



GREAT YARMOUTH
BOROUGH COUNCIL

ADDITIONAL PAPERS

for

**DEVELOPMENT
CONTROL COMMITTEE**

18 March 2008

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PLEASE TELEPHONE: 01493 846325**

DEVELOPMENT CONTROL COMMITTEE

18 March 2008

ADDITIONAL PAPERS

3. PLANNING APPLICATIONS – APPLICATIONS LIST

(a) **Application No. 06/07/0870/O - ASDA Store, Acle New Road, Great Yarmouth**

Information relating to the above is attached for consideration (pages 161-165).

(b) **Application No. 06/07/1083/F – 130 Middleton Road, Gorleston**

Further letters of objection relating to the above are attached for consideration (pages 166-169).

4. PLANNING APPLICATION AND VALIDATION – NATIONAL AND LOCAL LISTS

The Head of Planning and Development's report is attached (pages 170-180).

* * * * *



Planning Regeneration and Development

www.planningpotential.co.uk
info@planningpotential.co.uk

AGENDA
ITEM
Palace House
3 Cathedral St
London SE1 9DE
3(a)
T: 020 7357 8000
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Great Yarmouth Borough Council
Customer Services
- 5 MAR 2008

Tim Major
Great Yarmouth Borough Council
Planning & Development Department
Maltings House
Maltings Lane
Gorleston
Great Yarmouth NR31 0GY

29 February 2008

Our Ref: HC/ct/06251

Dear Mr Major

APPLICATION NUMBER 06/07/0017/0
ASDA STORE, ACLE NEW ROAD, GREAT YARMOUTH

Further to our meeting of 28 February, and subsequent to the current application for the proposed extension to the Asda store in Great Yarmouth being considered at Committee on 18 December, I am writing to set out our comments in respect of access improvements to the town. The application was deferred at Committee on 18 December with members asking for further discussions between the applicants and the Council to address the need to improve the environment for pedestrian and cycle access to the town.

The particular circumstance relates to the existing Vauxhall Bridge which provides direct access between the store, the railway station and the town centre, but is in a very poor state of repair. As a listed structure, it is the owners obligation to ensure the maintenance of the bridge, but it is acknowledged that the proposals for North Quay as set out in the URC Area Action Plan seek to promote the old railway bridge as a landmark pedestrian connection.

We understand estimates for the refurbishment of the bridge are in the region of £650,000 to £850,000 and bearing in mind the special circumstances relating to the need for access enhancements in this case, Asda are willing to provide a total contribution of £100,000 for a package of improvements including lighting, CCTV and environmental enhancements to the bridge or the immediate vicinity. This would be available upon commencement of development of the extension, but would be subject to a 5 year clawback. If the Council were unable to spend the sum of money on access enhancements during that period the funds would be returned to Asda.

We consider that these are unique circumstances and the financial commitment offered by Asda far exceeds the figure that would normally be provided for access

improvements for the extension to an existing store. Further, we consider that the special circumstances being that the contribution is in accordance with the requirements of Circular 05/05.

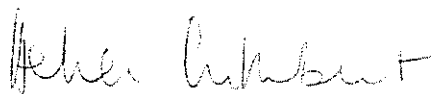
We also discussed the wider implications of extending the store, and as set out in our Retail and Planning Statement, shopping patterns associated with an extension remain largely unaffected. The proposal seeks to improve the existing shopping environment, providing a wider range of goods that are already stocked, and in that way has a minimal impact on the nature of shopping trips in Great Yarmouth as a whole. The increase in retail area is some 14% in this instance, and based on transactions information this would only lead to a 2.5% change in customer numbers.

There are major regeneration plans for North Quay which will bring the town centre closer to the existing Asda store. The preferred options for North Quay identify up to 25,000 sq m of town centre uses being developed in North Quay, and Section 106 funding from these developments to enhance the environment and access to the town. When combined with other sources of funding, such as the rail operators and Sustrans this will ensure the long term future of this gateway to the town which is currently in need of enhancement. The Asda contribution will be able to deliver short term improvements and assist in delivering the longer term aspirations.

