

Planning Application Validation Requirements

South Somerset District Council

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Introduction

This Validation document has been produced to inform applicants/agents of the type of documents and level of information required to validate a planning application or other similar consents. There are National Requirements and South Somerset District Council (SSDC) has local requirements. SSDC's validation document reflects both the National Guidance on the validation of applications and the local requirements to meet adopted local plan policies.

To avoid confusion, this document merges local and National requirements to enable use of this document as your one-stop shop, with the aim that your application can be registered as valid for determination by the Council first time round. This reduces time and costs for applicants and the planning authority and means we can start progressing your application without delay.

This Checklist is intended to provide applicants/agents with clear advice as to the planning information that is considered necessary to allow Case Officers and Statutory and Non-Statutory consultees to properly consider proposals being put forward and to ensure a streamlined submission process.

Where a document or plan is listed for a particular type of application or consent, such an application may not be validated without this information. Everything that is required from applicants will be justified by policy or legislation, so you know why we are asking for certain information. Links to other bodies and documents that will help you get your submission right can be found through the document and under the Glossary at the end of this document.

This document provides specific requirements for all types of applications, and these are listed in the Contents page. Applicants/agents should ensure that their application submission includes all the information required for the specific type of application that is being submitted. This document has been designed for use both electronically and in hard copy; when used electronically you can click on links to navigate to specific items/web pages.

Detailed information about the planning process can be found via <https://www.southsomerset.gov.uk/services/planning/>

Before submitting your application SSDC requests that you consider seeking pre-application advice. It can be very helpful for you to seek our advice about your planning proposals before submitting your actual application. This can help to overcome potential difficulties and make sure your application addresses all the important planning considerations. It is an opportunity to better understand the way in which an application will be judged against the policies in the development plan and other material considerations.



Where this symbol is visible the applicant may ascertain whether that particular plan/document/report is necessary to support the application by contacting the administration team or discussing the matter with the case officer during pre-application discussions. In the absence of such, the LPA will decide at the validation stage whether to invalidate the application if the stated requirement has not been met. You are also directed to the 'Validation Checklist Form' section on page 9.

Adoption / Review

SSDC's first validation checklist was adopted in June 2020 and came into force on 1 July 2020. SSDC has committed to an early review of the validation checklist which should in any event be reviewed and republished bi-annually as required under The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3, Article 11 (3) (d).

Submitting an Application

South Somerset District Council strongly encourages digital submission of all planning application material as this reduces administrative process time meaning we can progress your application more quickly.

All planning application should be submitted electronically via the Planning Portal. The Planning Portal was established in 2002 to allow planning applications in England and Wales to be processed and passed to the local authority electronically. It is not administered by SSDC.

SSDC is committed to a paperless environment and seeks to reduce waste as such paper submissions are strongly discouraged reason the need for scanning and preparation. Paper applications not only increase delays for our validation team but as a consequence increase delays for all other applicants. It is highly likely extensions of time will routinely be requested for these applications due to the extra administrative time they take to process. NB: Cheques – applications accompanied by cheques will not be progressed until the cheque has been banked and has cleared. This can take up to 5 days.

Once a planning application has been submitted to SSDC and the fee paid the application will be validated and registered.

What is Validation?

Validation is the process of checking that all relevant documentation and fee (where applicable) has been provided. If an applicant/agent submits an application without the necessary documentation, or with clear inaccuracies, we will declare the application invalid (with no further action taken) until the required information is provided. Some of the requirements are National Requirements and some are Local Requirements. For simplicity, no differentiation is made in this document between the two types of requirements.

Personal, Sensitive Data and Signatures

Where there is a need to submit information considered 'personal data' or 'sensitive personal data' under the General Data Protection Regulations (GDPR) this information should be submitted in a separate document without cross-referencing in documents that can be made public, and clearly marked as

confidential.

The definition of 'personal data' and 'sensitive personal data' can be found in the Information Commissioner's Office (ICO) Guide to the General Data Protection Regulation (GDPR) and will include, for example, personal circumstances and health information.

The Extent of Information Requested

The extent of information requested for validation has been the subject of consultation and will be sought on the basis of what is considered to be reasonable and proportionate having regard to the scale and nature of the proposed development and material considerations - as set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Part 3 Article 11 (3) (c).

Extra information requested after validation

The list of requirements is not exhaustive and we can still request further, or more detailed, information after validation to resolve any particular issues that arise. Any additional information not required by the Validation Checklist but which we need to determine the application will be requested during the course of the application and should be provided as soon as possible. SSDC will soon adopt a Negotiation Strategy which sets out how live applications will be progressed in terms of amendments.

Validation disputes

If an applicant/agent disagrees with the reasons for invalidating a planning application the rationale for this disagreement should be first made in writing. A Case/Specialist Officer will review the matter and if following any negotiations there is still no agreement as to a way forward, the applicant may send a final notice to the authority setting out their reasons for refusing to supply the information under The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 Article 12. The applicant must have submitted all the other information needed to validate the application together with the fee. The authority will then either confirm the information is no longer required and issue a validation notice or disagree and issue a non-validation notice against which the applicant may then appeal under Section 78 of the Town and Country Planning Act 1990 (as amended) to the Planning Inspectorate.

Retrospective Applications

Planning applications submitted for development that has already been carried out are call 'retrospective'. There is nothing in planning law to stop somebody carrying out development in advance of seeking planning permission, but they do so at risk that any application is refused and enforcement action launched to rectify the situation. In terms of the application submission, it is advisable that the fact the application is retrospective is made clear and that photos are submitted that show the current situation with the build (whether half complete or finished). In these situations, existing plans should show the situation

prior to the works having been undertaken, with proposed plans showing the proposed finished development.

Pre-Application Advice - South Somerset District Council encourages pre-application submissions.

Applicants/agents are advised to seek pre-application advice before applying, to ascertain the likelihood of a successful outcome. This will help to highlight potential issues at an early stage and ensure that the necessary documentation is submitted. This is considered essential for major applications. For further information please view [Pre-Application Advice](#)

Statement of Community Involvement (SCI) and Neighbour Consultation Requirements

South Somerset's [SCI](#) sets out what we expect from developers proposing development and underpins SSDC's commitment to engage developers with local communities and what level of consultation local communities and individuals can expect thereafter. All local planning authorities are required under section 18(1) of the Planning and Compulsory Purchase Act 2004 to prepare and maintain a SCI.

A significant number of applications attract objections that could have been resolved prior to submission through discussions with neighbours or interested parties like Parish Councils. SSDC requires that applications for major developments, by reason of their scale, provide a summary of their community engagement either as a stand-alone statement or as part of their Planning or Design and Access Statements. This could be in the form of a statement within the Design & Access Statement / Planning Statement or a stand-alone submission. SSDC recognizes that some agricultural developments will be of a scale where a single building may exceed the m² threshold for a major development. Major developments for agriculture are therefore exempted from this requirement.

Biodiversity Checklist

SSDC has a duty to consider biodiversity and geological conservation when assessing planning applications. Where there is a reasonable likelihood that a planning proposal might affect important protected species or habitats, the council will require information on the species and habitat likely to be affected, and an assessment of the impacts of the proposals. This should include evidence to support Habitats Regulations Assessment where appropriate. This information will need to be provided before a planning decision is made.

Where an application is not otherwise accompanied by a Protected Species or Habitats Assessment or Report, the applicant should complete the SSDC Biodiversity Checklist for all applications that comprise:

- Full planning applications that are not domestic,

- Domestic works that involve demolition, the removal or disturbance of the roof or roof structure. This includes relevant applications for Listed Building Consent to respond to the overarching duties established by the Wildlife & Countryside Act (1981)
- Outline applications
- Reserved matters applications where the outline application was supported by surveys that are in excess of 2 years' old

The Biodiversity Checklist indicates that in the first instance for householder applications the applicant can provide photographs of the parts of the building affected by the application subject to these photographs being of sufficient quality to clearly demonstrate the capacity of the building to provide suitable habitat. Where photographs are of insufficient quality further evidence or surveys would be required. In determining the need for further information or surveys SSDC will have regard to any fall back positions that could be achieved through the application of permitted development rights or an owners rights to otherwise alter their property. This will also inform the application of both conditions seeking mitigation or informatives advising the applicant of their responsibilities in relation to protected species.

A Biodiversity Checklist would not be requested for applications for Certificates of Existing and Proposed Lawful Development and Uses, Advertisement Consents or Changes of Use where there are no physical works proposed. It is also not required where the issue is otherwise covered by accompanying reports (protected species, preliminary environmental assessments, habitats assessments etc)

Phosphate Mitigation

To ensure new development that results in additional dwellings, overnight accommodation and increased / intensified agricultural holdings and other forms of development likely to increase the levels of phosphates within foul water discharge provides suitable mitigation to protect the interests of the Somerset Levels and Moors Ramsar site relevant applications will be required to be accompanied by a Nutrient Neutrality Assessment and Mitigation Strategy. (NNAMS) The NNAMS will be required for changes of use and outline or full applications for:

- New residential units
- Commercial / industrial developments which includes overnight accommodation
- Employment sites where employees will be hosted from outside of the catchment, and/or overnight accommodation
- Agricultural Development that supports intensification of livestock numbers (and therefore increased phosphorous in the catchment)
- Anaerobic Digesters
- Tourism attractions, including over-night tourist accommodation.

The aim is to reduce delays in decision making and ensure that, at validation stage, the application is accompanied by a comprehensive package of information that assesses the impact of the development as well as providing a detailed scheme of mitigation, where necessary.

Sustainability Statement

South Somerset District Council has recognised a climate change and environmental emergency and undertaken to reduce its carbon footprint and that of the district to net-zero. As such applications for major development will be required to be accompanied by a Sustainability Statement to cover the design approach, the choice and use of resources as well as energy use and, where relevant, generation.

Validation Checklist Form

This form acts as a double check for the applicant/agent to ensure all the necessary documents have been submitted. The Checklist Form allows comments to be made and submitted with an application to set out why a particular document may have not been submitted. It is recognised that there will be circumstances where the requirement does not fit or are out of proportion and the Checklist allows these situations to be explained. These comments will be assessed by our team. These matters should ideally be discussed with an officer at the pre-application stage. Applications will not be deemed invalid simply because the checklist is not provided however its submission is a helpful aide memoire to all parties.

The full set of Checklist Forms can be viewed [here](#).

Viability and Financial Information

In line with National Planning Policy Guidance, we will expect that any viability assessment or financial information submitted and on which an applicant wishes to rely will be published on our website in full. We will not accept documents titled 'confidential' and we will only publish redacted versions in exceptional circumstances where specific commercial harm will need to be demonstrated in order to justify those redactions.

Applications to vary conditions applied to existing planning permissions.

The schedules below provide templates for setting out the changes proposed by S.73 / S.73a applications in terms of the plans to be superseded as well as the new information contained in the new plans.

Schedule of plans relative to previous consent (original reference)

This schedule sets out which approved plans pursuant to (original planning approval reference) are to be superseded as part of the current S73A application (Current S.73 / S.73A reference) to vary Condition 2

Plan No. (e.g. 21/03574/FUL)	Superseded (Y/N)?	Replacement Plan No. (For e.g. 22/01824/S73A)	Details of the changes

Schedule of plans relative to previous consent

This schedule sets out which approved plans pursuant to (original planning approval reference) **as amended by** (First S.73/ S.73a approval reference) to be superseded as part of the current (S.73 / S.73A application reference)

Plan No. (e.g. 15/04338/FUL)	Superseded (Y/N)?	Plan No. e.g. 19/02908/S73A	Superseded (Y/N)?	Replacement Plan No. (for e.g. 22/01068/S73)	Details of the changes

Plans

(All plans are to be submitted in PDF format)

Plans should not include phrases such as “Do not scale”

Location Plan (what’s a location plan? - see example below)

A site location plan shows the proposal in its surrounding context and must:

- A. To be Ordnance Survey based and not a Land Registry document / plan
- B. Be as up-to-date as possible
- C. Be at an identified measurable scale of 1:1250, 1:2500 and include a scale bar
- D. Be clearly marked with the direction of North
- E. Show the full site, all site boundaries, adjoining properties (be numbered or named) and identify sufficient roads and/or buildings to enable identification of the land to which the application relates
- F. Show the application site boundaries and all land necessary to carry out the proposed development i.e. land required for access to the site from the road, **outlined in red**
- G. Show any other land within the applicant’s ownership or control that is close to or adjacent to the site **outlined in blue**
- H. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council
- I. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- J. Indicate original paper size (A4, A3 etc.) on drawings for printing
- K. Be uploaded/printed in colour

More information relating to location plans can be seen here [Location Plans can be purchased online](#)

Block / Site Plan (existing and proposed) (what’s a block/site plan? - see example below)

A block / site plan shows the development in more detail and must:

- A. Be as up-to-date as possible
- B. Be at an identified measurable scale of (Block) 1:500, (Site) 1:200, 1:100 and include a scale bar
- C. Be clearly marked with the direction of North
- D. Clearly show the proposed development
- E. Include all site boundaries, existing buildings, roads, tracks, footpaths, public rights of way, walls, banks and historic features, ponds, watercourses and proposed boundary treatments/walls/fencing (including measures for removal and/or retention):
- F. Clearly show any buildings to be demolished (this can be especially useful in establishing CIL liability)
- G. Include access arrangements (width, visibility splays (existing and proposed), surfacing, drainage, positioning of gates, etc.), existing and proposed parking provision (with individual
- H. spaces/garages delineated/annotated to the appropriate dimensions in accordance with the Somerset Parking Strategy), and the provision of on-site turning facilities where applicable
- I. Clearly show the position of all trees and all hedges and those that could influence or be affected by the development; with proposals for removal and/or retention clearly indicated (including boundary hedges)
- J. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council.
- K. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- L. Indicate original paper size (A4, A3 etc.) on drawings for printing
- M. Be uploaded/printed in colour

More information relating to block/site plans can be seen here [Block/site plans can be purchased online](#)

PLEASE NOTE: A Block/Site Plan is likely to contain highways/ parking details. SSDC has produced guidance to applicants, so the right information is included on plan.

