

LOCAL VALIDATION LIST

DEVELOPMENT MANAGEMENT

Wokingham Borough Council

August 2023~~June 2021~~



**WOKINGHAM
BOROUGH COUNCIL**

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INTRODUCTION

This is the local validation list for Wokingham Borough Council in relation to planning applications. It should be used to determine what information should be submitted with a planning application to ensure it will be processed and determined correctly. The list is in accordance with The Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO).

This document was re-adopted by the Council by an Individual Executive Member Decision on ~~2nd June 2021~~TBC. Following a review since adopting this document in 2021, the changes set out below have been made. Justification for each change is provided.

~~Following a recent review since adopting this document in 2019, a minor change was made to include the national guidance published in the “Guidance Tree Preservation Orders and trees in Conservation Areas” which specifies the form and detail required to submit a valid tree works application. This is national guidance applied by all local planning authorities in England & Wales and is already being used by the Council to validate tree works applications. Given that the changes were minor and only amalgamated guidance already available it was not considered a full consultation was necessary.~~

Change Table – this documents all proposed changes in the checklist.

Change	Reason
Layout and complexity of language in some areas	In line with corporate standards on accessibility, these elements have been changed accordingly to ensure the document is accessible to all customers
Deleted Class ‘O’ and replaced with Class ‘MA’	Sunset clause in the General Permitted Development Order: Class O expired on 31.07.2021
Updated requirements for flood risk assessment for full and householder applications	To be in line with standing advice issued by the Environment Agency
Climate Change - No changes will be ready for LVL deadline but changes will be required once finalised in November	Confirmed that changes will not be finalised until late 2023 and after this latest version re-published

Change	Reason
Bio-diversity net gain – Changes required as part of The Environment Act 2021	Biodiversity Net Gain requirements expected to come into effect from November 2023
Amalgamation of ‘upwards extensions’ prior notifications into one	Remove duplication
Provided clarification on viability appraisal requirements and remove ‘economic’ from document title	Provide greater clarity for applicants
Insert wording regarding no further work on invalid applications after 28 days	Provide greater clarity for applicants
Remove requirement for one paper copy of major applications (or associated discharge of condition applications)	No longer required with digital working
Modify statements for Great Crested Newt requirements	Following adoption of the Great Crested Newt district licence, documentation regarding this is now required
Insert requirement for bat surveys for listed building applications	Following an appeal decision (APP/H1705/Y/18/3204144), the impact of bats is a material consideration for listed building consents
Remove link to website regarding modifying a section 106 agreement	Due to corporate changes to the website and the limited number of downloads, this form can be applied for via email

PROCESS FOR VALIDATING APPLICATIONS

~~This document is the local validation list for Wokingham Borough Council in relation to planning applications. It should be used to determine what information should be submitted~~

~~with an application in order to ensure it will be processed and determined correctly. The list is in accordance with The Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO).~~

Once an application is submitted ~~and received by the Council~~, it will be checked against this list to determine if it is valid or not. ~~In line with the DMPO, the Council will either send a letter confirming the application is valid or, a letter which sets out the reasons the application is invalid. In respect of invalid applications, the Council expect these to be resolved within 28 days of the application being made invalid. If this does not happen, no further work will continue on the application and the fee will be refunded.~~

~~If, as an applicant you consider the requirement for a document to be too onerous, you must follow the steps set out in section 12 of the DMPO. Otherwise, the Council will determine if the application is valid, and send an acknowledgement letter confirming this, or if it is invalid, send an invalid letter detailing the reasons why.~~

If you are unsure what needs to be submitted, the Council offers a paid for pre-application advice service and we can tell you what will be needed. ~~You can submit requests for pre-application advice on the pre-application page of the Council's website. —~~
~~http://www.wokingham.gov.uk/planning/planning_permission/pre-application-advice/.~~

~~The list references the type of development which may trigger a requirement for a document. Development types are defined as:~~

~~**Major development:** Any application for more than 10 houses, more than a 1000m² of new floor space or where the site is greater than a hectare in size is classified as a major.~~

~~**Minor development:** Any application for 1 – 9 houses or up to 999m² of new floor space is classified as a minor.~~

~~**Other development:** Any application for householder permission, a change of use, an advertisement consent, a listed building consent, certificates of lawfulness or notifications like telecommunications is classified as an other.~~

SUBMITTING AN APPLICATION

Please submit applications via the ~~Planning Portal website — www.planningportal.co.uk~~ as all electronic submissions can be processed quicker ~~which results in fewer delays for you and the Council. resulting in fewer delays.~~ When submitting, take note of the following:

- ~~No~~ individual file size ~~should not be~~ greater than 10 Mb
- No ~~‘.zip’ or ‘.exe’~~ files are submitted
- All documents are in single layer PDF format with the correct orientation

- Plans should be drawn to scale and this should be indicated either in writing or through the use of a scale bar (scale bars make it easier to assess a plan and therefore improve the efficiency of the validation process)
- Plans should not include “Do Not Scale” or any signatures~~should not be included on plans~~
- Any documents submitted should be of a suitable standard to cater for different platforms/web browsers~~Many people access plans online and therefore documents should be of a suitable quality to cater for different platforms/web browsers~~

~~For major schemes, or discharge of conditions relating to major schemes, please submit one paper copy of the application. This enables us to share the information more easily with internal consultees which will help improve determination times.~~

You must submit a CIL additional information form for all application types indicated – even if the development is not CIL liable.

SUBMITTING A PAPER APPLICATION

The cost and time of processing paper applications significantly rises for the Council compared to one submitted via the Planning Portal. If you must submit through different means, for instance application types that cannot be submitted via the Planning Portal, we only require one copy of the documentation. Please provide it electronically wherever possible.

USING THE LIST

The list refers to types of development which may result in a requirement for a document. Development types are defined as:

- **Major development:** Any application for more than 10 houses, more than a 1000m² of new floor space or where the site is greater than a hectare in size is classified as a major.
- **Minor development:** Any application for 1 – 9 houses or up to 999m² of new floor space is classified as a minor.
- **Other development:** Any application for householder permission, a change of use, an advertisement consent, a listed building consent, certificates of lawfulness or notifications like telecommunications is classified as an other.

Each application type is set out below in a standard format to help identify key information. Many of the local requirements are dependent on either the scale of development or the planning constraints relevant to the site. You can check these using our [constraints checker](#)~~planning constraints checker on the Council's website.-~~

DETAILS

This sets out the wording for a description typical of that application type which you should use when describing your application. Remember to cover all the different parts of the development that is proposed.

Where a standard fee is applied this is stated but there are some application fees which depend on the size and scale of the development.

If an application is potentially CIL liable, you should include submit a CIL Additional Information Form. This applies even if your development would be exempt from paying CIL.

NATIONAL VALIDATION REQUIREMENTS

This sets out any national validation requirements and is therefore applicable for any development submitted under that application type.

LOCAL VALIDATION REQUIREMENTS

This details the documents we require at a local level for each application. Documents are required depending on different factors which is described in the 'when is the document required?' column.

POTENTIAL FURTHER DOCUMENTS

This indicates any additional documents that we may ask for either at the validation or through the determination stage. You do not have to provide them at validation stage but it may support your proposal if you do.

DOCUMENT DESCRIPTIONS

Many of the plans and documents that are submitted have to be completed to a certain standard. ~~General d~~Details of what is required follows the list of application types for your ~~information. However~~information, however, further advice should be sought from a relevant consultant if required. Any surveys that need to be submitted should be completed by an appropriately qualified person and within the last 12 months.

Planning applications are of significant interest across the Borough. To assist in those viewing the applications, we have suggested a naming protocol for plans below. Whilst there may be some variations to this, using the names will help make plans more accessible and therefore reduce time in processing applications.