We trust the matter can now be put before members at the 18 March Committee and therefore avoid the need of a public inquiry schedule in May.

Should you require any further clarification, please do not hesitate to contact me.

Yours sincerely



HELEN CUTHBERT



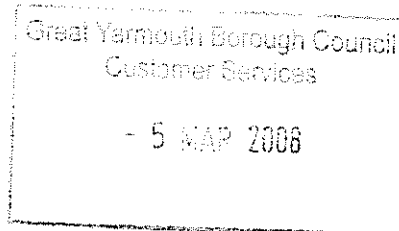
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Tim Major
Great Yarmouth Borough Council
Planning & Development Department
Maltings House
Maltings Lane
Gorleston
Great Yarmouth NR31 0GY



29 February 2008

Our Ref: HC/ct/06251

Dear Mr Major

**ASDA STORE EXTENSION – APPLICATION NUMBER 06/07/0017/0⁸⁷⁰
RESPONSE TO COMMENTS SUBMITTED BY SOMERFIELDS STORES LTD**

I am writing in respect of the above, and the letter dated 7 February 2008 provided by Somerfield's Stores Ltd in respect of the application to extend the Asda store.

It is acknowledged that the store is in an out of centre location, but one that is well related to the town and with further enhancements to access by car modes will assist in providing sustainable patterns of trade through the encouragement of linked trips to the centre.

We dispute the point that the identified need for comparison goods floorspace can be accommodated in suitable, available, sequentially preferable sites. The proposals by the Urban Regeneration Company in North Quay are long term proposals, and cannot be considered available within a reasonable period of time.

The issue of disaggregation has not been considered by Somerfield. As a retailer they will be aware of the advice in PPS6 on the need to consider the company's business model, whilst at the same time encouraging flexibility. Asda do have non food standalone formats, George Stores and Asda Living, but are currently not pursuing the George business model, and are focusing on the Living format, which is for stores of around 3,700 sq m, significantly larger than the 844 sq m extension sought to the existing Asda store.

We consider there are no suitable sequentially preferable sites, given the need for disaggregation for an extension to lead to a refusal of the current application. The same may not be true of a new standalone retail unit, where disaggregation is not an issue of concern.

Finally, we would stress that it is considered that the Asda store has good links with the town centre, but these links need environmental enhancement. It is considered that Asda's proposals comply with the URC's plans for North Quay and will assist in improving the gateway to the town.

Yours sincerely

A handwritten signature in cursive script that reads "Helen Cuthbert".

HELEN CUTHBERT

VAUXHALL (River Bure) BRIDGE, GREAT YARMOUTH
Note of Meeting with Representatives of Railway Paths Limited
and SUSTRANS – 27 February 2008

Present:

Councillor Graham Plant, Tim Howard (Head of Regeneration and Environment), Peter Warner (Head of Planning and Development), Anthony Wright (SUSTRANS), Nigel Brigham (SUSTRANS), David Glason (Planning Policy Manager).

Discussion

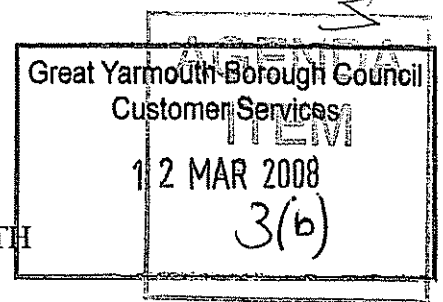
Discussion centred on the state and status of the bridge. It was owned by Railways Paths Limited which was an independent charity linked to SUSTRANS, itself also a charity. The bridge had been transferred to RPL by the Department for Transport. It had a covenant which meant that it could not be sold on for non-railway use without the consent of the Secretary of State. The bridge includes access rights for pedestrians and cyclists and also for maintenance over the private land that links it with North Quay. On the station side the land belongs to Network Rail. With regard to its condition, SUSTRANS/RPL's bridge engineer estimated it would cost £650,000 to restore against Great Yarmouth Borough Council's consultants' figure of £850,000/£950,000 some years ago. There is no obligation on the owner to maintain the route open. Network Rail may well have closed it off. RPL want to keep it open, but do not believe there is any obligation. Services over bridge include gas and water. Cost of demolition would be £400,000. The bridge is Grade 2 listed. These figures were for full restoration (assuming existing loadings). It was accepted that views on restoration may vary (e.g. Broads Authority would want a larger 'air gap').