Elevation Drawings (existing and proposed) (what's a elevation drawing? - see example below)

An elevation is a view of a building seen from one side, a flat representation of one façade and must:

- A. Be at an identified measurable scale of 1:50 or 1:100 and include a scale bar. Larger scale drawings may be required for Listed Buildings
- B. Show all elevations in full unless otherwise agreed and include their orientation. Where the applicant / agent considers full elevations are not required to enable determination they should explain their reasoning in any supporting Design & Access Statement / cover letter.
- C. Show proposed building materials, style and finish of the building and windows and doors

- D. Show any other buildings that are attached to the elevation and where possible the main features of that adjoining building (e.g. details of doors, windows on the same elevation of an adjoining terraced or semi-detached dwelling) and a street scene where appropriate.
- E. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council
- F. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- G. Indicate original paper size (A4, A3 etc.) on drawings for printing
- H. Be uploaded/printed in colour where needed
- I. Include the particulars specified or referred to in the application form e.g. material etc.
- J. Represent the actual elevations rather than referring to “handed” elevations in order to provide clarity for public understanding of the drawing
- K. (Note: For small scale extensions to one elevation of a building we may not require full elevations if the proposal can be readily understood by the public based upon a full elevation for the relevant elevation but, depending on the scale, number and complexity of extensions proposed partial elevations for side views. The extent of such requirements will be determined by the validating officer)
- L. reduced drawing, for example front elevation and part gables only for a porch)

Floor Plans (existing and proposed) (what’s a floor plan? - see example below)

A floor plan is a view from above showing the layout of rooms, key dimensions and levels, and may also use symbols to show materials and locations of fittings and appliances and must:

- A. Be at an identified measurable scale of 1:50 or 1:100 and include a scale bar
- B. Explain the proposal and usage in detail
- C. Show the entire floor area for any existing building as well as the proposed development as well as existing and proposed uses. Where the applicant / agent considers full floor plans are not required to enable determination they should explain their reasoning in any supporting Design & Access Statement / cover letter.
- D. Show new buildings in context with adjacent buildings
- E. Show any buildings or walls to be demolished
- F. Show all openings i.e. doors and windows
- G. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council
- H. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- I. Indicate original paper size (A4, A3 etc.) on drawings for printing

- J. Be uploaded/printed in colour where needed

(Note: For small scale extensions to one elevation of a building we may not require the entire floor plan if the proposal can be readily understood by the public based upon a reduced drawing, for example indicating the rooms served by the particular elevation to be extended)

Roof Plans (existing and proposed) (what's a roof plan? - see example below)

- A. A roof plan is used to show the shape of the roof. Show the position of all ridges, valleys, dormer windows, roof lights and other features, such as chimneys or raised parapets. Details such as the roofing material and their location are typically specified on the roof plan.
- B. Be at an identified measurable scale of 1:50 or 1:100 and include a scale bar
- C. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- D. Have a unique drawing number or drawing title which will be used in the subsequent decision notice
- E. Indicate original paper size (A4, A3 etc.) on drawings for printing
- F. Be uploaded/printed in colour where needed

(A roof plan will typically be required where there are multiple planes to the roof and its structure is not readily understood simply from a review of the elevation drawings. A roof plan is not required for buildings with a single ridge or single ridge to the main footprint and extension again with a single ridge.)

Section Plans / Levels (existing and proposed) (what's a section/levels plan? - see example below)

A section plan shows a view of a site or structure as though it had been sliced in half vertically, this can be useful as it gives a view through the spaces and surrounding structures that can reveal the relationships between the different levels and parts of the buildings that might not be apparent on other plans. Required where there is a change in levels across the site and the building would either be cut into the site or elevated above natural ground level (Note; the Section drawing for this purpose can also comprise the street scene drawing below), for detached buildings with split levels, showing finished floor levels above a fixed datum point (e.g. a manhole cover) and extensions within flood zones 2 and 3.

In relation to householder applications, sections will be required where rooflights / dormer windows are being inserted into roofspace to show the height of the rooflight / window cil relative to the floor level.

- A. Be at an identified measurable scale of 1:50 or 1:100 and include a scale bar
- B. Show a cross section(s) through the proposed building(s) or structure

- C. Provide details of existing and proposed levels with reference to an off-site fixed datum point and include any retaining walls existing or proposed where there is a change in ground levels or building/floor levels across the site, or between a site and neighbouring land and show the proposals in relation to adjoining buildings
- D. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council
- E. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- F. Indicate original paper size (A4, A3 etc.) on drawings for printing
- G. Be uploaded/printed in colour where needed

Street Scene Plans

A street scene plan shows a view of the development in its wider context, allowing the heights and scale of the proposed development to be compared to that of the adjoining buildings and structures. This detail assists in assessing the impact of development upon the character and appearance of Conservation Areas as well as assessing the impact of development upon the setting of listed buildings. The drawing is required where infill development is proposed on a sloping site where there are buildings to either side within 10 metres of the proposed development site, for infill within conservation areas and where development adjoins listed buildings

- A. Be at an identified measurable scale of 1:50 or 1:100 and include a scale bar
- B. Show a cross section(s) through the proposed building(s) or structure
- C. Provide details of existing and proposed levels with reference to an off-site fixed datum point and include any retaining walls existing or proposed where there is a change in ground levels or building/floor levels across the site, or between a site and neighbouring land and show the proposals in relation to adjoining buildings
- D. Have a unique drawing number which will be used in the subsequent decision notice, plans which do not have a number will be numbered by the council
- E. Ideally be drawn/created on paper size no larger than A3 (this helps our notification processes and is easier to read online)
- F. Indicate original paper size (A4, A3 etc.) on drawings for printing
- G. Be uploaded/printed in colour where needed



Examples

Typical examples of all types of plan/drawing are viewable [here](#)

For information: copyrighted plans cannot be accepted unless with accompanying authorisation.

Supporting Documents

Document Description:	What / When is required:	What should the document include?	Policy / Legislation:
Agricultural Appraisal	Required for a new agricultural or rural workers dwelling.	Report to establish the viability/economic circumstances to justify a proposed agricultural worker's dwelling or the removal or variance of an occupancy-restricted condition on a planning permission for a dwelling in the countryside. In broad terms there are two primary tests; a functional test (which deals with why there may be an essential need) and a financial test (which deals with whether the business is making sufficient profit and is likely to remain financially sustainable).	NPPF paragraph 79 Local Plan Policy HG9
Air Quality Assessment	Required for new residential accommodation within the sewage treatment works buffer zone.	An Air Quality Assessment is an assessment of the impact of the proposed development on air quality or alternatively, the impact of existing air quality on a proposed development.	Local Plan Policies EQ 2 and EQ7
Archaeological Assessment	Required for developments in Areas of High Archaeological Potential or a known Archaeological site.	<p>For householder applications the South West Heritage Trust has confirmed that it will screen the requirement for any assessment by reviewing valid applications. They do not wish to engage in pre-application screening for householder applications in areas of High Archaeological Potential. There is merit in seeking advice if the householder application site includes a Scheduled monument.</p> <p>For non-householder applications we will require a report evaluating archaeological heritage. Archaeology advice can be found on the South West Heritage Trust's website http://www.swheritage.org.uk/.</p> <p>You can find out if your site is in an Area of High Archaeological Potential on SSDC's on line Local Plan Map at https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan/</p>	NPPF paragraphs 155-165 Local Plan Policy EQ3

<p>Biodiversity and Protected Species Assessment / Biodiversity Checklist</p>	<p>Required if works are proposed which may affect protected species or habitats.</p> <p>Unless the application is supported by a Biodiversity / Ecological Assessment, a <u>Biodiversity Checklist</u> must be completed and included within your application for the following application types:</p> <p>Full planning applications Householder applications that involve the removal of disturbance of the roof or roof structure Outline applications Listed building applications where relevant fabric may be impacted by the proposals Reserved matters applications where the outline application was supported by surveys that are in excess of 2 years' old</p> <p>and if you answer 'yes' to any question you <u>must</u> include the required ecology report unless otherwise agreed. All reports should be prepared by a suitably qualified and experienced ecologist.</p> <p>Where reports are provided the Biodiversity Checklist is not required.</p> <p>Biodiversity Checklist and more information can be found here:</p> <p>www.southsomerset.gov.uk/services/planning/planning-guidance-and-evidence/ecology/do-i-need-a-wildlife-report/</p>	<p>Planning authorities have a duty to consider biodiversity and geological conservation when assessing planning applications.</p> <p>Where there is a reasonable likelihood that a planning proposal might affect important protected species or habitats, the council will require information on the species and habitat likely to be affected, and an assessment of the impacts of the proposals.</p> <p>A Protected Species Survey must:</p> <ul style="list-style-type: none"> • Record which species are present and identify their numbers (may be approximate); • Map their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter, breeding). <p>The Protected Species Assessment must identify and describe potential development impacts likely to harm the protected species and/or their habitats identified by the survey (these should include both direct and indirect effects both during construction and afterwards). Where harm is likely, evidence must be submitted to show:</p> <ul style="list-style-type: none"> • How alternatives designs or locations have been considered; • How adverse effects will be avoided wherever possible; • How unavoidable impacts will be mitigated or reduced; • How impacts that cannot be avoided or mitigated will be compensated. <p>This should include evidence to support Habitats Regulations Assessment where appropriate. This information will need to be provided before a planning decision is made. Further information and Guidance can be found on the below websites:</p> <ul style="list-style-type: none"> • Special Areas of Conservation (SAC) for Bats - Technical Guidance (Bat Consultation Zones) https://www.mendip.gov.uk/sacguidance • Planning Practice Guidance on Biodiversity, Ecosystems and Green Infrastructure http://planningguidance.communities.gov.uk/blog/guidance/natural-environment/biodiversity-ecosystems-and-green-infrastructure/ 	<p>Local Plan Policy EQ 4</p>
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		<ul style="list-style-type: none"> • Somerset County Council - Biodiversity https://www.somerset.gov.uk/waste-planning-and-land/biodiversity/ • The Association of Local Government Ecologists (ALGE) https://www.alge.org.uk/ • Gov.uk – Protected species and sites: how to review planning proposals https://www.gov.uk/guidance/protected-species-and-sites-how-to-review-planning-proposals • Net Gain: A developer’s commitment to enhancing biodiversity https://naturalengland.blog.gov.uk/2019/01/10/net-gain-a-developers-commitment-to-enhancing-biodiversity/ <p>Changes made to the Conservation of Habitats and Species Regulations 2017 by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 transposed the previous European requirements into UK law.</p> <p><u>Note, where the Assessment records the presence of Schedule 1 birds or badgers these parts of the report should be submitted separately to allow for redaction in the interests of the protection of those species habitats.</u></p>	
Contaminated Land Assessment	<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> • Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR • A vulnerable use is proposed where human health and/or the environment may be impacted 	<p>Required for all developments on land where previous uses of the site or immediate surrounding land are likely to have caused ground contamination, and for any application where the 'yes' box is ticked under any of the three contaminated land questions on the application form.</p> <p>Examples may include:</p> <ul style="list-style-type: none"> • Developments on sites with a known past potentially contaminative historical land use • Conversion or redevelopment of petrol filling stations • Redevelopment of industrial and manufacturing sites. • Applications for sites where previous or proposed alteration to the topography of the land or nearby land, for instance through infilling of the land, may result in the land being contaminated. 	Local Plan Policy EQ7