- Location Plan [plan number] Rev A
- Site Plan [plan number] Rev A
- Existing Elevations [plan number] Rev A

- Proposed Elevations [plan number] Rev A
- Existing Floor Plan [plan number] Rev A
- Proposed Floor Plan [plan number] Rev A
- Existing Roof Plan [plan number] Rev A
- Proposed Roof Plan [plan number] Rev A
- Existing Site Section Plan [plan number] Rev A
- Proposed Site Section Plan [plan number] Rev A
- Landscape Plan [plan number] Rev A

VALIDATION BY APPLICATION TYPE

HOUSEHOLDER

DETAILS

Typical description: Householder application for proposed [development]

Fee: £206

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Arboricultural Assessment	Development would have an impact on trees within or adjacent to the site
Bat Survey	Site is within suitable bat roosting area and development includes works to roof or demolition
CIL Additional Information Form	All applications
Daylight/Sunlight Assessment	Development would impact daylight/sunlight levels of adjoining properties
Great Crested Newt Survey Statement	Site is within a red or amber risk zone AND within 50 m of a known pond (See Council's planning constraint map) Site is within 10 metres of Great Crested Newt consultation zone
Great Crested Newt Avoidance Method Statement	Site is within 10 – 100 metres of Great Crested Newt consultation zone
Heritage Statement	Site is within a designated heritage asset or includes designated heritage assets of any scale
Land Contamination Assessment	Site is known or suspected to be contaminated

What document is required?	When is the document required?
Plans – Existing and Proposed Elevation	All applications
Plans – Existing and Proposed Floor	All applications
Plans – Parking Provision (this can be shown separately on the site plan if necessary)	Development would result in the loss of existing parking provision or an increase in the number of habitable rooms in a property
Plan – Site	All applications
<u>Site Specific Flood Risk Assessment</u>	<u>Required for development proposals of 1 hectare or greater area in Flood Zone 1 and for all proposals for new development, including household or small commercial extensions (under 250 sq.m), in Flood Zones 2, 3a and 3b as designated by the Environment Agency. See advice from the Environment Agency: Preparing a flood risk assessment: standing advice</u>
Volume Calculations	Site is within the Green Belt. Site is within designated countryside and development is for two storeys in scale or new outbuilding

POTENTIAL FURTHER DOCUMENTS

- Confirmation of proposed materials
- Site levels
- Plans – Existing and Proposed Roof (if the proposal results in a complex roof form)

FULL PLANNING APPROVAL

DETAILS

Typical description: Full application for [development]

Fee: Dependent on development being applied for (determined on external floor space not internal)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee
- Design and Access Statement for development which is:
 - ‘major development’ (excluding material change of use)
 - When the site is in a Conservation Area and development is for one or more dwelling houses or the floor space created is greater than 100m² (excluding material change of use)
- Fire Statement for development which:
 - Proposes a new or makes an alteration to a ‘relevant building’ as defined in the ‘DMPO’ part 3.

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Affordable Housing Statement	Development is for a net increase of 5 dwellings or more or site area is greater than 0.16 hectares and residential dwellings are proposed
Air quality Assessment	Site is within or adjacent to an air quality management area
Arboricultural Assessment	Development would have an impact on trees within or adjacent to the site
Atomic Weapons Establishment (AWE) Impact Assessment	Development within consultation zones of the AWE in Burghfield
Badger Survey	Site is within badger sett consultation zone (NB: this data is not publicly available and therefore we will inform you at the point of validation if this survey is required)

Bat survey	Site is within suitable bat roosting area and development includes works to roof or demolition or is on a greenfield site.
<u>Biodiversity Net Gain Information (applicable from November 2023 or major development and April 2024 for minor development)</u>	<u>Development is 'major development' or 'minor development'</u>
Biodiversity Report (may incorporate different ecological aspects e.g. bat survey)	Development is 'major development' or if 'minor development' where it would potentially impact protected species
CIL Additional Information Form	All applications
Daylight/Sunlight assessment	Development would impact daylight/sunlight levels of adjoining properties
Delivery Management Plan	Employment/retail uses with new or alterations to delivery procedures
Economic Viability Appraisal	Provision of planning obligations including affordable housing would potentially make a scheme unviable
Economic Statement	Development falling within use class B1, B2 or B8 which exceeds 1000m ² gross external floor area or would result in the loss of employment land/opportunity
Electric Vehicle Charging Strategy	Development is 'major development'
Floor space calculation (gross external)	Development resulting in increase/decrease in floor space of residential, commercial or industrial uses (for assistance in determining size and scale of proposal)
Foul Drainage Assessment	Development is 'major development'
<u>Great Crested Newt Statement</u>	<u>Site is within a red or amber risk zone (See Council's planning constraint map)</u>
Heritage Assessment	Site is within a designated heritage asset or includes designated heritage assets of any scale (e.g. any building or park)
Internal Floor Space calculation (gross internal)	Development for new residential dwellings or conversion of existing floor space to residential (for assistance in determining compliance with nationally adopted internal space standards)
Infrastructure Delivery Plan	Site is within Strategic Development Location
Landscape and Visual Impact Assessment	Development would have an impact on the landscape

Land contamination Assessment	Site is known or suspected to be contaminated or green field site (for assistance in determining if historical use of site causes any contamination concerns)
Lighting Assessment	Development proposing external lighting
Noise Impact Assessment	Development would be considered a noise sensitive development or may lead to noise disturbance of adjoining occupiers
Photographs	Development for any demolition or impacting upon a Conservation Area or listed building
Plans – Existing and Proposed Elevations	All applications (except where a change of use is the only form of development)
Plans – Existing and Proposed Floor Plans	All applications
Plans – Existing and Proposed Site Section	Development is ‘major development’
Plans – Existing and Proposed Roof	Development includes new buildings
Plans – Existing and Proposed Site levels	Development is ‘major development’
Plans – Existing and Proposed Parking Provision	Development for residential, commercial, industrial uses
Plans – Existing and Proposed Shop Front Provision	Development includes new or alterations to shop fronts
Plan – Site	All applications
Planning Statement	All applications
Public Rights of Way Impact Assessment	Site includes or is adjacent to a public right of way
Retail Impact Assessment	Development is for retail use and site is outside town/village centres or change of use of site within town/village centres
Stage 1 Road Safety Audit	Development is ‘major development’ and existing highway must be altered to accommodate proposal
Site Specific Flood Risk Assessment	<u>Required for development proposals of 1 hectare or greater area in Flood Zone 1 and for all proposals for new development, including household or small commercial extensions (under 250 sq.m), in Flood Zones 2, 3a and 3b as designated by the Environment Agency. See advice from the Environment Agency: Preparing a flood risk assessment: standing advice</u> Site is

	within flood zone 2 or 3 or site area is greater than 1 hectare in size
Statement of Community Involvement	Development is 'major development'
Structural Survey	Development includes substantial demolition
Sustainability Assessment (or Energy Statement)	Development is 'major development'
Surface Water Drainage Strategy	Development is 'major development' or 'minor development'
Transport Assessment	Development would have an impact on the strategic highway network
Travel Plan	Development is 'major development' or would impact the strategic highway network
Volume Calculations	Site is within the Green Belt. Site is within designated countryside and development includes replacement or new buildings or an extension two storeys in scale

POTENTIAL FURTHER DOCUMENTS

- Indicative street scene
- Transport models
- Site Waste Management Plan

DISCHARGE OF CONDITION

DETAILS

Typical description: Application for submission of details to comply with the following condition of planning consent [application number] dated [decision date]. Condition [list numbers]

Fee: Householder - £34, All others - £116

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Letter confirming request to discharge condition numbers relating to planning application (Although this does not need to be on a standard form, you can submit one through the Planning Portal)
-

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Information to discharge relevant conditions	All applications

POTENTIAL FURTHER DOCUMENTS

- None

PRE-APP CONSULTATION

DETAILS

Typical description: Pre-application advice for proposed [development]

Fee: Dependent on development being applied for – these are Council set fees and are not on the national fee list

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- None
-

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans – Location	All applications

POTENTIAL FURTHER DOCUMENTS

- Pre-application requests are not subject to national requirements however to get the most out of the process, we encourage you to submit documents as if it were for a planning permission. The more detail you provide at this stage, the more comprehensive our response can be.