Agreed Actions

1. PCW to contact interested parties – GYBC; NCC; Broads Authority; 1st East, Eastport UK and Railfreight Companies to seek an opinion on plans for future rail links to the Outer Harbour and for navigation and whether this could have implications for the bridge. The covenant can only be lifted by Secretary of State if requested by Railway Paths Limited
2. Tim Howard to investigate surfacing/tidying/relighting works that could be achievable within his portfolio.
3. PCW to serve Section 215 Notices on adjoining landowner(s).
4. David Glason to pursue Runham Vauxhall – Station – North Quay improvement potential.
5. 1st East be asked to CPO/purchase relevant land to achieve better 'development' parcels.
6. Sustrans to review and confirm refurbishment costs and possible funding for Runham Vauxhall – Station -Town centre link

ACK 12/3/08

Mr R Driver
33 Elmgrove Road
Gorleston
GREAT YARMOUTH
Norfolk, NR31 7PP



Great Yarmouth Borough Council
Planning Dept.
Maltings House
Malthouse Lane
Gorleston
GREAT YARMOUTH
Norfolk NR31 0EY

10th March 2008

Ref: 06/07/1083/F

Dear Sir

It has been brought to our attention that a company has proposed converting the former dental practice situated on the corner of Middleton Road and Gloucester Avenue in Gorleston.

Their proposal is to re-arrange this property which was originally two nice semi-detached residential houses with nice gardens front and rear. In our opinion this is the type of property that is suited to this area. Five flats would bring increased problems with reference to parking, the wheelie bins, etc. We have difficulty getting into our driveway let alone parking outside our house because of people visiting the residential home opposite and people parking their cars who live on Middleton Road.

We have lived in our house since 1967 and there have been many changes and not always for the better. We feel the development that is being allowed in peoples gardens and private houses are getting completely out of hand and ruining people's quality of life.

We do not think this development should go ahead for the reasons given above.

Yours faithfully


MR R DRIVER

 K. Smith

From: Jill K. Smith on behalf of plan
Sent: 11 March 2008 12:13
To: 'keith lovage'
Subject: RE:

Dear Sir

I acknowledge receipt of your email. Your comments have been noted.

Yours faithfully

Miss Smith
Technical Assistant

-----Original Message-----


From: keith lovage [mailto:keith.lovage@ntlworld.com]
Sent: 11 March 2008 12:05
To: plan
Subject:

Dear Sir/Madam

My husband and I are concerned about the plans submitted for 130 Middleton Road, Gorleston Ref 06/07/1083/F. Presently classed as a sought after area (we live at Gloucester Avenue) flats would devalue our property. The avenue is made up of houses and bungalows, not flats. This would not enhance the area as would the abundance of cars, overflowing wheelie bins, unattended maintenance etc. This is a lovely quiet residential area and we believe flats would down grade the area.

Yours sincerley

Mr & Mrs Lovage.

 I K. Smith

From: michael turton [michael.turton50@ntlworld.com]
Sent: 12 March 2008 10:03
To: plan
Subject: former dental practice into flats

To Whom It May Concern:

I am writing to you to express my concerns at the proposed plan to change the former dental practice on Gloucester Avenue, Gorleston, into 5 flats. I strongly object at this proposal as it would be of great detriment to the local area. There will be an increase in traffic and difficulty in parking, an excess of wheelie bins making the area look untidy. Also, this is primarily a residential area of private semi-detached, detached houses and bungalows, not an area for multiple occupancy. I am also disappointed that more of the local residents were not informed more formerly by the council of the proposed changes.

Yours truly,

Mr & Mrs M Turton
8 Gloucester Avenue
Gorleston
NR31 7LT

Re: Planning Application
Ref 06/07/1063/F

85, Middleton Road, S
Gorleston-on-Sea,
NR31 7PT
8.3.08

HCK 10/3/08

Dear Sirs,

I have recently been informed of a planning application relating to 130, Middleton Road (formerly a dental practice) to be developed into five flats.