		<ul style="list-style-type: none"> Rural building conversions to other uses. <p>A Land Contamination Assessment should be submitted in line with Chapter 11 of the <u>National Planning Policy Framework</u>.</p> <p>It should be in the form of a preliminary risk assessment and should examine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level.</p> <p>In some cases it will be sufficient for preliminary risk assessments to be desk-based reviews of available information including a conceptual model and coupled with site 'walkovers'. In other cases it may be necessary to carry out exploratory site investigations such as surface soil sampling or ground gas monitoring.</p> <p>Where a site is affected by contamination or land stability issues, responsibility for securing safe development rests with the developer and/or landowner. Where contamination is identified the proposed measures for remediation will need to be identified.</p>	
Design and Access Statement	<p>Required for:</p> <ul style="list-style-type: none"> Major Developments; or Listed Building Consent; or Where any part of the development is in a Conservation area, development consisting of – The provision of one or more dwelling houses; or The provision of a building or buildings where the floor space created by the development is 100 square metres or more 	<p>A concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.</p> <p>Further details can be found under The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Part 3 Article 9 http://www.legislation.gov.uk/uksi/2015/595/article/9/made</p>	The Town and Country Planning (Development Management Procedure) (England) Order 2015 PPG Design paragraphs 029 - 034
Draft S106 / Heads of Terms	<p>Required for schemes involving any of the following:</p> <ul style="list-style-type: none"> affordable housing the provision of on-site or off site open space and play equipment 	A document that sets out the heads of agreement for inclusion within a planning obligation.	Local Plan Policies SS6, HG3, HW1, EQ4, EQ5

	<ul style="list-style-type: none"> highway Infrastructure and Travel Planning matters which cannot be covered by planning conditions 		
Economic Statement	<p>Required where the development involves: major development only where the following applies:</p> <ul style="list-style-type: none"> the loss of premises identified as community facilities under adopted local Plan EP3, EP9, EP13 & EP15. the loss of premises or land either currently or last used for employment purposes and no equivalent replacement employment is provided. the loss of land or premises identified in employment or community policies in neighbourhood plans. applications for over 2,500m² of floor space for retail or leisure development. applications for retail or leisure developments below 2,500m² floor space outside existing town centre area applications for main town centre uses that are not in an existing town centre area except for small scale development in rural areas. 	<p>An economic statement is necessary to support applications which propose a development which will have an impact on employment or the local economy.</p> <p>A statement, and sometimes a sequential test, is also required for main town centre uses outside of a town centre area to assess the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.</p> <p><u>Please note</u> that in line with National Planning Policy Guidance any viability or financial information submitted as part of the marketing and business evidence, which an applicant wishes to rely on will be published on our website in full. We will not accept documents titled 'confidential' and we will only allow redacted versions in exceptional circumstances where specific commercial harm will need to be demonstrated in order to justify those redactions.</p>	<p>Local Plan Policy EP3, EP9, EP13 & EP15.</p> <p>NPPF paragraphs 85-90</p>
Electric Vehicle Charging Strategy	<p>Required for outline applications for major residential development where on-site parking is being provided</p>	<p>To establish the need to provide accessible and functional arrangements for electric vehicle charging is established as a part of the site's initial design process.</p> <p>To ensure that the layout submitted for reserved matters approval has considered the options for providing electric vehicle charging, particularly where off plot / court parking proposals are being presented.</p>	<p>Local Plan Policies TA1 & EQ1</p>
Flood Risk Assessment (FRA)	<p>Required for:</p> <ul style="list-style-type: none"> Development in Flood Zone 2, 3 or 3b, Sites of 1 ha or more in Flood Zone 1 	<p>A site-specific assessment of the flood risk to and from a development site. The assessment should demonstrate how flood risk will be managed now and over the development's lifetime, taking climate change into account,</p>	<p>NPPF Chapter 14 & footnotes 55 & 56.</p>

	<ul style="list-style-type: none"> • within areas with critical drainage problems • within flood zone 1 where your SFRA shows it will be at risk of flooding from rivers or the sea in future • that increases the vulnerability classification and is in flood zone 1 where your SFRA shows it is at risk from other sources of flooding 	<p>and with regard to the vulnerability of its users. Applicants should refer to the National Flood Risk Standing Advice and Local Flood Risk Standing Advice, here.</p> <p>It is advisable to review the Environment Agency Guidance on Flood risk assessment for planning applications https://www.gov.uk/planning-applications-assessing-flood-risk and flood risk assessment standing advice can be accessed via this link: https://www.gov.uk/guidance/flood-risk-assessment-local-planning-authorities</p> <p>See also: Flood risk and coastal change - GOV.UK (www.gov.uk)</p>	<p>Local Plan Policy EQ1 PPG Flood Zone and Flood Risk Tables</p>
<p>Flood Risk Sequential and Exceptions Test</p>	<p>Required in the following circumstances:</p> <p>In Flood Zone 2 - Development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks)</p> <p>In Flood Zone 3a</p> <ul style="list-style-type: none"> • Development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) • Essential infrastructure (i.e. roads or utilities) <p>In Flood Zone 3b - Essential infrastructure (i.e. as roads or utilities) This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate. (NPPF footnote 56)</p> <p>An Exception Test may also be required</p>	<p>Sequential Test</p> <p>A Flood Risk Sequential Test compares the site you're proposing to develop with other available sites, to find out which has the lowest flood risk.</p> <p>These tests will also apply to some developments which have to submit a Flood Risk Assessment.</p> <p>Information on Flood Zones and sources of floodwater can be found at: https://flood-map-for-planning.service.gov.uk/</p> <p>A sequential test will be necessary for development in the following flood risk classifications:</p> <p>In zone 2 development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks)</p> <p>In zone 3a development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) and essential infrastructure (i.e. roads or utilities)</p> <p>In zone 3b essential infrastructure (i.e. roads or utilities)</p> <p>The flood classifications referred to above are set out in the NPPG: https://www.gov.uk/guidance/flood-risk-and-coastal-change</p> <p>Exception Tests</p>	<p>NPPF Chapter 14 and footnote 56 Local Plan Policy EQ1</p>

		<p>If your site is the only one available, or the one with the lowest flood risk, you will need to do an Exception Test, to show how you will manage flood risk on your site.</p> <p>Exception tests are necessary for all applications except changes of use, or minor developments (fewer than 10 dwellings, up to 0.5Ha, or with floor space under 1000sq m).</p> <p>The sequential test should compare sites in the following ways:</p> <ul style="list-style-type: none"> • Details of the size, location and nature of your proposed development • Current use, and proposed future use, of the site • Environment Agency flood zone designation for the site • Sources of flood risk on the site • Ways that you could avoid or lessen flood risk • The likely impact of climate change on flooding risk during the expected lifetime of the development • An assessment of the impact of the development on flood risk elsewhere in the area <p>An exception test should balance the flood risk at the site with any sustainability benefits that the development can offer to the community, and describe any drainage measures at the site which could reduce overall flood risk for the area as a whole.</p>	
Foul Drainage Assessment (To include Form FD1A)	Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging waste water into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability).	<p>Required for any proposal involving non-mains foul drainage.</p> <p>Information on form FD1A can be found at: https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1</p> <p>Where connection to the mains sewer is not practical, it must be clearly demonstrated that discharging wastewater into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability). Further guidance is contained in the <u>National Planning Practice Guidance</u></p>	Local Plan Policy EQ 1 and EQ2
Heritage Statement	Required for works:	A report to describe the significance of any heritage assets and assess any impact the proposal would have on that significance. A heritage statement	NPPF paragraph 189

	<ul style="list-style-type: none"> • within a Conservation Area • works adjacent or to a Listed Building or Scheduled Monument • proposals that have archaeological implications. <p>If a Listed Building, you will also require Listed Building Consent</p>	<p>is required for all applications affecting listed buildings, unlisted buildings in Conservation Areas, locally listed buildings, scheduled monuments or developments which have archaeological implications, including applications affecting the setting for any of the above.</p> <p>The National Planning Policy Framework Chapter 16 ‘Conserving and enhancing the historic environment’ requires the applicant to assess the impact that development will have on a heritage asset. Advice from Historic England can be found here: Assessing Significance and Historic England Advice Note 12</p> <p>Further information on what this should include can be found here: https://www.southsomerset.gov.uk/services/planning/planning-technical-zone/heritage-conservation-landscape-and-archaeology/</p> <p>Relevant information on Listed Buildings, Conservation Areas and Historic Environment Records (HERs) can be found on the Somerset Historic Environment Record website http://www.somersetheritage.org.uk/</p>	Local Plan Policy EQ3
Landscape Plan	Strongly advised for residential and commercial developments	<p>A landscape plan or strategy is required for the following development:</p> <ul style="list-style-type: none"> • Full applications • Outline applications • Reserved Matters - landscaping <p>A landscape plan is a plan which details the proposed treatment of the land to enhance or protect the amenities of the site and the surrounding area, including screening and tree planting and should include both hard and soft landscaping details.</p> <p>At reserved matters stage, where landscaping is submitted for consideration, a detailed strategy for landscaping, including hard and soft landscaping is required and shall include:</p> <p>(a) size, species and positions for new trees and plants, (b) boundary treatments, (c) surfacing materials (including roadways, drives, patios and paths) and (d) any retained planting. (e) a detailed programme of implementation</p>	Local Plan Policy HW1 and EQ2

		<p>Aside from reserved matters the level of detail included on the landscape plan should be tailored to the level of development with smaller developments requiring less detail. The plan can be conceptual but in this case it is likely that a condition will be attached requiring the submission of a detailed landscaping scheme at post-application stage.</p>	
<p>Landscape and Visual Impact Assessment (LVIA)</p>	<p>An LVIA is required for developments in the countryside which are likely to have a significant visual impact within the landscape.</p> <p>This is likely to include major applications for:</p> <ul style="list-style-type: none"> • Renewable energy • Residential development • Commercial development <p>Where this is located outside the built form of an existing settlement, together with any major applications within or adjoining an Area of Outstanding Natural Beauty.</p> <p>An LVIA is also required for applications for wind turbines where their overall height would exceed 15 metres and where an Environmental Statement under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 is required.</p>	<p>A Landscape and Visual Impact Assessment ("LVIA") considers the impact of a proposed development in the landscape. Understanding the character quality and value of the landscape determines the sensitivity of that landscape to accommodate change through development. The sensitivity of receptors (people) to changes in view is dependent upon the activity, location and nature of the view experienced. People engaged in outdoor sports or occupiers of commercial buildings are considered to be of low sensitivity, with road users, footpath users and views from upper storeys of residential properties of medium sensitivity. Residents experiencing views from principal rooms and people visiting well-known beauty spots are considered of high sensitivity to change.</p> <p>LVIAs must meet the Guidelines for Landscape and Visual Impact Assessment (GLVIA3).</p> <p>Further information can be obtained from the Guidelines for Landscape and Visual Impact Assessment published jointly by the Landscape Institute and the Institute of Environmental Assessment in 2013 although this is not available for downloading so would either need to be purchased on-line, or a suitably qualified landscape professional would need to be commissioned.</p>	<p>Local Plan Policies EQ2 and EQ3</p>
<p>Lighting Assessment</p>	<p>Required for any applications which include floodlighting, external lighting i.e. for car parks or grounds being illuminated at night in particular for sites that are:</p> <ul style="list-style-type: none"> • Next to a roost, breeding or resting place of, or habitat of importance to, a legally protected species (such as bats, badgers, 	<p>A lighting assessment is required for any applications which include floodlighting, or a significant amount of external lighting or glass on elevations.</p> <p>The assessment shall include a layout plan with beam orientation and a schedule and specification of the equipment, including lighting levels at or beyond the site boundaries. The reason for any lighting should be clearly explained.</p>	<p>Local Plan Policy EQ1 and EQ7</p>

	<ul style="list-style-type: none"> barn owls and great crested newts) Alongside other watercourses and habitats, where there is a risk of impact on bats, especially light sensitive bat species associated with the three <u>Special Areas of Conservation</u> within the District Within the open countryside 	<p>Where the site is in an AONB, the lighting assessment should be designed in accordance with guidance available from the relevant AONB:</p> <p>https://blackdownhillsaonb.org.uk/ https://www.dorsetaonb.org.uk/wp-content/uploads/2019/04/DAONB_Managementplan.pdf https://cranbornechase.org.uk/publications/aonb-management-plan/</p> <p>Further information is available in the <u>National Planning Practice Guidance</u>. Useful guidance is also available in the Institute of Lighting Professionals' publication <u>Guidance for the reduction of obtrusive light</u>.</p> <p>The advice is applicable in towns as well as the countryside.</p>	
National Design Guide Compliance Statement	Required for major residential schemes	<p>A National Design Guide Compliance Statement is required for all major applications for residential development.</p> <p>The statement will need to demonstrate how the proposal complies with the 10 Characteristics of Well Designed Places should be demonstrated. Proposals should be assessed against each characteristic</p> <p>The National Design Guide can be found here: National Design Guide.pdf</p> <p>The National Design Guide Compliance Statement can be combined as a part of the Design & Access Statement.</p>	NPPF paragraphs 8 & 129 Local Plan Policy EQ2
Neighbourhood Plan Compliance Statement	Required where major & minor (not householder) development is proposed within an area with a made Neighbourhood Plan	<p>Where a made Neighbourhood Plan includes policies of relevance to a particular application a Compliance Statement should address how the proposals has responded to individual policy objectives. The Compliance Statement should be proportionate to the scale and complexity of the application. It may be capable of being accommodated within a supporting Planning Statement or Design & Access Statement.</p> <p>For further guidance upon Neighbourhood Planning in South Somerset please see:</p> <p>https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/neighbourhood-planning/</p>	NPPF Chapter 4