PROPOSED LAWFUL CERTIFICATE

DETAILS

Typical description: Application for a certificate of lawfulness for the proposed [development]

Fee: Half the fee as if it were for full planning permission

Potential to be CIL liable: If development is clearly greater than 100m² in area

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans – Existing and Proposed Elevation	All applications
Plans – Existing and Proposed Floor	All applications
Plan – Site	All applications
CIL Additional Information Form	If development is clearly greater than 100m ² in area

POTENTIAL FURTHER DOCUMENTS

- Confirmation of proposed materials

NON-MATERIAL AMENDMENT

DETAILS

Typical description: Application for non-material amendment to planning consent [application number] for [development]

Fee: Householder - £34, All others - £234

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans – Site Plan	All applications
Plans – Proposed Elevations	All applications
Plans – Proposed Floor	All applications

POTENTIAL FURTHER DOCUMENTS

- Previously approved plans

VARIATION/REMOVAL OF CONDITION

DETAILS

Typical description: Application to vary condition [number] of planning consent [application number] for the [original application description]. Condition [number] refers to [content of condition]

Fee: £234

Potential to be CIL liable: If new floor space is proposed

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration (N.B. land ownership may have changed since original application)
- Correct fee
- Fire Statement for development which:
 - Proposes a new or makes an alteration to a 'relevant building' as defined in the 'DMPO' part 3.

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL Additional Information Form	If the change to the development results in new build floor space
Plan – Location	All applications – red line must be the same as original application
Plan – Site	If the change to the development results in changes to the site layout
Plans – Existing and Proposed Elevations	If the change to the development results in changes to the elevations of the original proposal
Plans – Existing and Proposed Floor Plans	If the change to the development results in changes to the floor plans of the original proposal
Planning Statement	All applications – to explain the reasoning for removing or varying condition

POTENTIAL FURTHER DOCUMENTS

- The scope of a variation/removal of condition application depends on the scope of development proposed. As a result, you should consider what evidence would

support your application. The requirements for a full planning approval or a householder application would be a useful indicator as to what may be required.

LISTED BUILDING CONSENT

DETAILS

Typical description: Application for Listed Building consent for the proposed [development]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Bat Survey	Site is within suitable bat roosting area and development includes works to roof or demolition
Heritage Statement	All applications
Plans – Existing and Proposed Elevations	All applications
Plans – Existing and Proposed Floor	All applications
Plans – Existing and Proposed Roof	Works to roof of building are proposed
Plan – Site	All applications

POTENTIAL FURTHER DOCUMENTS

- Details of joinery or other internal alterations
- Specific paint and respective RAL colours
- Photographs

EXISTING LAWFUL CERTIFICATE

DETAILS

Typical description: Application for a certificate of existing lawful development for [development]

Fee: Same as if the application were for full planning permission

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plan – Site	All applications
Evidence of lawful use/development (confidential information will not be displayed on the website)	All applications

POTENTIAL FURTHER DOCUMENTS

- Plans – Existing Elevations
- Plans – Existing Floor
- Plans – Existing Site
- Sworn affidavits supporting evidence submitted

LISTED BUILDING LAWFUL CERTIFICATE

DETAILS

Typical description: Application for a certificate of lawfulness for the proposed [development]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Plan – Location

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans – Existing and Proposed Elevations	All applications
Plans – Existing and Proposed Floor	All applications
Plan – Site	All applications

POTENTIAL FURTHER DOCUMENTS

- None

ADVERTISEMENT CONSENT

DETAILS

Typical description: Application for advertisement consent for [Insert adverts]. Note: be very specific with the advert e.g. 1no illuminated free-standing sign and 2no non-illuminated fascia signs

Fee: Related to the business and on the premises or advance signs not visible from the premises - £132, All others - £462

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form with details of each advertisement
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans - Existing and Proposed Elevations (showing details of each advertisement - for illuminated adverts detail means level of luminance/wattage)	All applications
Plan – Site (showing location of each advertisement)	All applications
Planning Statement	Advert impacts a listed building or is located within a Conservation Area

POTENTIAL FURTHER DOCUMENTS

- Lighting Assessment (for illuminated adverts)
- Photographs

OUTLINE PLANNING APPROVAL

DETAILS

Typical description: Outline application with [any reserved matters] for the proposed [development]

Fee: Sites up to and including 2.5 hectares - £462 per 0.1 hectares, Sites above 2.5 hectares - £11,432 + £138 per 0.1 hectares

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee
- Design and Access Statement for development which is:
 - ‘major development’ (excluding material change of use)
 - When the site is in a Conservation Area and development is for one or more dwelling houses or the floor space created is greater than 100m² (excluding material change of use)
- Access Plan – Where access is a reserved matter, the area or areas where access points to the development proposed would be situated

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document when?
Documents will be required in relation to any reserved matters that be considered at this stage. If all matters are reserved, it still needs to be demonstrated that the site can accommodate the proposal. Using the validation requirements for a ‘Full Planning Approval’ may be useful in this respect.	As per ‘Full Planning Approval’ requirements however in acknowledgement that some matters may be reserved
<u>Biodiversity Net Gain Information (applicable from November 2023)</u>	<u>All applications</u>
Parameter Plans – it is acknowledged full elevation and floor plans may not be available at this stage	All Applications

POTENTIAL FURTHER DOCUMENTS

- As per 'Full Planning Approval' requirements however in acknowledgement that some matters may be reserved

APPROVAL OF RESERVED MATTERS

DETAILS

Typical description: Application for the approval of reserved matters pursuant to outline planning consent [application number] for the erection of [development]. (Reserved matters to be considered).

Fee: Same as if the application were for full planning permission. If already paid then £462.

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL Additional Information Form	All applications
Anything required to consider with matters previously reserved. It is advised the requirements for a full planning approval may be a useful indicator for this.	All applications

POTENTIAL FURTHER DOCUMENTS

- None

ENVIRONMENTAL IMPACT ASSESSMENT APPLICATION

DETAILS

Typical description: Full application for [development]

Fee: Dependent on development being applied for

Potential to be CIL liable: Dependent on development being applied for

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee
- Environmental Impact Assessment
- Design and Access Statement for development which is:
 - ‘major development’ (excluding material change of use)
 - When the site is in a Conservation Area and development is for one or more dwelling houses or the floor space created is greater than 100m² (excluding material change of use)
- Fire Statement for development which:
 - Proposes a new or makes an alteration to a ‘relevant building’ as defined in the ‘DMPO’ part 3.

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
As per ‘Full Planning Approval’ requirements	As per ‘Full Planning Approval’ requirements

POTENTIAL FURTHER DOCUMENTS

- As per ‘Full Planning Approval’ requirements

FULL TELECOMMUNICATIONS APPROVAL

DETAILS

Typical description: Full application for [development]

Fee: Same as if the application were for full planning permission

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Combined ownership certificates and agricultural land declaration
- Plan – Location
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Plans – Existing and Proposed Elevation	All applications
Plans – Existing and Proposed Floor	All applications
Plan – Site	All applications
Telecommunications Development Statement	All applications

POTENTIAL FURTHER DOCUMENTS

- None

PERMISSION IN PRINCIPLE

DETAILS

Typical description: Permission in principle application for [development]

Fee: Site area - £402 for each 0.1 hectare (or part thereof)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form
- Plan – Location
- Correct Fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL Additional Information Form	All applications

POTENTIAL FURTHER DOCUMENTS

- Although the scope of permission in principle is limited to location, land use and development, you should consider what evidence would support your application. We would not invalidate an application on this basis, the requirements for a full planning approval would be a useful indicator as to what may be required.

PRIOR DETERMINATION AGRICULTURAL

DETAILS

Typical description: Prior approval submission for [development]

Fee: £96

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal)
 - A plan indicating the site
 - Correct fee
 - Description of materials to be used
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- Plans – Existing and Proposed Elevation
- Plans – Existing and Proposed floor
- Plans – Site
- Planning Statement – how the development complies with GDPO requirements
- Demonstration of agricultural activities that have occurred on the site
- Photographs

PRIOR DETERMINATION DEMOLITION

DETAILS

Typical description: Prior approval submission for [development]

Fee: £96

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal)
 - Correct fee
 - Statement demonstrating the relevant site notice has been displayed
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- Plan – Location
- To assess the impact of demolition it is possible we would require details on the transport impact of removing the waste from the site as well as the ecology or arboricultural impact of removing the building. You should consider if this would help support your application.