Apart from all the obvious drawbacks to the area, of which I am sure others have pointed out, it seems a curious development to be given planning permission, as there are no other like-properties and will not enhance the vicinity. Indeed, such an undertaking will only move to lower the so-called "desirability" of the area.

Therefore, I entreat the planning dept not to make the same mistake with Middleton Road as they did with the Art Deco house on Marine Parade recently, now demolished to the eternal shame of the people who allowed this to happen!

This is a chance to cherish the existing property and not allow profit to override the sensibilities of those of us who actually live here and appreciate the area, as it is.

Yours faithfully
M. A. Worsford.

Great Yarmouth Borough Council Customer Services
11 MAR 2008

Subject: The Validation of Planning Applications – 'Local lists' of information requirements as part of the 1APP project 4

Report to: Development Control Committee – 18 March 2008

Report by: Head of Planning and Development

SUBJECT MATTER/RECOMMENDATIONS

This report outlines the Validation of Planning Applications and 1APP project along with proposed 'local lists' of validation requirements and consultation to supplement the national lists as recommended by the Government. The local list will outline information that will be required in order to assist the determination of the planning application. The Committee is requested to note the report.

1. BACKGROUND

1.0 The 1APP project, 1APP form and the 'national and local list'

1.1 **The 1APP project** - Members received a Briefing Note outlining recent guidance on planning application validation at the February meeting of the Development Control Committee followed by a review of the new 1App planning application forms at the members training session on 26 February.

1.2 To recap, over the last couple of years the Government has been developing the 1APP project 1APP aims to standardise the process of submitting and validating planning applications across the country. It promotes the electronic submission of planning applications, for example via the Planning Portal or councils' own websites, in the interests of efficiency, economy and sustainability.

1.3 The intention is that when submitting applications electronically through the Planning Portal or the council's website, there would be just one flexible application form (the 1APP form) that would adapt as necessary depending on the answers provided.

1.4 At the same time 1APP seeks to ensure that the necessary information is submitted with the application right at the start, thus improving the quality of information and the planning application process and also reducing delays. 1APP

will have statutory backing and will go live throughout the country on 6 April 2008. There are a number of elements to the 1APP project as set out below.

- 2.0 The application forms will be standardised across the country. 26 different scenarios have been identified by Government giving rise to 26 variations of the 1APP form (see list of variations in Appendix 1), hard copies of which will be available. When submitting planning applications electronically (e.g. via the Planning Portal), simple preliminary questions would automatically lead applicants to the right form.
- 2.1 Each variation of the 1APP form will also have a corresponding variation of the 'national list' of information requirements that need to be submitted to make the application valid. The 'national list' will regularise the current status quo, in that it will set out the statutory minimum information that applicants are currently required to submit, to ensure their application is valid. The 'national lists' clarify and confirm the current minimum submission requirements to ensure planning applications are valid and can be processed. These include a form and fee, site plan and drawings, land ownership certification and a design and access statement where relevant.
- 2.2 The 1APP form and corresponding 'national list' (variations) will become statutorily mandatory in all formats (electronic and hard copies) across England from 6 April 2008.

2. THE 'LOCAL LISTS'

- 2.1 It has been acknowledged that the minimum validation requirement, to be reflected in the new 'national lists', has frequently proved to be inadequate. Additional information is necessary on a large number of cases to enable assessment of the application. Councils have the power to ask for additional information and also to refuse proposals on the grounds that the submitted information is insufficient. However, it has been a matter of longstanding debate, as to whether councils have the right to refuse to validate and process applications, where insufficient information is provided. The practice by councils and the government's support of such practice on this issue has varied widely in the past. This has been confusing for councils and applicants/agents alike. It is inefficient and causes delays in the planning application process.