<p>Noise Assessment</p>	<p>Required for development falling within the following use classes:</p> <ul style="list-style-type: none"> • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways); or • Use Classes B2 (General Industrial) and B8 (Storage and Distribution); <u>and</u> • <p>Where the uses would be located adjacent to existing residential properties.</p> <ul style="list-style-type: none"> • New residential development which lies adjacent to the above uses, or adjacent any other source of noise. (e.g. A Roads, railways. Etc.) 	<p>A Noise Assessment is required for new development falling within the following:</p> <ul style="list-style-type: none"> • Development falling within the following use classes: • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways) here the uses would be located adjacent to existing residential properties. • Use Classes B2 (General Industrial) and B8 (Storage and Distribution) here the uses would be located adjacent to existing residential properties, • Where the uses would be located adjacent to existing residential properties. • New residential development which lies adjacent to the above uses, or adjacent any other source of noise (e.g. A Roads, railways. Etc.). <p>A Noise Assessment, prepared by a suitably qualified acoustician, should outline the potential sources of noise generation, and how these may have a negative effect on local amenity. The assessment should also outline how the developer intends to overcome these issues.</p> <p>It is highly recommended that advice is sought from the Council's Environmental Protection team to agree a methodology and individual requirements for sound insulation in residential and commercial developments.</p> <p>Further guidance is provided within Chapter 11 of the <u>National Planning Policy Framework</u> and guidance at:</p> <p>https://www.gov.uk/guidance/noise--2</p>	<p>Local Plan Policy EQ7</p>
<p>Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS) (Phosphate Statement)</p>	<p>Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon the River Axe SAC (Special Area of Conservation), Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include:</p>	<p>Where, adopting the precautionary principle planning applications are considered likely to give rise to increased phosphate emissions into the protected catchment the planning authority is required to undertake a Habitat Regulations Assessment prior to determination to confirm whether the proposed mitigation (whether by way of acquiring a credit from a mitigation provider accredited by the Somerset Councils for a mitigation scheme within the relevant sub-catchment or by providing on or off site mitigation linked to a particular development) will adequately mitigate the impacts of the development upon the catchment.</p>	<p>Habitat Regulation 2017 (as amended)</p> <p>Para 177 of the National Planning Policy Framework</p> <p>Local Plan Policy EQ4</p>

	<ul style="list-style-type: none"> • New dwellings, but not residential annexes • Buildings and changes of use that provide overnight accommodation • Agricultural development that could give rise to increased animal / poultry numbers. Anaerobic Digesters • Tourism attractions, including over-night tourist accommodation. 	<p>Where mitigation is proposed by credit acquisition the Somerset Councils will introduce a template Undertaking a draft of which should accompany the planning application.</p> <p>Where mitigation is proposed to accompany a planning application the applicant will need to provide details of the site location, size, mitigation approach proposed, levels of phosphate reduction based upon the current calculator available at: https://www.southsomerset.gov.uk/services/planning/phosphates-and-nutrient-neutrality/ together with phasing and subsequent management. Further advice regarding the preparation of suitable mitigation plans is being jointly prepared by Natural England and the Somerset Councils.</p> <p>Where relevant development has been approved by way of the prior approval route under the Town & Country (General Permitted Development) Order, the relevant mitigation is required by Regulation 75 of the Conservation of Habitats and Species Regulations. The relevant submission is made under Regulation 77 dealt with under application types below.</p>	
<p>Planning Statement</p>	<p>A Planning statement is required for Major and Minor developments.</p>	<p>A planning statement goes beyond the information included in a <u>Design and Access Statement</u>. A Planning Statement should do the following:</p> <ul style="list-style-type: none"> • Identify the context and need for a proposed development • Include an assessment of how the proposed development complies with relevant national, regional and local planning policies • Give details of consultations with the Local Planning Authority, and wider community or statutory consultations undertaken before the application was submitted • Explain the business case for the development, where necessary • Include information regarding crime prevention or other considerations <p>Depending upon the applications scale and complexity the Planning Statement could form part of a cover letter, expand upon the Design & Access Statement or comprise a stand-alone report.</p>	<p>NPPF Paragraphs 10 and 11</p>

Photographs	Up to date photographs of the existing property to which the development is proposed would be helpful both to the case officer but also to provide additional context for consultees. Please stand well back from the location of the development and include context and reference points in the photos	These will assist consultees and interested parties understand the development's setting and context. Photographs should not include vehicle number plates or individual faces.	This is not a mandatory requirement but will assist consultees and interested parties assess the proposals and its context.
Statement of Community Engagement	Required for all major developments (excluding agricultural proposals given that single barns can comprise a major development)	The South Somerset Statement of Community Involvement has been prepared as part of the Local Development Framework and sets out how the District Council intends to inform, consult and involve the community in the preparation of new planning policy documents and the determination of planning applications. Submissions should be proportionate to the scale and complexity of the development proposed and for straightforward proposals may be accommodated as a part of the Design & Access Statement or Planning Statement.	SSDC Adopted SCI
Structural Survey and Conversion Method Statement	<p>Required for development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building.</p> <p>Also required for prior approvals where a building's capacity to be converted forms a part of any assessment.</p>	<p>A structural survey and conversion method statement is required for any application involving the conversion of buildings to residential, commercial or tourism use where the conversion is dependent on the substantial retention and re-use of the existing structure.</p> <p>Where alteration/demolition is proposed this must be clearly shown on the floor plans and elevations of the proposal and be cross referenced in the Structural Survey.</p> <p>A Survey is also required for any application involving demolition of the whole or part of a listed building or building in a conservation area where such demolition is sought for reasons of structural safety/instability.</p> <p>A Survey investigates the suitability of a building for re-use and must accurately detail the physical condition of existing buildings and the extent of demolition, re-building and repair required and explains the method by which the conversion works will be carried out.</p> <p>Drawings must include scaled sections and coloured or hatched plans identifying building fabric to be demolished, rebuilt, or repaired.</p>	NPPF Para 79

<p>Sustainability Statement</p>	<p>A sustainability statement is required with all applications for major development including:</p> <ul style="list-style-type: none"> • Full planning permission, excluding agricultural development • Outline permission • Reserved matters except where already addressed at outline stage 	<p>South Somerset District Council has recognised a climate change and environmental emergency and undertaken to reduce its carbon footprint and that of the district to net-zero. The Council has an adopted Environment Strategy to support its decision making.</p> <p>Energy and Resource Statements can explain how new proposals will contribute to the overall energy supply within the district and where relevant demonstrate how the proposal can contribute positively towards the reduction of CO₂ emissions. They can also demonstrate how designs have considered the sustainable use of resources and materials.</p> <p>The National Planning Practice Guidance confirms that the planning system should promote an efficient use of natural resources and the National Planning Policy Framework states that local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.</p> <p>A sustainability statement is a comprehensive report providing details of sustainable design, construction and other measures that are being incorporated into the development to reduce the energy, water and materials to address climate change. The statement should demonstrate that a new development has been designed to reduce energy use and increase resilience to changes in the climate. This should include consideration of passive solar design where the siting and design of buildings maximise the use of the sun's energy for heating and cooling, and how the layout and design of buildings and planting can reduce energy and water use and mitigate against flooding, pollution and overheating. This should also include consideration of the following:</p> <ul style="list-style-type: none"> • PV panels; • Air or Ground source heat pumps; • Electric charging points, including number and location; • Combined heat and power; • Confirmation of access to fibre broadband; • Provisions for recycling • Fabric standards – for example Passivhaus • Walking/cycling infrastructure • Battery storage • Community gardens for food growth 	<p>Local Plan Policies TA1, EQ1, EQ2 and EQ4</p>
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Sustainable Drainage Strategy	<p>A Sustainable Drainage Strategy is required with all applications for major development, that is:</p> <ul style="list-style-type: none"> • Residential development of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known. • Non-residential development where the total floor space to be created is 1,000 square metres or more or where the floor area is not yet known, a site area of 1 hectare or more. 	<p>The sustainable drainage strategy should address the issue of surface water runoff onto and off the site. It can be combined with the Flood Risk Assessment if one is required for the site.</p> <p>It should:</p> <ul style="list-style-type: none"> • Identify pre-development overland flow paths and surface water drainage. • Calculate pre-development run-off rates and volumes • State how the SuDS hierarchy is being complied with and give justification for any departure. • Design calculations to demonstrate conformity with the design criteria for the site for peak flow and volume control. • Plan demonstrating flooded areas and flow paths for exceedance events. • Provide information above the measures taken to prevent pollution of the receiving groundwater and/or surface waters. • A management and maintenance plan for the lifetime of the development. <p>Wherever possible, sustainable drainage systems should also contribute towards wider sustainability considerations, including amenity, recreation, conservation of biodiversity and landscape character, as well as flood alleviation and water quality control.</p>	<p>Local Plan Policies EQ1 and EQ4</p> <p>NPPG Paragraph 50 & 51</p>

		Somerset County Council is the Local Lead Flood Authority (LLFA) - for further advice enquiries should be sent to llfa@somerset.gov.uk	
Transport Assessment / Statement	<p>Required for development that is likely to:</p> <ul style="list-style-type: none"> • Result in a significant increase or change in the traffic • Impact on other modes of transport <p>Even in rural areas Assessments / Statements are unlikely to be required for minor applications.</p>	<p>The Transport Assessment may propose mitigation measures where these are necessary to avoid unacceptable or “severe” impacts. Transport Assessments can be used to establish whether the residual transport impacts of a proposed development are likely to be “severe”, which may be a reason for refusal, in accordance with the National Planning Policy Framework. For further details https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</p> <p>The National Planning Policy Framework states that all developments that generate significant amounts of movement should be supported by a Transport Assessment or Statement. This will be used to assess whether opportunities for sustainable transport modes have been taken up, that safe and suitable access to the site can be achieved for all people, and that any improvements required to the transport network would limit the significant impacts of development.</p> <p>In some cases, the transport issues arising out of development proposals may not require a full Transport Assessment to inform the process adequately and identify suitable mitigation. In these instances, it has become common practice to produce a simplified report in the form of a Transport Statement. This will be appropriate where it is agreed that the transport issues arising out of development proposals are limited and a full transport assessment is not required.</p> <p>Further information about Transport Assessments and Statements are contained in the National Planning Practice Guidance</p> <p>Developers are encouraged to seek pre-application advice regarding the need or scope of a Transport Assessment or Statement for a particular development.</p>	Local Plan Policy TA1 and TA5







<p><u>Travel Plan</u></p>	<p>A draft Travel Plan should also be submitted where major development meets or exceeds the following thresholds set out by Somerset County Council as Highways Authority:</p> <table border="1"> <thead> <tr> <th>Development type</th> <th>Threshold</th> </tr> </thead> <tbody> <tr> <td>Retail – Food</td> <td>1,000m²</td> </tr> <tr> <td>Retail – Non-food / Office</td> <td>1,500m²</td> </tr> <tr> <td>Class B2</td> <td>1,500m²</td> </tr> <tr> <td>Class B8</td> <td>2,500m²</td> </tr> <tr> <td>Residential</td> <td>35,000m² or 50 units</td> </tr> </tbody> </table>	Development type	Threshold	Retail – Food	1,000m ²	Retail – Non-food / Office	1,500m ²	Class B2	1,500m ²	Class B8	2,500m ²	Residential	35,000m ² or 50 units	<p>A Travel Plan is a package of measures produced by an applicant to encourage people to use alternatives to single-occupancy car-use. A Travel Plan must:</p> <ul style="list-style-type: none"> • Be prepared with reference to <u>Somerset County Council's guidance material</u> • Consist of an identifiable site audit review, action plan of measures (including physical measures off-and on-site and within the building itself), and monitoring strategy with modal share targets • Relate to all intended trips to and from the site which include travel to work, business travel, deliveries, and travel undertaken by visitors/guests/customers/patrons/patients <p>It is recommended that a travel plan be the subject of pre-application discussions with relevant parties including the Travel Plan Team at Somerset County Council email: Travelplanning@somerset.gov.uk.</p> <p>Further guidance can be found on the Somerset County Council website</p>	<p>Local Plan Policies TA1 and TA4</p>
Development type	Threshold														
Retail – Food	1,000m ²														
Retail – Non-food / Office	1,500m ²														
Class B2	1,500m ²														
Class B8	2,500m ²														
Residential	35,000m ² or 50 units														
<p>Tree / Hedgerow Report</p>	<p>Required for proposals where there are trees within or adjoining the site in close proximity to the proposed development:</p> <ul style="list-style-type: none"> • A scaled plan accurately positioning the trunks of trees that could influence or be affected by the development (including works such as site access, service routes and site compounds), identified with a reference number (such as #T1, T2) and species listed by common name, their stem diameter when measured at 1.5 m above ground, and whether they are to be removed. • Any pre-development tree surgery works • Compensatory planting for any removed trees. 	<p>You will need a Tree Survey or Arboricultural Statement if your development has an impact on any tree with a trunk diameter of over 75mm (as measured 1.5m above ground level) either on site or adjoining.</p> <p>All reference to trees refer to any tree above this size which is on the site of the development, or is close enough to affect it ('within influencing distance of the proposal'). All documents and information should be prepared in accordance with BS5837: 2012 Trees in relation to design, demolition and construction – Recommendations.</p> <p>The requirements are tailored for Full/Outline planning applications and Householder applications:</p> <p>Full or outline applications:</p> <ul style="list-style-type: none"> • An Arboricultural Impact Assessment showing trees to be retained and removed. • Tree Protection Plan setting out appropriate physical protection for retained trees during construction works. 	<p>British Standard. 5837 (2012)</p>												







