Particularly careful selection is required for buildings from the period after 1945. Buildings less than 30 years old are not normally considered to be of special architectural or historic interest because they have yet to stand the test of time. To access the list of Listed buildings click on this link; https://historicengland.org.uk/listing/the-list/

Major development – Article 2 of the Town and Country Planning Act refers to major development as development involving any one or more of the following: a) the winning and working of minerals or the use of land for mineral-working deposits; b) waste development; c) the provision of dwellinghouses where i) the number of dwellinghouses to be provided is 10 or more; or ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph c) i); d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or e) development carried out on a site having an area of 1 hectare or more.

Metropolitan Open Land - Is a designation that protects open land within the city, as opposed to around the edge. MOL is specific to London and can be applied to open space that contributes to the structure of the city, provides open air facilities for sport and recreation, contains features of historic or biodiversity value, and/or forms part of the green infrastructure network.

Noise generating development – Development that has the potential to create noise in a locality and threaten residential and community amenity, such as, a school, an industrial use, a development with associated vehicles movements to and from a site, a pub, a nightclub etc. Any development is likely to create noise. In some circumstances, noise may be an inevitable consequence of an essential or desirable activity.

Noise sensitive development – Development that could be adversely affected by the introduction of noise to an area, such as, existing development that contains sensitive receptors, such as, residential premises, schools, places of worship and noise sensitive commercial premises.

Mayoral referable applications - An application for planning permission of potential strategic importance (PSI) by the **Mayor of London Order 2008**. Any application which meets one or more of the PSI Categories outlined in the Order (Categories 1-4) must be 'referred' to the GLA. The following application types are also referable to the

Mayor: Section 73s/Minor Material Amendments to applications which were referable to the Mayor and variations of Section 106 agreements under Section 106A where the original application was referable to the Mayor.

S106 planning obligation - Is a legally binding agreement or "planning obligation" between a Local Planning Authority and a property owner. The purpose of a S106 agreement is to mitigate the impact of the development on the local community and its infrastructure. The agreement sets out the terms binding on the owners or developer to provide, facilitate or fund the provision of infrastructure, services or other measures that may be needed for the development to be acceptable in planning terms.

Sensitive End Use - Sensitive uses are identified in the Wandsworth Local Plan as hospitals, schools, care homes, and wildlife sites.

Student Accommodation - Residential accommodation which has been built or converted solely for the purpose of being provided to students.

Tall Building - Buildings which are 7 storeys or over, or 21 metres or more from the ground level to the top of the building (whichever is lower) will be considered to be tall buildings.

Viability – Is the process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it.

Vitality – The degree to which a space is alive or lively and have the ability to attract people to the area.

Wildlife sites – Are local areas of land that are especially important for their wildlife. They are identified and selected locally using scientifically determined criteria and surveys. The designated Local Wildlife Site Summaries can be found here; https://enablelc.org/parks-about-us/biodiversity/sinc.