- 2.2 The Government is seeking to rectify this situation by giving councils the power to be able to refuse to validate applications by enabling the statutory adoption of 'local lists' of submission requirements. It intends to combine this with the 1APP project and implementation timetable.
- 2.3 Councils in adopting their 'local lists' can only include requirements from the model 'local lists' appended in the Guidance (Appendix 2). However, additional information, for example if required by local policies, can still be requested, but this cannot delay validation.
- 2.4 Where, following validation of an application, it is ascertained that the submission fails to satisfy the 'local list' requirements, the Council has the discretionary power to invalidate the application and to seek the necessary information. In this case the clock will be restarted upon receipt of all the necessary information and the application being valid.
- 2.5 We are also advised that the 'local lists' cannot affect the existing provisions on prior approval / notification applications (for example in relation to telecoms, trees in conservation areas, agricultural and demolition proposals), where the clock starts running from the date of submission, irrespective of the quality of the submission. Useful supporting information lists can however be prepared, advising applicants of the extra information that is required to be submitted, to assist with the assessment of their case.
- 2.6 Similarly with regard to applications for works to trees subject to a preservation order (TPO), the introduction of the respective 1APP form will be delayed to October 2008.
- 2.7 It is also recommended that local authorities then proceed to formally adopt them through the local consultation process described below. Once the 'local lists' are adopted, local councils would have the discretionary power to refuse to validate applications that fail to include the required information. The Government has announced that it will be formalising the adoption of the 'local lists' arrangement shortly, by amending the current Town and Country (General Development Procedure) Order 1995 (the GDPO) so that councils would have the discretionary power to refuse to validate applications that fail to include the required information set out in the adopted 'local lists'.
- 2.8 The guidance issued by the Department of Communities and Local Government advises that the local check list should be the subject of public consultation for

period of six weeks after which the responses should be reviewed and a final version adopted and published. A consultation of what may be included has been available for viewing on the Council web site since early February and further consultation was undertaken at a local forum on the 11 March 2008 with invited Parish Councils and local agents and members being advised of the process and the checklists with a view to the lists being adopted prior to 6 April 2008. All Members received a Briefing Note outlining recent guidance on planning application validation at the via the agenda for the February meeting of the Development Control Committee followed by a review of 1APP and the planning application forms at the members training session on 26 February.

2.9 The 'local lists' are rather repetitive. As such only an example of the local list for full planning permission applications is included in this report as Appendix 3. Full sets of the 'local lists' are available on the council web site which includes: i) an extensive glossary of all the criteria, ii) the 'national lists' and iii) the model 'local lists'.

2.10 **Implementation of adopted 'local lists'** – following the adoption of the 'local lists', they will be publicised, as recommended by the Guidance. It is intended that they will be available for use in all relevant formats and they will become statutory for validation purposes on 6 April 2008, provided the Government introduces the intended necessary amendments to the Town and Country Planning (General Development Procedure) Order 1995. They will supplement the new 1APP forms and 'national lists', which will also become mandatory on 6 April 2008. Implementation of the 'local list' relating to works to trees will become effective at a later date still to be set.

3.0 **Conclusion and Recommendation** - The proposed adoption of the 'local lists' – The 'local lists' be adopted subject to any comments received being reviewed by the Head of Planning and Development with the Council having the discretion in how it applies them, depending on the circumstances of each case. The lists will be supplemented by the helpful glossary in the Guidance. It is recommended that the Committee endorses the adoption of all the reviewed 'local lists', in accordance with the implementation timetable set out above, including the later implementation of the 'local list' relating to works to trees.

3. RECOMMENDATION

The Committee is requested to endorse the consultation process and adoption on the proposed 'local lists' of validation requirements.