PRIOR NOTIFICATION (CLASS A) RESIDENTIAL EXTENSION

DETAILS

Typical description: Application for the prior approval of the erection of a single storey rear extension, which would extend beyond the rear wall of the original house by [length]m, for which the maximum height would be [roof height]m and the height of the eaves [eaves height]m.

Fee: £96

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
 - A plan indicating the site and showing the proposed development
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- Plans – Existing and Proposed Elevation
- Plans – Existing and Proposed Floor

PRIOR NOTIFICATION (CLASS MA) COMMERCIAL, BUSINESS AND SERVICE USES TO DWELLINGHOUSES

DETAILS

Typical description: Prior approval submission for [development]

Fee: £96

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
- A plan indicating the site and showing the proposed development
- A statement specifying the net increase in dwellinghouses proposed by the development
- A floor plan indicating the total floor space in square metres of each dwelling house, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwelling houses
- Correct fee

LOCAL VALIDATION REQUIREMENTS

- None

POTENTIAL FURTHER DOCUMENTS

- Assessments of impacts or risks
- Statements setting out how impacts or risks are to be mitigated
- Details of proposed building or other operations

~~PRIOR NOTIFICATION (CLASS O) OFFICE TO RESIDENTIAL~~

~~DETAILS~~

~~**Typical description:** Prior approval submission for [development]~~

~~**Fee:** £96~~

~~**Potential to be CIL liable:** No~~

~~NATIONAL VALIDATION REQUIREMENTS~~

- ~~• Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)~~
- ~~• A plan indicating the site and showing the proposed development~~
- ~~• A statement specifying the net increase in dwellinghouses proposed by the development~~
- ~~• A floor plan indicating the total floor space in square metres of each dwelling house, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwelling houses~~
- ~~• Correct fee~~

~~LOCAL VALIDATION REQUIREMENTS~~

- ~~• None~~

~~POTENTIAL FURTHER DOCUMENTS~~

- ~~• Assessments of impacts or risks~~
- ~~• Statements setting out how impacts or risks are to be mitigated~~
- ~~• Details of proposed building or other operations~~

PRIOR NOTIFICATION (CLASS AA) ENLARGEMENT OF A DWELLING HOUSE

DETAILS

Typical description: Prior approval submission for [development – include the maximum height of the proposed additional storeys]

Fee: £96

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
- A plan indicating the site and showing the proposed development with an identified scale and north point
- A plan showing the existing and proposed elevations of the dwelling house with an identified scale
- A plan showing the position and dimensions of the proposed windows with an identified scale (likely included on above plan)
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL additional information form	All applications

POTENTIAL FURTHER DOCUMENTS

- assessments of impacts or risks
- statements setting out how impacts or risks are to be mitigated
- details of proposed building or other operations

PRIOR NOTIFICATION (CLASS AA, AB, AC, AD, ZA, A) NEW STOREYS ABOVE ~~DETACHED COMMERCIAL~~ EXISTING BUILDINGS 'EXTENDING UPWARDS'

DETAILS

Typical description: Prior approval submission for

Fee: £334 for each dwelling house (up to 50 dwelling houses)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements).
- A plan indicating the site and showing the proposed development with an identified scale and north point
- A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls
- A plan showing the existing and proposed elevations of the building with an identified scale and north point
- A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development
- A list of all the addresses of the flats within the existing block of flats
- A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL additional information form	All applications

POTENTIAL FURTHER DOCUMENTS

- Assessments of impacts or risks
- Statements setting out how impacts or risks are to be mitigated
- Details of proposed building or other operations

- If a building is over 18 metres in height then a report from a chartered engineer (or other competent professional) confirming that the external wall construction of the existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (S.I. 2010/2214)

PRIOR NOTIFICATION (CLASS AB) NEW STOREYS ABOVE TERRACED COMMERCIAL

DETAILS

Typical description: Prior approval submission for

Fee: £334 for each dwelling house (up to 50 dwelling houses)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
- A plan indicating the site and showing the proposed development with an identified scale and north point
- A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls
- A plan showing the existing and proposed elevations of the building with an identified scale and north point
- A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development
- A list of all the addresses of the flats within the existing block of flats
- A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL additional information form	All applications

POTENTIAL FURTHER DOCUMENTS

- Assessments of impacts or risks
- Statements setting out how impacts or risks are to be mitigated
- Details of proposed building or other operations

PRIOR NOTIFICATION (CLASS AC) NEW STOREYS ABOVE TERRACED RESIDENTIAL

DETAILS

Typical description: Prior approval submission for

Fee: £334 for each dwelling house (up to 50 dwelling houses)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
- A plan indicating the site and showing the proposed development with an identified scale and north point
- A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls
- A plan showing the existing and proposed elevations of the building with an identified scale and north point
- A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development
- A list of all the addresses of the flats within the existing block of flats
- A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL additional information form	All applications

POTENTIAL FURTHER DOCUMENTS

- Assessments of impacts or risks
- Statements setting out how impacts or risks are to be mitigated
- Details of proposed building or other operations

PRIOR NOTIFICATION (CLASS AD) NEW STOREYS ABOVE DETACHED RESIDENTIAL

DETAILS

Typical description: Prior approval submission for

Fee: £334 for each dwelling house (up to 50 dwelling houses)

Potential to be CIL liable: Yes

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
- A plan indicating the site and showing the proposed development with an identified scale and north point
- A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls
- A plan showing the existing and proposed elevations of the building with an identified scale and north point
- A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development
- A list of all the addresses of the flats within the existing block of flats
- A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known
- Correct fee

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
CIL additional information form	All applications

POTENTIAL FURTHER DOCUMENTS

- Assessments of impacts or risks
- Statements setting out how impacts or risks are to be mitigated
- Details of proposed building or other operations

~~PRIOR NOTIFICATION (CLASS ZA) DEMOLITION AND NEW BUILD RESIDENTIAL~~

~~DETAILS~~

~~**Typical description:** Prior approval submission for~~

~~**Fee:** £334 for each dwelling house (up to 50 dwelling houses)~~

~~**Potential to be CIL liable:** Yes~~

~~NATIONAL VALIDATION REQUIREMENTS~~

- ~~• Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)~~
- ~~• A plan indicating the site and showing the proposed development with an identified scale and north point~~
- ~~• A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls~~
- ~~• A plan showing the existing and proposed elevations of the building with an identified scale and north point~~
- ~~• A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development~~
- ~~• A list of all the addresses of the flats within the existing block of flats~~
- ~~• A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known~~
- ~~• Correct fee~~

~~LOCAL VALIDATION REQUIREMENTS~~

What document is required?	When is the document required?
CIL additional information form	All applications

~~POTENTIAL FURTHER DOCUMENTS~~

- ~~• Assessments of impacts or risks~~
- ~~• Statements setting out how impacts or risks are to be mitigated~~
- ~~• Details of proposed building or other operations~~

~~PRIOR NOTIFICATION (CLASS A) NEW STOREYS ABOVE DETACHED FLATS~~

~~DETAILS~~

~~**Typical description:** Prior approval submission for~~

~~**Fee:** £334 for each dwelling house (up to 50 dwelling houses)~~

~~**Potential to be CIL liable:** Yes~~

~~NATIONAL VALIDATION REQUIREMENTS~~

- ~~• Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)~~
- ~~• A plan indicating the site and showing the proposed development with an identified scale and north point~~
- ~~• A plan showing the proposed floor plans of the development with an identified scale, north point, dimensions and proposed use of each room, the position and dimensions of windows, doors and walls~~
- ~~• A plan showing the existing and proposed elevations of the building with an identified scale and north point~~
- ~~• A written statement identifying the number of new dwelling houses in addition to the number of dwelling houses in the building prior to the development~~
- ~~• A list of all the addresses of the flats within the existing block of flats~~
- ~~• A Flood Risk Assessment when the site is in FZ 2/3 or 1 AND critical drainage problems are known~~
- ~~• Correct fee~~