	<p>However, if any of the trees are covered by a Tree Preservation Order or are within a conservation area, then the level of requirements for a full planning application apply see <u>below</u>. Helpful guidance is available at www.trees.org.uk</p>	<ul style="list-style-type: none"> • Any pre-development tree surgery works. • Proposed location of underground services including soakaways where appropriate. • An Arboricultural Method Statement where works are needed within the Root Protection Areas (see BS5837: 2012) of retained trees or where retained trees cannot be protected by standard physical means such as fencing and/or ground protection. • Soft landscape design, including species and location of compensatory planting to mitigate for any loss. • The Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement should be prepared by a suitably qualified Arboriculturist who has gained expertise in the field of trees in relation to construction. <p>Householder applications:</p> <ul style="list-style-type: none"> • A scaled plan accurately positioning the trunks of trees that could influence or be affected by the development (including works such as site access, service routes and site compounds), identified with a reference number (such as T1, T2) and species listed by common name, their stem diameter when measured at 1.5 m above ground, and whether they are to be removed. • Any pre-development tree surgery works • Compensatory planting for any removed trees. <p>However, if any of the trees are covered by a Tree Preservation Order or are within a conservation area, then the level of requirements for a full planning application apply as above.</p> <p>Hedges: Whilst the British Standard 5837:2012 only relates to trees the presence of hedges on an application site does not require such a Survey/Assessment. However, all hedges should be shown on the site plan and the impact of development on hedges should be identified.</p>	
Ventilation and Extraction Assessment	Required for all developments for ventilation, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings)	The Assessment can comprise a written strategy document or a specification for a particular extraction system. Required for all applications where ventilation, extraction equipment or air conditioning units are to be installed. Typically, this will include uses within Use Classes E or Sui Generis	Local Plan Policies EQ1 and EQ7



		<p>uses where these comprise restaurants and cafes, drinking establishments or hot food takeaways.</p> <p>A Ventilation and Extraction Statement must include details of the position and design of any ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics.</p>	
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Householder planning application

The Householder Application for Works or Extension to an existing Dwelling should be used for proposals to alter/extend a single dwelling or two or more dwellings, including works within the curtilage (boundary/garden) of a house or the formation of an access in association with a house.








Document Description:	Req'd	What / When is required:	Policy / Legislation:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Forms		Required where the proposed development will involve the creation of 100m ² or more floor space (including converted floor space). Forms available here , The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		See 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan. If additional bedrooms are proposed, please ensure that adequate parking is shown on the plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		See 'Plans' section.	Local Plan Policy EQ2
Floor Plans (existing and proposed)		See 'Plans' section.	Local Plan Policy EQ2






Additional Documents	Req'd	What / When is required:	Policy / Legislation:
Roof Plan (existing and proposed)		See 'Plans' section. Required where roof plans are complex or difficult for the public to interpret from elevation drawings only.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		See 'Plans' section Required if there is proposed to be a change of levels within the site i.e. building part cut into the ground., or if accommodation is proposed in roof space and involves the formation of new window openings in the roof.	Local Plan Policy EQ2
Biodiversity Checklist/Ecology Report		Required if works are proposed which may affect protected species or habitats where domestic works that involve the removal or disturbance of the roof or roof structure If you answer 'yes' to any question you <u>must</u> include the requisite ecology report unless otherwise agreed. All reports should be prepared by a suitably qualified and experienced ecologist. Where an ecology report is provided the checklist is not required. Biodiversity Checklist and more information can be found here	Local Plan Policy EQ4
Flood Risk Assessment (FRA)		Required for development in Flood Zone 2 and 3. Further advice (including householder) is available here	NPPF paragraphs 155-165
Design and Access Statement		Required for Listed Buildings or where the development is within a conservation area and consists of – <ul style="list-style-type: none"> • The provision of a building or buildings where the floor space created by the development is 100 square metres or more 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 PPG Design paragraphs 029 - 034
Heritage Statement		Required for: <ul style="list-style-type: none"> • works within a Conservation Area • works adjacent or to a Listed Building or Scheduled Monument • proposals that have archaeological implications. 	Local Plan Policy HG3 NPPF paragraph 189








Tree Survey and Protection Measures		<p>Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction.</p> <p>Helpful guidance is available at www.trees.org.uk</p>	<p>Local Plan Policies EQ4 and EQ5</p> <p>BS 5837 (2012)</p>
Photographs		<p>Please supply photographs of the existing property to which the development is proposed. Please stand well back from the location of the development and include context and reference points in the photos. Photographs should not include vehicle number plates or individual faces.</p>	







Change of Use

If you are intending to change the use of all or part of your property/land, you may need to obtain planning permission. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as use classes. The full application for Planning Permission form should be used for change of use applications.

Document Description:	Req'd	What / When is required:	Policy / Legislation:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications where the proposed development will create one or more new dwellings, or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. Forms available here . The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		See 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		Required where there are changes to the elevations because of the change of use. See Plans section	
Floor Plans (existing and proposed)		Required where there are changes to the floor because of the change of use. See 'Plans' section.	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Required where there are changes to the roof because of the change of use. See 'Plans' section.	Local Plan Policy EQ2

Document Description:	Req'd	What / When is required:	Policy / Legislation:
Affordable Housing Statement		Required for residential developments of 10 or more dwellings and must include number and tenure/size mix of affordable units.	Local Plan Policy HG3
Agricultural Appraisal		Required for countryside development including use for agriculture or as a rural worker's dwelling.	Local Plan Policy HG9 NPPF paragraph 79
Biodiversity Checklist/Ecology Report		Not required for projects that don't include physical works. If physical works are proposed it will be a requirement to complete a Biodiversity Checklist and include within your application. If you answer 'yes' to any question you <u>must</u> include the requisite ecology report unless otherwise agreed. (In which case proof of agreement should be submitted) Biodiversity Checklist not required where an ecology report is provided.	The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) Local Plan Policy EQ4
Draft S106 / Heads of Terms		Required for schemes involving: <ul style="list-style-type: none"> • Affordable housing • The provision of on-site open space and play equipment • Highway Infrastructure and Travel Planning • Matters which cannot be covered by planning conditions or CIL 	Local Plan Policies SS6, HG3, TA3, TA4, TA5, HW1
Economic / Marketing Statement		Required where the major development involves: <ul style="list-style-type: none"> • the loss of premises identified as community facilities under adopted local plan policy DP17. • the loss of premises or land either currently or last used for employment purposes and no equivalent replacement employment is provided. • the loss of land or premises identified in employment or community policies in neighbourhood plans. • applications for over 2,500m² of floor space for Class E retail or leisure development. • applications for retail or leisure developments below 2,500m² floor space outside existing town centre area • applications for main town centre uses that are not in an existing town centre area except for small scale development in rural areas. • Applications proposing new business activity in rural areas, for example tourist / visitor attraction / accommodation proposals to demonstrate a local need for the scale of development proposed. 	Local Plan Policies EP3, EP9, EP13 & EP15. NPPF paragraphs 85-90

Document Description:	Req'd	What / When is required:	Policy / Legislation:
Electric Vehicle Charging Strategy		Required for major residential applications that provide for on-site parking.	Local Plan Policies TA1 and EQ1
Flood Risk Assessment(FRA)		Required for Essential infrastructure / Highly vulnerable / More vulnerable uses within Flood Zone 2 and 3 and sites of 1 Ha or more in Flood Zone 1. Applicants should refer to the National Flood Risk Standing Advice and Local Flood Risk Standing Advice, here	NPPF paragraph 155-165 PPG Flood Zone and Flood Risk Tables
Foul Drainage Assessment (To include Form FD1A)		Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging wastewater into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability).	Local Plan Policy EQ2
HeritageStatement		Required for works within a Conservation Area, works adjacent or to a Listed Building, Scheduled Ancient Monument.	Local Plan Policy EQ3 NPPF paragraph 189
Landscape Plan / Strategy		Not required unless the Change of Use has a landscape impact.	Local Plan Policy EQ2
Statement of Community Involvement		Required for major applications only	SDC SCI
Noise / Vibration Assessments		Required for developments generating potentially significant levels of noise / vibration, for development near sensitive receptors, or developments within proximity to existing significant levels of noise / vibration.	Local Plan Policy EQ7





Document Description:	Req'd	What / When is required:	Policy / Legislation:
Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)		Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon the River Axe SAC (Special Area of Conservation), Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include: <ul style="list-style-type: none"> • New dwellings • Buildings and changes of use that provide overnight accommodation • Agricultural development that could give rise to increased animal / poultry numbers. Anaerobic Digesters • Tourism attractions, including over-night tourist accommodation. 	Habitat Regulation 2017 (as amended) Para 177 of the National Planning Policy Framework Local Plan Policy EQ4
Planning Statement		Where required and depending upon the scale of development this can be either a stand-alone document or combined with other Required (can be combined with a Design and Access Statement) Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission.	NPPF paragraphs 10 and 14 Adopted Statement of Community Involvement
Photographs		Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points in the photos. Photographs should not include vehicle number plates or individual faces.	
Sustainable Urban Drainage Strategy (SuDS)		Will assist the assessment of major applications. This should include a detailed surface water drainage strategy and Sustainable Urban Drainage principles. <ul style="list-style-type: none"> • Residential development of 10 dwellings or more or • Residential development with a site area of 0.5 hectares or more where the number of 	Local Plan Policies EQ1 and EQ4 NPPG Paragraph 50 & 51
Transport Assessment / Statement		Required for major applications that are likely to: <ul style="list-style-type: none"> • Result in a significant increase or change in the traffic • Impact on other modes of transport A draft Travel Plan may be required in accordance with Policy TA4	Local Plan Policies TA1, TA3, TA4, TA5
Retail Impact Assessment		Required for applications for over 2,500m ² of floor space for retail, leisure, or office development.	Local Plan Policy EP12 NPPF paragraphs 85-90








Full applications, Major Development





Full applications are for many types of application including the erection of new dwellings, agricultural buildings or development involving commercial and industrial properties.