Dept Reference:

H:\bpdo\planning\PLANNING\Developmentcontrol\INDIV\Dam\DevControl

Date:

17 March 2008

Background Papers:

Does this report raise any legal, financial, sustainability, equality, Crime and Disorder or Human Rights issues and, if so, have they been considered?	Issues	
	Legal	None
	Financial	None
	Sustainability	None
	Equality	None
	Crime and Disorder	None
	Human Rights	None
	Every Child Matters	None

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APPENDIX 1

LIST OF THE 26 VARIATIONS OF THE 1APP FORM

- 1- Householder application for planning permission for works or extension to a dwelling
- 2 - Householder application for planning permission for works or extension to a dwelling and Conservation Area consent for demolition in a Conservation Area
- 3 - Householder application for planning permission for works or extension to a dwelling and Listed Building consent
- 4 - Application for planning permission
- 5 - Application for outline planning permission with some matters reserved
- 6 - Application for outline planning permission with all matters reserved
- 7 - Application for planning permission and Conservation Area consent for demolition
- 8 - Application for planning permission and Listed Building consent
- 9 - Application for planning permission and advertisement consent
- 10 - Conservation Area consent for demolition in a Conservation Area
- 11 - Application for approval of reserved matters following outline approval
- 12 - Application for advertisement consent
- 13 - Listed Building consent for alteration, extension or demolition of a listed building and advertisement consent
- 14 - Listed Building consent for alterations, extension or demolition of a listed building
- 15 - Application for a Lawful Development Certificate for a proposed use or development
- 16 - Application for prior notification of proposed agricultural development – proposed building
- 17 - Application for prior notification of proposed agricultural development – proposed road
- 18 - Application for a Lawful Development Certificate for an existing use or operation or activity including those in breach of a planning condition
- 19 - Application for prior notification of proposed agricultural development – proposed fish tank
- 20 - Application for prior notification of proposed development in respect of permitted development by electronic communications code operators
- 21 - Application for hedgerow removal notice
- 22 - Application for prior notification – proposed demolition
- 23 - Application for prior notification of proposed agricultural development – proposed excavation/deposit of waste material from the farm
- 24 - Application for removal or variation of a condition following grant of planning permission (Section 73 of the Town and Country Planning Act 1990)
- 25 - Application for approval of details reserved by condition
- 26 - Application for tree works: works to trees subject to a tree preservation order (TPO) or notification of proposed works to trees in Conservation Areas (CA)

APPENDIX 2

SUMMARY LIST OF ALL 'LOCAL LIST' CRITERIA OF INFORMATION To be submitted with planning related applications as applicable

- Affordable housing statement, where affordable housing is an issue, in accordance with the relevant policies of the Great Yarmouth Borough Wide Local Plan and the provisions of any Supplementary Planning Document (SPD) on Affordable Housing
- Air quality statement, where the scale of a major development would have a material effect on traffic loads or whether the application site is within a designated Air Quality Management Area and the proposed accommodation is for a high risk user group, e.g. a school or elderly persons accommodation
- Biodiversity (appropriate) Survey(s) and Report, where there is potential for impacts to protected or priority habitats and/or species, being directly and/or indirectly affected.
- Daylight/sunlight assessment, including the identification of all affected windows, if any, in neighbouring properties.
- Economic statement for large commercial / mixed use developments
- Environmental Statement, where required by the Town and Country Planning (Environmental Impact Assessment) Regulations (1999)
- Evidence of need to accompany proposals for town centre type uses in edge of centre or out of centre locations, including a sequential test assessment in accordance with provisions in Planning Policy Statement 6.
- Flood risk assessment (FRA), for development on sites of 1ha or greater in Flood Zone 1 or for all proposals within Flood Zones 2 and 3
- Heritage Statement, where there are archaeological, historical, conservation area, listed building, Scheduled Ancient Monuments, and/or other heritage asset issues, to include an Archaeological evaluation.
- Land contamination assessment, where contamination is known or suspected
- Landscaping details
- Lighting assessment, for applications that include external lighting proposals
- Noise impact assessment for developments that raise issues of disturbance or are noise sensitive in what are considered to be noise sensitive areas (PPG24)
- Open space assessment for developments within existing open spaces
- Parking Provision, both for cars and cycles photographs / photomontages, if the development affects established view cones, involves the demolition of an existing building, or affects a conservation area or a listed building