~~LOCAL VALIDATION REQUIREMENTS~~

What document is required?	When is the document required?
CIL additional information form	All applications

~~POTENTIAL FURTHER DOCUMENTS~~

- ~~• Assessments of impacts or risks~~
- ~~• Statements setting out how impacts or risks are to be mitigated~~
- ~~• Details of proposed building or other operations~~
- ~~• If a building is over 18 metres in height then a report from a chartered engineer (or other competent professional) confirming that the external wall construction of the~~

~~existing building complies with paragraph B4(1) of Schedule 1 to the Building Regulations 2010 (S.I. 2010/2214)~~

PRIOR NOTIFICATION RAILWAY WORKS

DETAILS

Typical description: Prior approval submission for [development]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Detailed plans and specifications
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- Planning Statement – how the development complies with GDPO requirements

PRIOR DETERMINATION TELECOMMUNICATIONS 56 DAYS

DETAILS

Typical description: Prior approval submission for [development]

Fee: £462

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed application form (Although this does not need to be on a standard form, you can submit one through the Planning Portal – this form does cover the statutory requirements)
 - A plan indicating the site and showing the proposed development
 - Correct fee
 - Evidence that the requirements of the GDPO have been met if they apply to the circumstance
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- Plans – Existing and Proposed Elevation

SCREENING OPINION

DETAILS

Typical description: Screening Opinion application for an Environmental Impact Assessment for a proposed [development]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- A plan sufficient to identify the land
 - A statement covering:
 - The description of development
 - Description of aspects of the environment likely to be significantly affected by the development
 - To the extent it is available, a description of any likely significant effects of the proposed development on the environment resulting from expected residues and emissions and the production of waste and the use of natural resources, in particular soil, land, water and biodiversity
 - Information regarding measures envisaged to avoid or prevent what might otherwise have been significant adverse effects on the environment.
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- None

SCOPING OPINION

DETAILS

Typical description: Scoping Opinion application to determine the content of an Environmental Impact Assessment for [development]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- A plan sufficient to identify the land
 - A statement covering:
 - a brief description of the nature and purpose of the development, including its location and technical capacity
 - an explanation of the likely significant effects of the development on the environment
 - such other information or representations as the person making the request may wish to provide or make
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- None

MODIFICATION OR DISCHARGE OF A S106 PLANNING OBLIGATION

DETAILS

Typical description: Application to modify a Section 106 Planning Obligation for [given reason]

Fee: Between £1,500 and £2,500

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- None

LOCAL VALIDATION REQUIREMENTS

What document is required?	When is the document required?
Application form - Amending an application after approval	All applications

POTENTIAL FURTHER DOCUMENTS

- None

WORKS TO TREES SUBJECT TO A TREE PRESERVATION ORDER (TPO) OR TREES IN A CONSERVATION AREA (CA)

DETAILS

Typical description: Notification for works to trees in a Conservation Area OR Application for works to Protected Trees – TPO [insert number]

Fee: None

Potential to be CIL liable: No

NATIONAL VALIDATION REQUIREMENTS

- Completed Application Form
 - Plan showing location of all affected trees
 - A full clear specification of the works to be carried out
 - A statement of reasons for the proposed work
 - Any evidence to support your statement of reasons
-

LOCAL VALIDATION REQUIREMENTS

- None
-

POTENTIAL FURTHER DOCUMENTS

- A report from a structural engineer or chartered surveyor will be needed if the work is required due to subsidence or other structural damage to buildings

DOCUMENT DESCRIPTIONS

DOCUMENTS

AFFORDABLE HOUSING STATEMENT

Where local plan policies or Supplementary Planning Document guidance requires the provision of affordable housing the local planning authority may require information concerning both the affordable housing and any market housing for example:

- The numbers of residential units
- Mix of units with numbers of habitable rooms and/or bedrooms or the floor space of habitable areas of residential units
- Garden area or public open space
- Plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units.

If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. The affordable housing statement should also include details of any Registered Social Landlords acting as partners in the development. It should be noted that Council have preferred housing partners, details of which are available from the Council.

AIR QUALITY ASSESSMENT

Where a development is proposed inside or adjacent to an Air Quality Management Area (AQMA), or where the development could result in the designation of an AQMA. **Please seek advice from Environmental Health before submitting your application or consider using a licensed professional.** Also see Appendix 3 (section A3.3) of the Sustainable Design and Construction SPD.

ARBORICULTURAL STATEMENT/TREE SURVEY

Where development will have an impact on trees within the application site or on land adjacent to it (including street trees). Information will be required on which trees are to be retained and on the means of protecting these trees during construction works. This information should be prepared by a **qualified arboriculturist** and refer to best standard practice (British Standards Guidance). Statements can also include proposals for long term maintenance and landscape management. There should be reference to landscaping and detailed landscaping proposals which follow from the design concept in the Design and

Access Statement, if required. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

ATOMIC WEAPONS ESTABLISHMENT:

Development within the vicinity (consultation zones) of the Atomic Weapons Establishment (AWE), Burghfield should provide information on the likely number of people living or working in the development. ⁱ

BAT SURVEY:

Development which proposes modifications or alterations to a roof or demolition, are likely to require a daylight bat survey/report to be submitted with the application (in accordance with the EC Habitats Directive 1992 and the Conservation (Natural Habitats &c.) Regulations 1994 (as amended). **This must be completed in the last 12 months by a licensed ecologist and cannot be done by the applicant/agent.**

Development which includes modification (involving loft conversions and residential extensions abutting a gable end, eaves or soffits), conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:

- All agricultural buildings (e.g. farmhouses and barns);
- All buildings that are within a suitable bat roost habitat as indicated on the Wokingham Planning Constraints map;
- All tunnels, air raid shelters, cellars and underground ducts and structures;
- All bridge structures;
- Any buildings, structures, feature or locations with an existing bat record or subject to a report of bat activity.

BIODIVERSITY SURVEY AND REPORT:

All major development (>10 dwellings) will require a biodiversity survey/report. Where a proposed development (<10 dwellings) may have possible impacts on wildlife and biodiversity, in particular protected species such as bats (generally considered necessary for demolition where bats are known to be in the area), Great Crested Newts (where there is a known great crested newt breeding pond within 250m or a pond on the site), badgers or common reptiles. ⁱⁱ For clarification, minor development should also consider biodiversity where there may be an impact on international, national or local designated sites, priority habitats and species, or on greenfield sites. **It is recommended at the CIEEM Guidelines for Preliminary Ecological Appraisal 2017 are used to ensure the correct standard is adhered to and you should consider contacting a licensed professional.**

BIODIVERSITY NET GAIN INFORMATION

A baseline assessment of the site using the Defra Metric or Small Sites Metric (if the site qualifies for this version) and either:

- A Strategy to achieve at least 10% net gain on the baseline, where a full plan is expected to be resolved by condition discharge at a later date; or
- A detailed Plan to achieve at least 10% net gain on the baseline, where the applicant desires to have the biodiversity net gain condition discharged at the point of determination.

Specifically for outline applications, a baseline calculation, and a strategy for achieving 10% biodiversity net gain should be submitted. Subsequent reserved matters applications can then provide the detailed biodiversity net gain plan for on-site matters.

COMMUNITY INFRASTRUCTURE LEVY (CIL) - ADDITIONAL INFORMATION FORM:

To calculate the amount of CIL accurately, applicants should complete a CIL additional information form. This is very important that it is filled in accurately and submitted with the application.