The following applications are classed as “Major applications”





- In excess of 10 dwellings
- Creation or change of use of 1,000m² gross floorspace
- Non-residential development or change of use of at least 1 Ha





Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double-check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications for full permission where the proposed development will create one or more new dwellings or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. CIL Additional Information Form is not required for Outline applications. Forms available here . The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended
Location Plan (existing)		Required, see 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		Required, see 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015






Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Elevation Drawings (existing and proposed)		Required for new buildings and changes to elevations, see 'Plans' section.	Local Plan Policy EQ2
Floor Plans (existing and proposed)		Required for changes to floor plans. See 'Plans' section.	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Required where roof plans are complex or difficult for the public to interpret from elevation drawings only.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		Required, see 'Plans' section if there is an existing change in levels across the site or there is a proposal to alter natural ground levels.	Local Plan Policy EQ2
Agricultural Appraisal		Required for countryside development including use for agriculture or as a rural worker's dwelling.	NPPF paragraph 79 Local Plan Policy HG9
Air Quality Assessment		Required for new residential accommodation within the sewage treatment works buffer zone.	Local Plan Policy EQ7
Archaeological Assessment		Required for developments in areas of high archaeological potential or sites of known archaeological importance.	NPPF paragraph 189 Local Plan Policy EQ3






Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Biodiversity Checklist /Ecology Report		<p>Required if works are proposed which may affect protected species or habitats. If the application is accompanied by Ecology / Biodiversity surveys and reports it does not also require the submission of a Biodiversity Checklist.</p> <p>If the application is not accompanied by Ecology / Biodiversity surveys and reports, it will be a requirement to complete a Biodiversity Checklist and include within your application to confirm why such reports are not considered appropriate.</p> <p>This should include evidence to support Habitats Regulations Assessment where appropriate.</p>	Local Plan Policy EQ4
Contaminated Land Assessment		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR A vulnerable use is proposed where human health and/or the environment may be impacted 	Local Plan Policy EQ7
Design & Access Statement		Required for all major applications.	<p>The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)</p> <p>PPG Design paragraphs 012, 029-033</p>
Draft S106 / Heads of Terms		<p>Required for schemes involving:</p> <ul style="list-style-type: none"> Affordable housing The provision of on-site open space and play equipment Highway Infrastructure and Travel Planning Community infrastructure <p>Matters which cannot be covered by planning conditions or CIL</p>	Local Plan Policies SS6, HG3, TA3, TA4, TA5, HW1



Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Economic /Marketing Statement		<p>Required where the development involves:</p> <ul style="list-style-type: none"> • The loss of premises identified as community facilities under adopted Local Plan policy DP17. • The loss of premises or land either currently or last used for employment purposes and no equivalent replacement employment is provided. • The loss of land or premises identified in employment or community policies in neighbourhood plans. • Applications for retail or leisure developments below 2,500m² floor space outside existing town centre area • Applications for main town centre uses that are not in an existing town centre area except for small scale development in rural areas. • Applications proposing new business activity in rural areas, for example tourist / visitor attraction / accommodation proposals to demonstrate a local need for the scale of development proposed. 	<p>Local Plan Policy EP3, EP9, EP13 & EP15.</p> <p>NPPF paragraphs 85-90</p>
Electric Vehicle Charging Strategy		Required for major residential applications that provide for on-site parking.	Local Plan Policies TA1 and EQ1
Flood Risk Assessment (FRA)		<p>Required in the following circumstances:</p> <ul style="list-style-type: none"> • in flood zone 2 or 3 • more than 1 hectare (ha) in flood zone 1 • less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs) • in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency 	<p>NPPF paragraph 155 - 165</p> <p>PPG Flood Zone and Flood Risk Tables</p>

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Flood Risk Sequential Test		<p>Required in the following circumstances:</p> <p>In Flood Zone 2</p> <ul style="list-style-type: none"> • Development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks) <p>In Flood Zone 3a</p> <ul style="list-style-type: none"> • Development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) • Essential infrastructure (i.e. roads or utilities) <p>In Flood Zone 3b</p> <ul style="list-style-type: none"> • Essential infrastructure (i.e. as roads or utilities) <p>An Exception Test may also be required</p>	NPPF paragraph 148-169
Foul Drainage Assessment (To include Form FD1A)		Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging wastewater into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability).	Local Plan Policy EQ2
Heritage Statement		Required for works within a Conservation Area or AONB, works adjacent or to a Listed Building, Scheduled Ancient Monument or having archaeological implications.	Local Plan Policy HG3 NPPF paragraph 189
Land Contamination Report		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> • Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR • A vulnerable use is proposed where human health may be impacted 	Local Plan Policy EQ7

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Landscaping Plan		<p>Strongly advised for residential and commercial developments.</p> <p>Required for major applications except for agricultural development</p>	Local Plan Policy EQ5
Landscape and Visual Impact Assessment		<p>Required for developments that have the potential to result in a significant visual impact which may include (but is not limited to):</p> <ul style="list-style-type: none"> • Solar and wind energy projects • Development in or on the edge of the open countryside or AONB <p>LVIAs must meet the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA3)</p>	Local Plan Policy EQ2
Lighting Assessment		<p>Required for any applications which include floodlighting, external lighting i.e. for car parks or grounds being illuminated at night in particular for sites that are:</p> <ul style="list-style-type: none"> • Next to a roost, breeding or resting place of, or habitat of importance to, a legally protected species (such as bats, badgers, barn owls and great crested newts) • Alongside other watercourses and habitats, where there is a risk of impact on bats, especially light sensitive bat species associated with the three <u>Special Areas of Conservation</u> within the District • Within the open countryside 	Local Plan Policy DP3, DP4, DP5, DP7 and DP8
National Design Guide Compliance Statement		<p>For residential schemes compliance with the 10 Characteristics of Well Designed Places should be demonstrated. Proposals should be assessed against each characteristic.</p>	<p>NPPF paragraph 8</p> <p>Local Plan Policy EQ2</p>

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Neighbourhood Plan Compliance Statement		Required for developments in areas covered by a 'made' plan, see the NP webpage for an up-to-date list. Proposals should be assessed against each relevant policy.	NPPF paragraph 8
Noise Assessment		<p>Required for development falling within the following use classes:</p> <ul style="list-style-type: none"> • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways); or • Use Classes B2 (General Industrial) and B8 (Storage and Distribution); and • Where the uses would be located adjacent to existing residential properties. <p>New residential development which lies adjacent to the above uses, or adjacent any other source of noise (e.g. A Roads, railways. etc.).</p>	Local Plan Policy EQ7
Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)		<p>Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon both the River Axe SAC (Special Area of Conservation), the Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include:</p> <ul style="list-style-type: none"> • New dwellings • Buildings and changes of use that provide overnight accommodation • Agricultural development that could give rise to increased animal / poultry numbers. • Anaerobic Digesters • Tourism attractions, including over-night tourist accommodation. 	Habitat Regulation 2017 (as amended) Para 177 of the National Planning Policy Framework Local Plan Policy EQ4
Planning Statement		<p>Required (can be combined with a Design and Access Statement)</p> <p>Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission for major applications (to include a summary of neighbour consultations)</p>	PPG Design paragraphs 029 - 034 Adopted Statement of Community Involvement Local Plan Policy HG3
Photographs		<p>Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.</p>	

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Structural Survey and Conversion Method Statement		Required for development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building. Applicants should refer to SSDC's Conversion of Barns and Other Historic Buildings guidance where appropriate.	Local Plan Policies SD1, SS2
Sustainability Statement		Required for all major applications excluding agricultural development.	Local Plan Policies TA1, EQ1 and EQ4
Sustainable Urban Drainage Strategy (SuDS)		Required for major applications. This should include a detailed surface water drainage strategy and Sustainable Urban Drainage principles. <ul style="list-style-type: none"> • Residential development of 10 dwellings or more or • Residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known. • Non-residential development where the total floor space to be created is 1,000 square metres or more or where the floor area is not yet known, • a site area of 1 hectare or more. 	Local Plan Policies EQ1 and EQ4
Transport Assessment / Statement		Required for development that is likely to: <ul style="list-style-type: none"> • Result in a significant increase or change in the traffic • Affect a classified road or proposed highway • Involve the laying out or construction of a highway or access • Impact on other modes of transport Draft Travel Plan in accordance with Policy TA4	Local Plan Policies TA1, TA3, TA4, TA5
Draft Travel Plan		See thresholds in the document description section.	Local Plan Policy TA4

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Tree and Hedgerow Survey/Report and Protection Measures		Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Helpful guidance is available at www.trees.org.uk	Local Plan Policy EQ4 and EQ5 BS. 5837 (2012)
Ventilation and Extraction Assessment		Required for all developments for ventilation, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings)	Local Plan Policy EQ2






**Evidence of compulsory pre-application consultation for some wind turbine development is required, ask the LPA for more details.








Full applications, Minor Development





Full applications are for many types of application including the erection of new dwellings, agricultural buildings or development involving commercial and industrial properties.






The following applications are classed as “Minor”






- 1-9 dwellings
- Up to 999m² new building space (regardless of proposed sub-division)
- Non-residential development of upto 0.99 Ha




Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double-check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications for full permission where the proposed development will create one or more new dwellings or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. CIL Additional Information Form is not required for Outline applications. Forms available here , The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended
Location Plan (existing)		Required, see 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		Required, see 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		Required for new buildings and changes to elevations, see 'Plans' section.	Local Plan Policy EQ2

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Floor Plans (existing and proposed)		Required for changes to floor plans. See 'Plans' section.	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Required where roof plans are complex or difficult for the public to interpret from elevation drawings only.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		Required, see 'Plans' section if there is an existing change in levels across the site or there is a proposal to alter natural ground levels.	Local Plan Policy EQ2
Agricultural Appraisal		Required for countryside development including use for agriculture or as a rural worker's dwelling.	NPPF paragraph 79 Local Plan Policy HG9
Air Quality Assessment		Required for new residential accommodation within the sewage treatment works buffer zone.	Local Plan Policy EQ7
Archaeological Assessment		Required for developments in areas of high archaeological potential or sites of known archaeological importance.	NPPF paragraph 189 Local Plan Policy EQ3
Biodiversity Checklist /Ecology Report		<p>Required if works are proposed which may affect protected species or habitats. If the application is accompanied by Ecology / Biodiversity surveys and reports it does not also require the submission of a Biodiversity Checklist.</p> <p>If the application is not accompanied by Ecology / Biodiversity surveys and reports, it will be a requirement to complete a Biodiversity Checklist and include within your application to confirm why such reports are not considered appropriate. i.</p> <p>This should include evidence to support Habitats Regulations Assessment where appropriate.</p>	Local Plan Policy EQ4

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Contaminated Land Assessment		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR A vulnerable use is proposed where human health and/or the environment may be impacted 	Local Plan Policy EQ7
Design & Access Statement		<p>Required for development within a Conservation Area comprising:</p> <ul style="list-style-type: none"> One or more dwellings Increase in floor space of 100m² 	<p>The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)</p> <p>PPG Design paragraphs 012, 029-033</p>
Flood Risk Assessment (FRA)		<p>Required for:</p> <p>Development over 1 hectare in Flood Zone 1 and all development in Flood Zone 2 and 3.</p> <p>Applicants should refer to the National Flood Risk Standing Advice and Local Flood Risk Standing Advice.</p>	<p>NPPF paragraph 155 - 165</p> <p>PPG Flood Zone and Flood Risk Tables</p>
Flood Risk Sequential Test		<p>Required in the following circumstances:</p> <p>In Flood Zone 2</p> <ul style="list-style-type: none"> Development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks) <p>In Flood Zone 3a</p> <ul style="list-style-type: none"> Development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) Essential infrastructure (i.e. roads or utilities) <p>In Flood Zone 3b</p> <ul style="list-style-type: none"> Essential infrastructure (i.e. as roads or utilities) <p>An Exception Test may also be required</p>	NPPF paragraph 148-169

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Foul Drainage Assessment (To include Form FD1A)		Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging wastewater into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability). https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1	Local Plan Policy EQ2
Heritage Statement		Required for works within a Conservation Area or AONB, works adjacent to or to a Listed Building, Scheduled Ancient Monument or having archaeological implications.	Local Plan Policy HG3 NPPF paragraph 189
Land Contamination Report		Required for application sites where there has been a previous or suspected contaminative use at the site AND: <ul style="list-style-type: none"> Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR A vulnerable use is proposed where human health may be impacted 	Local Plan Policy EQ7
Landscape and Visual Impact Assessment		Required for developments that have the potential to result in a significant visual impact which may include (but is not limited to) minor development in or on the edge of the open countryside or AONB LVIA's must meet the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA3)	Local Plan Policy EQ2
Lighting Assessment		Required for any applications which include floodlighting, external lighting i.e. for car parks or grounds being illuminated at night in particular for sites that are: <ul style="list-style-type: none"> Next to a roost, breeding or resting place of, or habitat of importance to, a legally protected species (such as bats, badgers, barn owls and great crested newts) Alongside other watercourses and habitats, where there is a risk of impact on bats, especially light sensitive bat species associated with the three <u>Special Areas of Conservation</u> within the District Within the open countryside 	Local Plan Policy DP3, DP4, DP5, DP7 and DP8

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Neighbourhood Plan Compliance Statement		Required for developments in areas covered by a 'made' plan, see the NP webpage for an up-to-date list. Proposals should be assessed against each relevant policy.	NPPF paragraph 8
Noise Assessment		Required for development falling within the following use classes: <ul style="list-style-type: none"> • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways); or • Use Classes B2 (General Industrial) and B8 (Storage and Distribution); and Where the uses would be located adjacent to existing residential properties. New residential development which lies adjacent to the above uses, or adjacent any other source of noise (e.g. A Roads, railways. etc.).	Local Plan Policy EQ7
Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)		Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon the River Axe SAC (Special Area of Conservation), Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include: <ul style="list-style-type: none"> New dwellings Buildings and changes of use that provide overnight accommodation Agricultural development that could give rise to increased animal / poultry numbers. Anaerobic Digesters Tourism attractions, including over-night tourist accommodation. 	Habitat Regulation 2017 (as amended) Para 177 of the National Planning Policy Framework Local Plan Policy EQ4
Planning Statement		Required (Can be combined with a Design and Access Statement) Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission for major applications (to include a summary of neighbour consultations)	PPG Design paragraphs 029 - 034 Adopted Statement of Community Involvement Local Plan Policy HG3
Photographs		Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.	



Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Structural Survey and Conversion Method Statement		Required for development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building. Applicants should refer to SSDC's Conversion of Barns and Other Historic Buildings guidance where appropriate.	Local Plan Policies SD1, SS2
Tree and Hedgerow Survey/Report and Protection Measures		Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Helpful guidance is available at www.trees.org.uk	Local Plan Policy EQ4 and EQ5 BS. 5837 (2012)
Ventilation and Extraction Assessment		Required for all developments for ventilation, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings)	






Outline planning applications for Major development









Outline applications are used when the principle of a development needs to be established but not all the information is available at the time the initial application is made. The application is submitted in two parts. The initial outline planning application which may seek to establish some levels of detail (usually access) and a subsequent submission of additional detail referred to as the “Reserved Matters”.






The following applications are classed as “Major applications”





- In excess of 10 dwellings or 0.5 Ha Residential development
- Creation or change of use of 1,000m² gross floorspace
- Non-residential development or change of use of at least 1 Ha





The Reserved Matters			
Appearance		Aspects of a building or place which affect the way it looks, including the exterior of the development. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Roof Plan (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Access		Covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Transport Assessment / Statement • Plan detailing access arrangement • Tracking • Visibility splays 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6





Landscaping		The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Landscape Plan / Strategy including hard and soft landscaping details 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Layout		Includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development. Required: <ul style="list-style-type: none"> • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Scale		Includes information on the size of the development, including the height, width and length of each proposed building. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) • Roof Plan (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Other Submissions			
Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double-check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications for full permission where the proposed development will create one or more new dwellings, or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. CIL Additional Information Form is not required for Outline applications. Forms available here , The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended





Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Location Plan (existing)		Required, see 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		Required, see 'Plans' section. Proposed site plan is required where layout is not a reserved matter	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		Only required where scale and appearance are not reserved matters.	Local Plan Policy EQ2
Floor Plans (existing and proposed)		Only required where scale, layout and appearance are not reserved matters	Local Plan Policy EQ2
Landscape Plan		Only required where landscaping is not a reserved matter	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Only required where scale and appearance are not reserved matters.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		Depending upon the level of detail within the application this can be covered by the submission of a topographical survey where a site has changes in levels.	Local Plan Policy EQ2
Agricultural Appraisal		Required for countryside development including use for agriculture or as a rural worker's dwelling.	NPPF paragraph 79 Local Plan Policy HG9








Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Air Quality Assessment		Required for residential accommodation within the sewage treatment works buffer zone.	Local Plan Policy EQ7
Archaeological Assessment		Required for developments in areas of high archaeological potential or sites of known archaeological importance.	NPPF paragraph 189 Local Plan Policy EQ3
Biodiversity Checklist /Ecology Report		<p>Required if works are proposed which may affect protected species or habitats. If the application is accompanied by Ecology / Biodiversity surveys and reports it does not also require the submission of a Biodiversity Checklist.</p> <p>If the application is not accompanied by Ecology / Biodiversity surveys and reports, it will be a requirement to complete a Biodiversity Checklist and include within your application to confirm why such reports are not considered appropriate. i.</p> <p>This should include evidence to support Habitats Regulations Assessment where appropriate.</p>	Local Plan Policy EQ4
Contaminated Land Assessment		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> • Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR • A vulnerable use is proposed where human health and/or the environment may be impacted 	Local Plan Policy EQ7
Design & Access Statement		Required for all major applications	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) PPG Design paragraphs 012, 029-033

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Draft S106 / Heads of Terms		Required for schemes involving: <ul style="list-style-type: none"> • Affordable housing • The provision of on-site open space and play equipment • Highway Infrastructure and Travel Planning • Community infrastructure Matters which cannot be covered by planning conditions or CIL	Local Plan Polices SS6, HG3, TA3, TA4, TA5, HW1
Economic /Marketing Statement		Required where the development involves: <ul style="list-style-type: none"> • The loss of premises identified as community facilities under adopted Local Plan policy DP17. • The loss of premises or land either currently or last used for employment purposes and no equivalent replacement employment is provided. • The loss of land or premises identified in employment or community policies in neighbourhood plans. • Applications for retail or leisure developments below 2,500m² floor space outside existing town centre area • Applications for main town centre uses that are not in an existing town centre area except for small scale development in rural areas. • Applications proposing new business activity in rural areas, for example tourist / visitor attraction / accommodation proposals to demonstrate a local need for the scale of development proposed. 	Local Plan Policy EP3, EP9, EP13 & EP15. NPPF paragraphs 85-90
Electric Vehicle Charging Strategy		Required for major residential applications that provide for on-site parking.	Local Plan Policies TA1 and EQ1
Flood Risk Assessment(FRA)		Required for all major applications	NPPF paragraph 155 - 165 PPG Flood Zone and Flood Risk Tables

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Flood Risk Sequential Test		<p>Required in the following circumstances:</p> <p>In Flood Zone 2</p> <ul style="list-style-type: none"> • Development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks) <p>In Flood Zone 3a</p> <ul style="list-style-type: none"> • Development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) • Essential infrastructure (i.e. roads or utilities) <p>In Flood Zone 3b</p> <ul style="list-style-type: none"> • Essential infrastructure (i.e. as roads or utilities) <p>An Exception Test may also be required</p>	NPPF paragraph 148-169
Foul Drainage Assessment (To include Form FD1A)		<p>Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging waste water into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability).</p> <p>https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1</p>	Local Plan Policy EQ2
Heritage Statement		<p>Required for works within a Conservation Area or AONB, works adjacent or to a Listed Building, Scheduled Ancient Monument or having archaeological implications.</p>	<p>Local Plan Policy HG3</p> <p>NPPF paragraph 189</p>
Land Contamination Report		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> • Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR <p>A vulnerable use is proposed where human health may be impacted</p>	Local Plan Policy EQ7

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Landscape and Visual Impact Assessment		<p>Required for developments that have the potential to result in a significant visual impact which may include (but is not limited to):</p> <ul style="list-style-type: none"> • Solar and wind energy projects • Development in or on the edge of the open countryside or AONB <p>LVIAs must meet the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA3)</p>	Local Plan Policy EQ2
Lighting Assessment		<p>Required for any applications which include floodlighting, external lighting i.e. for car parks or grounds being illuminated at night in particular for sites that are:</p> <ul style="list-style-type: none"> • Next to a roost, breeding or resting place of, or habitat of importance to, a legally protected species (such as bats, badgers, barn owls and great crested newts) • Alongside other watercourses and habitats, where there is a risk of impact on bats, especially light sensitive bat species associated with the three <u>Special Areas of Conservation</u> within the District • Within the open countryside 	Local Plan Policy DP3, DP4, DP5, DP7 and DP8
National Design Guide Compliance Statement		<p>For residential schemes compliance with the 10 Characteristics of Well Designed Places should be demonstrated. Proposals should be assessed against each characteristic.</p>	NPPF paragraph 8 Local Plan Policy EQ2
Neighbourhood Plan Compliance Statement		<p>Required for developments in areas covered by a 'made' plan, see the Neighbourhood Plan webpage for an up-to-date list. Proposals should be assessed against each relevant policy.</p>	NPPF paragraph 8

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Noise Assessment		<p>Required for development falling within the following use classes:</p> <ul style="list-style-type: none"> • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways); or • Use Classes B2 (General Industrial) and B8 (Storage and Distribution); and • Where the uses would be located adjacent to existing residential properties. <p>New residential development which lies adjacent to the above uses, or adjacent any other source of noise (e.g., A Roads, railways. etc.).</p>	Local Plan Policy EQ7
Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)		<p>Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon the River Axe SAC (Special Area of Conservation), Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include:</p> <ul style="list-style-type: none"> • New dwellings • Buildings and changes of use that provide overnight accommodation • Agricultural development that could give rise to increased animal / poultry numbers. Anaerobic Digesters • Tourism attractions, including over-night tourist accommodation. 	Habitat Regulation 2017 (as amended) Para 177 of the National Planning Policy Framework Local Plan Policy EQ4
Planning Statement		<p>Required (can be combined with a Design and Access Statement)</p> <p>Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission for major applications (to include a summary of neighbor consultations)</p>	PPG Design paragraphs 029 - 034 Adopted Statement of Community Involvement Local Plan Policy HG3
Photographs		<p>Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.</p>	

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Structural Survey and Conversion Method Statement		Required for development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building. Applicants should refer to SSDC's Conversion of Barns and Other Historic Buildings guidance where appropriate.	Local Plan Policies SD1, SS2
Sustainability Statement		Required for all major applications (excluding agricultural development).	Local Plan Policies TA1, EQ1 and EQ4
Sustainable Urban Drainage Strategy (SuDS)		Required for major applications. This should include a detailed surface water drainage strategy and Sustainable Urban Drainage principles. <ul style="list-style-type: none"> Residential development of 10 dwellings or more or Residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known. Non-residential development where the total floor space to be created is 1,000 square metres or more or where the floor area is not yet known, a site area of 1 hectare or more. 	Local Plan Policies EQ1 and EQ4
Transport Assessment / Statement		Required for development that is likely to: <ul style="list-style-type: none"> Result in a significant increase or change in the traffic Affect a classified road or proposed highway Involve the laying out or construction of a highway or access Impact on other modes of transport 	Local Plan Policies TA1, TA3, TA4, TA5
Draft Travel Plan		See thresholds in the document description section.	Local Plan Policy TA4
Tree and Hedgerow Survey/Report and Protection Measures		Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Helpful guidance is available at www.trees.org.uk	Local Plan Policy EQ4 and EQ5 BS. 5837 (2012)
Ventilation and Extraction Assessment		Required for all developments for ventilation, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings)	Local Plan Policy EQ2




**Evidence of compulsory pre-application consultation for some wind turbine development is required, ask the LPA for more details.







Outline applications for Minor Development









Outline applications are used when the principle of a development needs to be established but not all the information is available at the time the initial application is made. The application is submitted in two parts. The initial outline planning application which may seek to establish some levels of detail (usually access) and a subsequent submission of additional detail referred to as the “Reserved Matters”.





The following applications are classed as “Minor”





- 1-9 dwellings or residential development up to 0.49 Ha
- Up to 999m2 new building space (regardless of proposed sub-division)
- Non-residential development of up to 0.99 Ha





The Reserved Matters			
Appearance		Aspects of a building or place which affect the way it looks, including the exterior of the development. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Roof Plan (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Access		Covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Transport Assessment / Statement • Plan detailing access arrangement • Tracking • Visibility splays 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Landscaping		The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Landscape Plan / Strategy including hard and soft landscaping details 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6






Layout		Includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development. Required: <ul style="list-style-type: none"> • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Scale		Includes information on the size of the development, including the height, width and length of each proposed building. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) • Roof Plan (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Other Submissions			
Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double-check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications for full permission where the proposed development will create one or more new dwellings, or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. CIL Additional Information Form is not required for Outline applications. Forms available here , The Council's CIL guidance can be found here .	CIL Regulations (2010), as amended
Location Plan (existing)		Required, see 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		Required, see 'Plans' section. Proposed site plan is required where layout is not a reserved matter	The Town and Country Planning (Development Management Procedure) (England) Order 2015


Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Elevation Drawings (existing and proposed)		Only required where scale and appearance are not reserved matters.	Local Plan Policy EQ2
Floor Plans (existing and proposed)		Only required where scale and appearance are not reserved matters	Local Plan Policy EQ2
Landscape Plan		Only required where landscaping is not a reserved matter	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Only required where scale and appearance are not reserved matters.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		Required, see 'Plans' section if there is an existing change in levels across the site or there is a proposal to alter natural ground levels.	Local Plan Policy EQ2
Agricultural Appraisal		Required for countryside development including use for agriculture or as a rural worker's dwelling.	NPPF paragraph 79 Local Plan Policy HG9
Air Quality Assessment		Required for new residential accommodation within the sewage treatment works buffer zone.	Local Plan Policy EQ7
Archaeological Assessment		Required for developments in areas of high archaeological potential or sites of known archaeological importance.	NPPF paragraph 189 Local Plan Policy EQ3

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Biodiversity Checklist /Ecology Report		<p>Required if works are proposed which may affect protected species or habitats. If the application is accompanied by Ecology / Biodiversity surveys and reports it does not also require the submission of a Biodiversity Checklist.</p> <p>If the application is not accompanied by Ecology / Biodiversity surveys and reports, it will be a requirement to complete a Biodiversity Checklist and include within your application to confirm why such reports are not considered appropriate.</p> <p>This should include evidence to support Habitats Regulations Assessment where appropriate.</p>	Local Plan Policy EQ4
Contaminated Land Assessment		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> • Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR • A vulnerable use is proposed where human health and/or the environment may be impacted 	Local Plan Policy EQ7
Design & Access Statement		<p>Required for development within a Conservation Area comprising:</p> <ul style="list-style-type: none"> • One or more dwellings • Increase in floor space of 100m² 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) PPG Design paragraphs 012, 029-033
Flood Risk Assessment (FRA)		Applicants should refer to the National Flood Risk Standing Advice and Local Flood Risk Standing Advice.	NPPF paragraph 155 - 165 PPG Flood Zone and Flood Risk Tables