- Planning obligations/draft Head(s) of Terms if required by Local Development Framework documents, including the Great Yarmouth Borough Wide Local Plan, the Core Strategy and Supplementary Planning Documents
- Planning statement for major developments
- Site waste management plan (including relevant refuse disposal and recycling details)
- Statement of Community Involvement (SOI) for major proposals
- Structural Survey, where it is necessary due to substantial demolition or effects of trees
- Telecommunications development – supplementary information to include a Health and Radiation Impact Analysis (HRIA), ICNIRP certification, technical justification, alternative sites information, visual impact assessment for telecoms applications, consultation statement and photographs / photomontages
- Transport assessment - National guidance on Transport Assessments (TAs) is provided in CLG and DfT's document 'Guidance on Transport Assessments' published in March 2007. TAs are required to be provided for any development which has any significant transport implications ie 50 or more dwellings or B1 more than 1500sq m gross floor area – see Appendix of CLG/DfT guidance for full list of thresholds.

The County Council's Highways Development Control Guidance Note 1: 'Transport Assessments and HGV Impact Assessments' (available at www.norfolk.gov.uk) provides useful information setting out the context of TAs in Norfolk and the County Council's approach to their preparation and consideration.

- Travel plan as per the requirements of Appendix 2 of the Oxford Local Plan
- Tree survey/Arboricultural implications, where tree issues arise
- Ventilation/extraction statement for Class A3, A4, A5 uses and other uses akin to above, as well as for major retail, business, industrial or leisure uses where substantial ventilation is proposed



GREAT YARMOUTH
BOROUGH COUNCIL

Planning and Development
Maltings House, Malthouse Lane, Gorleston,
Great Yarmouth, Norfolk NR31 0GY
Telephone: 01493 846430, Textmessages: (07760) 166366
Fax: 01493 846110, Email: plan@great-yarmouth.gov.uk

VALIDATION CHECKLIST CRITERIA

4. APPLICATION FOR PLANNING PERMISSION

NATIONAL REQUIREMENTS (6 copies unless submitted electronically)

- Completed application form YES
- A location plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North. The site should be edged in red and any other adjoining land owned or controlled by the applicant edged in blue. Location plans should be to a scale of either 1:1250 or 1:2500 YES
- A copy of other plans and drawings or information necessary to describe the subject of the application including:
- Block plan of the site showing any site boundaries to a scale of 1:100 or 1:200 YES
 - Existing and proposed elevations to a scale of either 1:50 or 1:100 YES
 - Existing and proposed floor plans to a scale of either 1:50 or 1:100 YES
 - Existing and proposed site sections and finished floor and site levels to a scale of either 1:50 or 1:100 YES
 - Roof plans to a scale of either 1:50 or 1:100 YES
- Completed Ownership Certificate (A, B, C or D as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 YES
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995 YES
- Design and access statement YES NO
- If NO why? _____
- The appropriate fee, see fee sheet YES NO
- If NO why? _____
- In addition, where Ownership Certificates B, C or D have been completed, notices as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article YES

4. APPLICATION FOR PLANNING PERMISSION

LOCAL REQUIREMENTS (6 copies unless submitted electronically)

Supporting planning statement, Regeneration Statement and Sustainability appraisal If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Transport assessment If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Draft travel plan If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Planning obligations If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Flood risk assessment If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Retail assessment If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Open space assessment If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Landscaping details If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Tree survey / Arboricultural statement If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Heritage statement (including Historical, Archaeological features and Scheduled Ancient Monuments) If NO why? _____	YES <input type="checkbox"/> NO <input type="checkbox"/>
Nature conservation / Ecological assessment / Natural Beauty	YES <input type="checkbox"/> NO <input type="checkbox"/>

If NO why? _____

YES NO

Noise impact assessment

If NO why? _____

YES NO

Air quality assessment

If NO why? _____

YES NO

Assessment of the treatment of foul sewage

If NO why? _____

YES NO

Utilities statement

If NO why? _____

YES NO

Ventilation, Extraction details and Refuse disposal details

If NO why? _____

YES NO

Structural survey

If NO why? _____

YES NO

Lighting scheme / Light pollution assessment

If NO why? _____

NOTE

In specific cases the Council may use powers under Regulation 4 of the Town and Country Planning (Applications) Regulations 1988 which allows authorities to request in writing any further information required to enable it to determine an application, even where the above thresholds are not met.