DAYLIGHT / SUNLIGHT ASSESSMENT:

Where development breaches advice set out within the Borough Design Guide and has an adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space then applications may also need to be accompanied by a daylight/sunlight assessment. **Further guidance is provided by BRE guidelines on daylight / sunlight assessments and you should consider using a licensed professional.**

DELIVERY MANAGEMENT PLAN (FOR EMPLOYMENT AND RETAIL USES):

To help minimise the impact of service deliveries including night time deliveries, applicants should submit a Delivery Management Plan.ⁱⁱⁱ

DESIGN AND ACCESS STATEMENT:

A design and access (DAS) statement is a short report accompanying and supporting a planning application. They provide a framework for applicants to explain how a proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.

A DAS is required with planning applications for major development – both full and outline. Lower thresholds apply in conservation areas and World Heritage Sites, where some smaller applications must also be accompanied by a DAS. Listed building consent applications must

also include a DAS. Applications for waste development, a material change of use, engineering or mining operations do not need to be accompanied by a DAS.

A DAS must explain the design principles and concepts that have been applied to the development. It must also demonstrate how the proposed development's context has influenced the design. The Statement must explain the applicant's approach to access and how relevant Local Plan policies have been taken into account, any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.

The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long. For most straightforward planning applications, the DAS may only need to be a page long.

~~ECONOMIC VIABILITY APPRAISAL:~~

~~Should an application state a scheme is unviable due to the payment of Planning Obligations and/or the provision of affordable housing, they will be required to submit an open book appraisal of the full development costs for the site. This will be assessed by an independent assessor at the cost of the applicant.~~

~~Within the Strategic Development Locations, where larger pieces of infrastructure are required to justify and mitigate against the impacts of the development, the local planning authority expects applicants to submit viability reports to justify the costs of this infrastructure and to ensure it is fairly and reasonably apportioned between developers within the SDL's. This will be assessed independently, the cost of which is expected to be covered by the applicant. Please seek advice from a licensed professional before submitting your application.~~

ECONOMIC STATEMENT:

For any development; i) falling within Use Classes E(g), B2 or B8 exceeding 1,000m² gross external area; or ii) would result in the loss of either employment land or employment opportunity. The statement should comprise a supporting statement that describes the employment impact from the proposed development, including the loss of employment land. It should provide:

- Details of existing and proposed job numbers as full-time equivalents
- The relative existing and proposed employment floor space totals (local and borough wide in accordance with Core Strategy Policy CP15 Employment Development)
- Any community benefits
- The loss of any employment land

- The condition of the existing use of the site
- How long the land has been marketed for (normally 2 years)
- The costs of retaining it in employment use
- Proposals for use / training of local labour

ELECTRIC VEHICLE CHARGING STRATEGY:

Proposals for major development should set out the aims and strategy for providing electric charging points to encourage the use of electric cars.

ENERGY STATEMENT:

In accordance with the Council's adopted Sustainable Design and Construction SPD (May 2010). See section on **Sustainability Statement / Appraisal below and consider using a licensed professional.** ^{iv}

ENVIRONMENTAL STATEMENT:

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an Environmental Impact Assessment (EIA) is required.

FLOOR SPACE CALCULATION:

On schemes where new residential, commercial or industrial development is proposed or extensions to existing commercial or industrial units, any demolition and/or increase in floor space should be provided in square metres. This should be clearly stated within the supporting information (e.g. Planning Statement or other document).

FOUL DRAINAGE ASSESSMENT:

Major schemes need to identify the existing infrastructure and identify where an increase in capacity is required and what measures these will involve. The applicant should demonstrate they have contacted the relative utility providers. **Please seek advice before submitting your application and consider using a licensed professional.** ^v

GREAT CRESTED NEWT ~~SURVEY~~ STATEMENT:

For householder applications that are in a red or amber risk zone AND within 50m of a known pond. The risk zones are from the modelling undertaken for the Great Crested Newt district licence. The statement could:

- Explain why the proposal is unlikely to harm GCN; or
- Explain what non-licensable measures will be used to avoid harm to GCN; or

- Give details of surveys that demonstrate harm is unlikely; or
- Give details of surveys that demonstrate the risk of harm needs to be mitigated through licensable measures and indicate how they propose to obtain a licence; or
- Give detail of how the site will opt into the district licence.

~~A survey conducted by a licensed ecologist which establishes the presence of Great Crested Newts on the site, the implications of the development on newts and any mitigation methods required.~~

~~GREAT CRESTED NEWT AVOIDANCE METHOD STATEMENT:~~

~~A statement detailing the avoidance methods required to ensure householder level development will not adversely impact Great Crested Newts within the local vicinity.~~

HERITAGE STATEMENT (INCLUDING HISTORICAL ASSETS, ARCHAEOLOGICAL FEATURES AND SCHEDULED ANCIENT MONUMENTS):

A written statement that describes a heritage asset, its significance and the proposed works that are being applied for. It should justify the impact upon the value or 'significance' of the heritage asset and its setting (these are defined in the NPPF). We would expect to see a Heritage Statement where there is an alteration or impact to a listed building, conservation area, scheduled ancient monument, area of special character or, the setting of any of these. Additionally, development that would alter or impact a building of traditional local character or within a national/local historic park and garden.

A heritage statement should outline the overall significance of the building, conservation area, neighbouring heritage assets and its setting. This should outline what is of high, medium, and low significance, adding to the understanding of the building and how it has changed over time. In addition, the heritage statement should assess the potential impact the proposal has on the significance of the building. This can be done in a table form, outlining each element of the proposal.

- Feature – Identify all heritage features affected by the proposed development.
Description – Detail the feature with regards to its age, design and quality.
- Significance – Identify the value of the historical significance of the feature. Proposed works – Detail the proposed works and how they will impact each particular feature.
- Possible Impact – Evaluate the impact upon the heritage asset.
- Justification/Mitigation – Justify the proposed works, or detail mitigation measures to limit the harm caused by the proposed development.

INTERNAL FLOOR SPACE STANDARDS:

On applications for new residential units (flats or houses), applicants need to consider internal space against the Borough Design Guide and demonstrate that the standards have

been met. Floor plans should also identify room furniture in order to demonstrate that the living accommodation is of an appropriate size.^{vi}

INFRASTRUCTURE DELIVERY PLAN:

Within the Strategic Development Locations, where larger pieces of infrastructure are required to justify and mitigate against the impacts of the development, the local planning authority expects applicants to submit an IDP which should fairly and reasonably apportion costs of the infrastructure between developers within the SDL's. This should also clearly detail timings for delivery and set out the sums involved.

LANDSCAPE ASSESSMENT:

On major and minor development schemes, a landscape assessment may be required to assess the impact of the development on the wider local area / environment. **Please seek advice before submitting your application and consider using a licensed professional.**^{vii}

LAND CONTAMINATION ASSESSMENT:

Applications may need to be accompanied by a land contamination assessment where contamination is known or suspected. Sufficient information should be provided to determine the existence or otherwise of contamination, its nature, and the risks it may pose and whether / how this can be satisfactorily mitigated. **Please seek advice before submitting your application and consider using a licensed professional.**

LIFETIME HOMES ASSESSMENT:

Applications for new residential development may need to be accompanied by a Lifetime Homes Assessment which sets out how the development meets Lifetime Homes Standards.

LIGHTING ASSESSMENT:

Proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, sensitive natural area or the open countryside, where external lighting would be provided or made necessary by the development, should be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation and a schedule of the equipment in the design. **Please seek advice before submitting your application and consider using a licensed professional.**

NOISE ASSESSMENT:

Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive

and which are close to existing sources of noise should be supported by a noise assessment prepared by a **suitably qualified acoustician**.

PARAMETER PLANS:

For outline planning permission detailed consideration will always be required on the use and amount of development. Applications should always include information on:

- Use – the use or uses proposed for the development and any distinct development zones within the site identified (also applicable for all large development proposals e.g. land use plan identifying areas of amenity, highways (adopted / un-adopted), public areas etc)
- Amount of development – the amount of development proposed for each use.
- Indicative layout – an indicative layout with separate development zones proposed within the site boundary where appropriate.
- Scale parameters – an indication of the upper and lower limits for height, width and length of each building within the site boundary.
- Indicative access points – an area or areas in which the access point or points to the site will be situated. ^{viii}

PHOTOGRAPHS/PHOTOMONTAGES:

These provide useful background information and can help to show how developments (in particular large schemes) can be satisfactorily integrated within the street scene.

Photographs should be provided if the proposal involves the demolition of an existing building or development affecting a conservation area or a listed building. Please seek advice before submitting your application.

PLANNING OBLIGATIONS:

Planning Obligations (or “section 106 agreements”), where required, are intended to make acceptable development by mitigating its impact which would otherwise be unacceptable in planning terms. It should be noted however that the Council has adopted the Community Infrastructure Levy which replaces many requirements typically sought under a “section 106 agreement”. These agreements are now used primarily to secure affordable housing, some SPA mitigation and site specific impacts.

PLANNING STATEMENT:

These should detail how the development accords with relevant National and Local Policies, supplementary guidance, reference to relevant site history and provide supporting document / plan list.

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 (see also Statement of Community Involvement below). This is in addition to and separate from a Design and Access Statement.

PLANS:

All submitted plans should be in pdf format where electronic, to metric scale and contain a plan description title. A scale bar is preferable on all plans to avoid any confusion. If a scale bar is not included, the scale should be indicated in writing. Make sure that the plan is drawn to match what is labelled. Each plan submitted should be individually numbered and, if altered, a revision number should be used.

Plans necessary to describe the development which is subject to the application should be submitted as follows:

- **Location plan** to identify where the site is but also on what land planning permission is being applied on. A location plan should be based on an up-to-date map (preferably OS based), indicate the direction of north (through an arrow or compass), drawn at a scale of 1:1250 or 1:2500 (for larger sites) and scaled to fit onto A4 size paper. The scale must be indicated in writing or through the use of a scale bar. A location plan should also identify two named roads (in most circumstances) to ensure that the exact location of the application site is clear. The application site should be edged clearly with an unbroken and continuous red line on the plan. This 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). An unbroken and continuous blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.
- **Site plan** to identify the site in relation to its surroundings. A site plan should be drawn at a scale of 1:500 (or 1:200 if necessary) and this scale must be indicated in writing or through the use of a scale bar. The site plan should show the site boundaries and the position of buildings or structures adjacent to the site that could be affected by the proposed development. The development should be hatched, preferably in red, but structures such as a fence, wall or advert for example can be shown by a line.
- **Existing and Proposed Elevations** showing clearly the proposed works in relation to what is already there and any proposed alterations at a scale of 1:50, 1:100 (or 1:200 if necessary). It is useful to include proposed building materials and details of adjoining buildings when in close proximity. If a proposal doesn't impact all elevations (for example a rear extension doesn't change the front elevation), it can

be acceptable to not show all elevations but only where it is clear that this is the case. A proposal that impacts an elevation, no matter how minor, should always be shown.

- **Existing and Proposed Floor Plans** showing clearly the proposed works in relation to what is already there and any proposed alterations at a scale of 1:50, 1:100 (or 1:200 if necessary).
- **Existing and Proposed Site Sections and Finished Floor and Site Levels** will be necessary for major residential schemes at a scale of 1:50 or 1:100.
- **Existing and Proposed Roof Plans** for any complex roof forms that would be created or new buildings at a scale of 1:50, 1:100 (or 1:200 if necessary).
- **Existing and Proposed Parking provision** Applications may be required to show details of existing and proposed parking provision which can be provided on a separate plan or the site plan if necessary. These details should be in accordance with the Council's Borough Design Guide and Parking Standards Study Report Consultation Document but typically will be required when there is a loss of existing parking, an increase in habitable rooms or new build development. Where appropriate include a parking calculations spreadsheet outlining the developers' parking provision assessment.. Details are available in the adopted Management Development Delivery Local Plan. ^{ix}
- **Existing and Proposed Street Elevation** in some cases a street elevation accurately showing adjoining buildings where relevant.
- **Proposed Planting Proposals** to address landscaping schemes for a development. Tree pit details should also be included.
- **Proposed hard landscaping** including any external structures, surfacing and furniture. Also, the inclusion of material sheets clearly labelled with images and/or product information in support of hard landscaping proposals.
- **Tree Plans** should show the location of a tree. This should be at a scale of 1:1250 on an ordnance survey-based map and the trees should be circled in red and clearly labelled i.e., T1 for individual trees or G1 for a group of trees.

PUBLIC RIGHTS OF WAY IMPACT ASSESSMENT:

This is required for all applications that clearly impact an existing public right of way (PROW). It should detail the impact of the scheme on the PROW in terms of any changes to the amount of use, the type of use, the surfacing and any barriers that may be implemented. A rationale for these changes should be described in the assessment. Consideration of the use of fences and gates to protect the path should occur as well as any involvement of vehicles and how they may interact with the PROW.

RETAIL/OFFICE IMPACT ASSESSMENT (CHANGE OF USE WITHIN TOWN / VILLAGE CENTRES):

For developments which are not in accordance with the local plan and/or located outside of town/village centres. This should comprise a supporting statement that describes the impact from the proposed development on the existing nearby centres. It should provide:

- Details of proposed job numbers as full-time equivalents
- Apply sequential test to sites outside of centres
- Show the proposed floor space totals
- Any community benefits

Where applications propose change of use from retail or offices within town centres to other non-town centre uses as defined within Core Strategy Policy CP13 (Town centres and shopping), an assessment in support of the proposal needs to be submitted to demonstrate that the use is no longer required. This should include details of marketing for a period of up to six months^x. **Please seek advice before submitting your application and consider using a licensed professional.**

ROAD SAFETY AUDITS:

A Stage 1 and/or 2 Road Safety Audit (RSA) will be required for planning applications relating to major developments where the existing highway needs to be altered to accommodate the development. The RSA will be carried out at the developers' own expense by a team approved by the Council in its capacity as local highway authority.

Further information on RSA's can be obtained by referring to the Department for Transport's Design Manual for Roads & Bridges (DMRB) Volume 5 Section 2 Part 2 HD/19/03 Road Safety Audit (Highways Agency 2003) together with the Chartered Institution of Highways & Transportation (CIHT) guidelines published in 2008 and entitled 'Road Safety Audit'. Also, the documents Manual for Streets (MfS) 1 published in 2007 and MfS2 published in 2010 have consequences for RSA's.

SHOP FRONT DETAILS:

This is required for all applications for new shop fronts. Applications for new or altered shop fronts must include details of existing and proposed elevations and proposed section through shop front; access for people with disabilities including ramp details, gradient and cross sections and any proposed security grills or shutters.

SITE SPECIFIC FLOOD RISK ASSESSMENT:

A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 and for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency (Sequential or Exception test may be required). An FRA will also be required for any development other than minor development

in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency. The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SuDs) and address the requirement for safe access to and from the development in areas at risk of flooding^{xi}. **Please seek advice before submitting your application and consider using a licensed professional.**

SITE WASTE MANAGEMENT PLAN:

New development should be supported by site waste management plans. These do not require formal approval by planning authorities but are intended to encourage the identification of the volume and type of material to be demolished and/or excavated, opportunities for the reuse and recovery of materials and to demonstrate how off-site disposal of waste will be minimised and managed.^{xii}

SPECIFICATION OF WORKS TO A TREE:

This should make clear which trees the description of works and reasons apply to. It is vital that you clearly specify the works you want to carry out for each tree included in your application. A proposal simply to “cut-back”, “lop” or “trim” branches is too vague because it fails to indicate the extent of the works. Examples of common tree work operations are shown in [Planning Portal Guidance](#). You should also include an explanation of why the works proposed are necessary.

STATEMENT OF COMMUNITY INVOLVEMENT:

Applications (all major schemes) may need to be supported by a statement setting out how the applicant has undertaken pre-application consultation in accordance with the NPPF. This should demonstrate how the views of the local community / stakeholders have been sought and taken into account in the formulation of development proposals.

STRUCTURAL SURVEY:

A structural survey may be required in support of an application if the proposal involves substantial demolition, for example, demolition of structure within conservation areas (e.g. building, wall etc), barn conversion applications etc. **Please seek advice before submitting your application and consider using a licensed professional.**

SURFACE WATER DRAINAGE STRATEGY:

Details of how surface water will be managed following construction of the development. This may incorporate the Sustainable Drainage Systems statement as set out below.

SUSTAINABILITY STATEMENT / APPRAISAL (OR ENERGY STATEMENT):

In accordance with the Council's adopted Sustainable Design and Construction SPD (May 2010) (see checklist appendix 4), development (all major developments) will be expected to demonstrate the sustainability principles of the proposed development, including the positive environmental, social and economic considerations. The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficient standards. Residential development should meet the appropriate minimum Code for Sustainable Homes or BREEAM Standard for non-residential development. The statement should clearly set out the elements of the scheme that address sustainable development issues (e.g. appraising different forms of renewable sources of energy, water resource management etc)^{xiii}. **Please seek advice before submitting your application and consider using a licensed professional.**

SUSTAINABLE DRAINAGE SYSTEMS (SUDS):

Details of the design (including proposed materials) of surface water management systems or Sustainable Drainage Systems (SuDS) in order to prevent surface water run-off and flooding. **Please seek professional advice/private consultant before submitting your application.**^{xiv} Details of Wokingham's SuDS strategy can be found in this document: <http://www.wokingham.gov.uk/resources/assets/attachment/full/0/399029.pdf>.

TELECOMMUNICATIONS DEVELOPMENT STATEMENT (SUPPLEMENTARY INFORMATION):

All Telecommunications applications are required to provide details of the area of search, details of any consultation undertaken, appraisal of suitable sites, details of the proposed structure and technical justification for the proposed development. Planning applications should be accompanied by a signed declaration that the equipment and installation has been designed to be in full accordance with the requirements of the International Commission on Non-Ionizing Radiation Protection (ICNIRP). Further guidance on the information that may be required is set out in the Code of Practice on Mobile Network Development (2002).

TRANSPORT ASSESSMENT:

A Transport Assessment (TA) or Transport Statement (TS) should be submitted as part of any planning application where the proposed development has significant transport implications. **Please refer to Department for Transport's Guidance on Transport Assessment, March 2007.**

TRANSPORT MODELS (WOKINGHAM):

The protocol for the use of the Wokingham Transport Models by Developers' is available on the Council's website.

TRAVEL PLAN:

Generally required for major developments or schemes which are likely to impact upon local highway network. Travel plan needs to comply with the latest national and WBC guidance. Further information is available on the Council's website and at the Department for Transport's Guidance on Transport Assessment, March 2007.

VIABILITY APPRAISAL

To fully assess whether the case made by an applicant for not meeting the policy requirements is reasonable and justifiable the Council will require the applicant to submit a residual valuation with all the following information:

- Existing Use Value supported by an independent valuation;
- Land acquisition price and the basis of its purchase;
- Salient terms of acquisition (e.g., subject to planning, soils, ground conditions survey, etc.);
- Purchase process (e.g., private treaty, open market bid, auction, etc.);
- Purchase costs including legal and agency fees;
- Estimated sales values with independent supporting evidence including schedule of unit sizes;
- Marketing/disposal costs and fees
- Estimated construction costs supported by Tender costs or QS schedule to include a specified contingency, contract related fees and itemised/defined 'abnormal';
- Itemised preliminary costs;
- Professional fees presented under each respective heading;
- S106/CIL costs as advised by the LPA;
- Financing rate + evidence of financing terms/details (e.g. debt/equity ratio, etc.);
- Estimated profit together with contextual information appropriate to the developers target returns
- Value/cost of the affordable housing provision, where relevant, together with tenure assumptions and calculation of any commuted sum.

Valuations using standard viability models such as HCA, RICS, Three Dragons, etc., will be acceptable providing they provide all the above information and are supported by an appropriate cashflow analysis. This information will be provided to the Local Planning Authority in its entirety and will be considered as confidential. However, applicants should note that any submitted information could be the subject to a request for information under the Freedom of Information Act and the Environmental Information Regulations. In

the event of such a request, the Council will ask the applicant to be prepared to provide a clear statement as to why any information submitted to the Council should be exempt from disclosure under the Act. However, it will ultimately be for the Council to decide whether such a disclosure of information should be made in the public interest. Consideration of viability appraisals by the Council involves negotiation and can take time. In all cases a fee will be charged for providing an independent review of appraisals and agreement to this will be needed to validate your application. In accordance with the current NPPG viability assessments should be prepared on the basis that it will be made public. In circumstances where it is deemed that specific details of an assessment are commercially sensitive an executive summary should be prepared. Where an exemption from publication is sought, the planning authority must be satisfied that the information to be excluded is commercially sensitive. **This will be assessed independently, the cost of which is expected to be covered by the applicant. Please seek advice from a licensed professional before submitting your application.**

VOLUME CALCULATIONS:

For new extensions at two storeys in scale/ replacement residential buildings located within Countryside / Green Belt, volume calculations (measured externally) are required in cubic metres. These should identify the size of the dwelling at the time it was built or at 1948 (if erected prior to this date). Volumes for any subsequent extensions should be calculated together with the volume of the proposed extensions. See Borough Design Guide Section 8 for further guidance.

WATER COURSE / DRAINAGE STATEMENT:

Any development affecting a watercourse will need to identify the watercourse and the applicant may need to submit a separate Ordinary Watercourse Consent application to the Authority.^{xv}

FOOTNOTES

ⁱ See MDD DPD policy TB04.

ⁱⁱ See requirements of paragraph 3.116 of the MDD DPD.

ⁱⁱⁱ Paragraph 3.94 of the MDD DPD requires applicants to submit a Delivery Management Plan.

^{iv} Required for major development. MDD DPD Policy CC05. CC05 requires a 10% reduction in carbon emissions where Policy NRM11 requires developments to secure at least 10% of the developments expected energy demand from decentralised, renewable or low carbon sources.

^v See criteria d) of MDD DPD Policy CC10 (Sustainable Drainage). Further guidance in paragraph 2.84 of MDD DPD.

^{vi} MDD DPD Policy TB07 (Internal Space Standards)

^{vii} MDD DPD Policy TB21 (Landscape Character) and TB22 (Sites of Urban Landscape Value) and the Landscape Character Assessment SPG. Paragraphs 2.20 and 3.106, supporting text to policies CC03 (Green infrastructure, trees and landscaping) and TB22 of the MDD DPD, refers to applicants submitting a Landscape and Visual Assessment.

^{viii} MDD DPD Policy TB08 (Open space, sport and recreational facilities standards for residential development).

^{ix} MDD DPD Policy CC07 (Parking)

^x MDD DPD Policy TB16 (Development for town centre uses) requires a Sequential Test or a Retail Impact Test – see thresholds in policy.

^{xi} MDD DPD Policy CC09 (Development and Flood Risk). Also information/ data within the SFRA 2012 and the Environment Agency's Flood Risk Standing advice. MDD DPD policy CC10 (Sustainable Drainage); Sustainability Issue 5 of the Sustainable Design and Construction SPD. Schemes should seek compliance with the requirements of the Flood and Water Management Act 2010.

^{xii} See Sustainability Issue 11 of the Sustainable Design and Construction SPD.

Sustainability Issue 12 of the SPD also encourages major schemes to implement a Site Construction Environmental Management Plan and operate under the Considerate Constructors Scheme.

^{xiii} See also Energy Statement. The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficient standards See section 6 of the Sustainable Design and Construction SPD for guidance.

^{xiv} MDD DPD Policy CC10 (Sustainable Drainage) of the SPD, Sustainability Issue 5 of the Sustainable Design and Construction SPD. Paragraph 2.81 of the MDD DPD requires applicants to submit a feasibility assessment of using SuDS. This information can be incorporated within a FRA or a Surface Water Drainage Strategy. Section 7.4 of SFRA (2012).

^{xv} MDD DPD Policy CC10 (Sustainable Drainage) and sustainability issue 5 of the Sustainable Design and Construction SPD.