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Flood Risk Sequential Test		<p>Required in the following circumstances:</p> <p>In Flood Zone 2</p> <ul style="list-style-type: none"> Development that is defined as "highly vulnerable" (i.e. residential basements, caravan parks) <p>In Flood Zone 3a</p> <ul style="list-style-type: none"> Development that is defined as "more vulnerable " (i.e. residential, schools, hospitals, care homes) Essential infrastructure (i.e. roads or utilities) <p>In Flood Zone 3b</p> <ul style="list-style-type: none"> Essential infrastructure (i.e. as roads or utilities) <p>An Exception Test may also be required</p>	NPPF paragraph 148-169
Foul Drainage Assessment (To include Form FD1A)		Required where non-mains foul drainage is proposed, connection to the mains sewer is not practical and it can be demonstrated that discharging waste water into a public sewer to be treated at a public sewage treatment works or a package treatment plant is not feasible (taking into account cost and/or practicability).	Local Plan Policy EQ2
Heritage Statement		Required for works within a Conservation Area or AONB, works adjacent or to a Listed Building, Scheduled Ancient Monument or having archaeological implications.	Local Plan Policy HG3 NPPF paragraph 189
Land Contamination Report		<p>Required for application sites where there has been a previous or suspected contaminative use at the site AND:</p> <ul style="list-style-type: none"> Operational development is proposed where there would be disturbance to the ground or groundwater regime AND/OR <p>A vulnerable use is proposed where human health may be impacted</p>	Local Plan Policy EQ7

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Landscape and Visual Impact Assessment		<p>Required for developments that have the potential to result in a significant visual impact which may include (but is not limited to) minor development in or on the edge of the open countryside or AONB</p> <p>LVIAs must meet the Landscape Institute's Guidelines for Landscape and Visual Impact Assessment (GLVIA3)</p>	Local Plan Policy EQ2
Lighting Assessment		<p>Required for any applications which include floodlighting, external lighting i.e. for car parks or grounds being illuminated at night in particular for sites that are:</p> <ul style="list-style-type: none"> • Next to a roost, breeding or resting place of, or habitat of importance to, a legally protected species (such as bats, badgers, barn owls and great crested newts) • Alongside other watercourses and habitats, where there is a risk of impact on bats, especially light sensitive bat species associated with the three <u>Special Areas of Conservation</u> within the District • Within the open countryside 	Local Plan Policy DP3, DP4, DP5, DP7 and DP8
Neighbourhood Plan Compliance Statement		<p>Required for developments in areas covered by a 'made' plan, see the Neighbourhood Plan webpage for an up-to-date list. Proposals should be assessed against each relevant policy.</p>	NPPF paragraph 8
Noise Assessment		<p>Required for development falling within the following use classes:</p> <ul style="list-style-type: none"> • Use Class E (restaurants and cafes), sui generis uses (pub or drinking establishments and hot food takeaways); or • Use Classes B2 (General Industrial) and B8 (Storage and Distribution); and • Where the uses would be located adjacent to existing residential properties. <p>New residential development which lies adjacent to the above uses, or adjacent any other source of noise (e.g. A Roads, railways. etc.).</p>	Local Plan Policy EQ7

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Nutrient Neutrality Assessment and Mitigation Strategy (NNAMS)		<p>Required to accompany planning applications where development may give rise to an increase in phosphate discharges that could impact upon the River Axe SAC (Special Area of Conservation), Somerset Levels and Moors SAC & Ramsar catchment as well as areas served by sewerage treatment works that discharge into affected sewerage treatment works. This is likely to include:</p> <ul style="list-style-type: none"> • New dwellings • Buildings and changes of use that provide overnight accommodation • Agricultural development that could give rise to increased animal / poultry numbers. Anaerobic Digesters • Tourism attractions, including over-night tourist accommodation. 	Habitat Regulation 2017 (as amended) Para 177 of the National Planning Policy Framework Local Plan Policy EQ4
Planning Statement		<p>Required (can be combined with a Design and Access Statement)</p> <p>Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission for major applications (to include a summary of neighbor consultations)</p>	PPG Design paragraphs 029 - 034 Adopted Statement of Community Involvement Local Plan Policy HG3
Photographs		<p>Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.</p>	
Structural Survey and Conversion Method Statement		<p>Required for development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building. Applicants should refer to SSDC's Conversion of Barns and Other Historic Buildings guidance where appropriate.</p>	Local Plan Policies SD1, SS2
Tree and Hedgerow Survey/Report and Protection Measures		<p>Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Helpful guidance is available at www.trees.org.uk</p>	Local Plan Policy EQ4 and EQ5 BS. 5837 (2012)

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Ventilation and Extraction Assessment		Required for all developments for ventilation, extraction or air conditioning equipment (excluding alterations to existing dwellings and proposals for new dwellings)	



Reserved Matters applications for Minor and Major development







Reserved matters applications should be used after an Outline planning application has been approved. A Reserved Matters application deals with some or all of the outstanding details of the Outline application proposal, including appearance, means of access, landscaping, layout and scale.










Some conditions attached to an outline approval cannot be discharged until the reserved matters have been approved. For example, details relating to drainage can't be approved before matters relating to the layout and scale of the development have been approved.









Requests to discharge planning conditions on outline consents should not be made as part as the reserved matters application.


There are separate rules, forms, fees and procedures for requests to discharge planning conditions. If a reserved matters application is submitted which includes details seeking to discharge a condition, then both applications will normally be delayed until the required fees are paid and the documents are organised into two separate applications.

The Reserved Matters			
Access		Covers accessibility for all routes to and within the site, as well as the way they link up to other roads and pathways outside the site. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Transport Assessment / Statement • Plan detailing access arrangement • Tracking • Visibility splays 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Appearance		Aspects of a building or place which affect the way it looks, including the exterior of the development. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Roof Plan (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6

Landscaping		The improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen. Required: <ul style="list-style-type: none"> • Section Drawings / Levels (existing and proposed) • Landscape Plan / Strategy including hard and soft landscaping details 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Layout		Includes buildings, routes and open spaces within the development and the way they are laid out in relations to buildings and spaces outside the development. Required: <ul style="list-style-type: none"> • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Scale		Includes information on the size of the development, including the height, width and length of each proposed building. Required: <ul style="list-style-type: none"> • Elevation Drawings (existing and proposed) • Floor Plans (existing and proposed) • Section Drawings / Levels (existing and proposed) • Roof Plan (existing and proposed) 	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) Article 6
Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications where the proposed development will create one or more new dwellings, or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail, unless the Outline permission was granted before 03 April 2017. Forms available here, The Council's CIL guidance can be found here.	CIL Regulations (2010), as amended
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015






Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Block / Site Plan (existing and proposed)		See 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		Required, except if addressed at Outline stage. See 'Plans' section.	Local Plan Policy EQ2
Floor Plans (existing and proposed)		Required, except if addressed at Outline stage. See 'Plans' section.	Local Plan Policy EQ2
Roof Plan (existing and proposed)		Required, except if addressed at Outline stage. See 'Plans' section.	Local Plan Policy EQ2
Section Plans / Levels (existing and proposed)		Required, except if addressed at Outline stage. See 'Plans' section. Depending upon the level of detail within the application this can be covered by the submission of a topographical survey where a site has changes in levels.	Local Plan Policy EQ2
Archaeological Assessment		Required, except if addressed at Outline stage. Required for developments in areas of high archaeological potential or sites of known archaeological importance.	NPPF paragraph 189
Design and Access Statement		Required, except if the development is for engineering operations only or if considered at Outline stage.	The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) PPG Design paragraphs 012, 029-033
Ecology Report		Where an ecology report supported the outline application and is over 2 years old an update report will be required. This should include evidence to support Habitats Regulations Assessment where appropriate.	Local Plan Policy EQ4
Flood Risk Assessment (FRA)		Required, except if addressed at Outline stage:	NPPF paragraphs 155-165 PPG Flood Zone and Flood Risk Tables

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Heritage Statement		Required, where the outline application was accompanied by a Heritage Statement to clarify how the detail of development responds to the sites context. For works within a Conservation Area, works adjacent or to a Listed Building, Scheduled Ancient Monument or having archaeological implications.	Local Plan Policy EQ3 NPPF paragraph 189
Landscape and Visual Impact Assessment		May be required to explain the scale of development proposed compared to the base line established by the outline permission. For developments that have the potential to result in a significant visual impact which may include (but is not limited to): <ul style="list-style-type: none"> Solar and wind energy projects Development in the open countryside or AONB	Local Plan Policy EQ2
National Design Guide Compliance Statement		For residential schemes compliance with the 10 Characteristics of Well Designed Places should be demonstrated. Proposals should be assessed against each characteristic.	NPPF paragraph 8
Neighbourhood Plan Compliance Statement		Required for developments in areas covered by a 'made' plan, see the Neighbourhood Plan webpage for an up-to-date list. Proposals should be assessed against each relevant policy.	NPPF paragraph 2
Noise / Vibration Assessment		Required, except if addressed at Outline stage. For developments generating potentially significant levels of noise / vibration, for development in close proximity to sensitive receptors, or developments within close proximity to existing significant levels of noise / vibration.	Local Plan Policy EQ7
Planning Statement		Required (can be combined with a Design and Access Statement) Statement of Community Involvement - Compliance statement required to show engagement with local community prior to submission. Affordable Housing Statement - Required for residential development of 10 or more units and must include number and tenure/size mix of affordable units.	Adopted Statement of Community Involvement Local Plan Policy HG3
Photographs		Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.	
Structural Survey and Conversion Method Statement		Required, except if addressed at Outline stage. For development involving the conversion of an existing rural building outside of the settlement boundaries where there exists doubt as to the structural integrity of the building. Applicants should refer to SSDC's Conversion of Agricultural/Rural Buildings guidance.	To ascertain the tests for 'conversion' Local Plan Policies SD1, SS2

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Tree and Hedgerow Survey/Report and Protection Measures		<p>Required for proposals where there are trees within or adjoining the site. A Tree Survey, Arboricultural Method Statement and Tree Protection Plan should be prepared by a suitably qualified and experienced arboricultural consultant in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. Helpful guidance is available at www.trees.org.uk</p>	<p>Local Plan Policy EQ4 and EQ5 BS. 5837 (2012)</p>






Application for Advertisement Consent








Advertisement consent applications should be used for proposals to display an advertisement or sign which requires consent.

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal Fee Calculator The checklist is available here to double-check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed) if the advertisement is to be positioned on a building		See 'Plans' section. Show the proposed advertisement dimensions and position on the land or building in question	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		Drawn to a scale of 1:10 or 1:20 and include a scale bar Show the materials to be used, fixings, colours, annotation, size and height above the ground and, where it would project from a building, the extent of the projection. Show the signs, size and illumination. The type of each sign for which application is being made, e.g. fascia, projecting box, pole-mounted free-standing, should be shown, together with the dimensions of each sign. If any of the signs are to be illuminated please describe the type of illumination, e.g. internal, external, floodlight, etc., and whether the illumination will be static, flashing, or have moving parts.	Local Plan Policy EQ2
Photos and Photomontages		Required - Photos of the existing premises and street scene/context. Optional - Some sign companies can also provide photomontages which do assist. Photographs should not include vehicle number plates or individual faces.	Local Plan Policy EQ2

Listed Building Consent

Listed building consent applications are used if your property is listed for having special architectural or historic interest and you wish to make alterations, external or internal, to the building. (Listed building consent applications can accompany a householder or full application if planning permission is also required.)





Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form		From Planning Portal NB – There is no separate form for listed building consent. There is no fee for Listed Building Consent. The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Elevation Drawings (existing and proposed)		See 'Plans' section. Needed if external alterations proposed. Drawn to a scale of 1:20, 1:50 or 1:100 and include a scale bar. Show the proposed works in relation to what is already there, where possible, the proposed building materials and the style, materials and finish of windows and doors. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property. To include large scale details or joinery or other details the subject to proposed works	Local Plan Policies EQ2 and EQ3
Floor Plans (existing and proposed)		See 'Plans' section. Needed if internal alterations proposed. Drawn to a scale of 1:50 or 1:100 and include a scale bar Where existing buildings or walls are to be demolished these should be clearly shown. Show details of the existing building(s) as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).	Local Plan Policies EQ2 and EQ3


Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Roof Plan (existing and proposed)		See 'Plans' section. Needed if external alterations are required. Drawn to a scale of 1:50 or 1:100 and include a scale bar	Local Plan Policies EQ2 and EQ3
Section Plans / Levels (existing and proposed)		Required, this will be determined on a case by case basis. Drawn to a scale of 1:50 or 1:100 and include a scale bar Show a cross section(s) through the proposed building(s) AND Plans to a scale of not less than 1:20 to show all new details proposed e.g. doors, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details For windows 1:20 and 1:1 sections of reveals and glazing bars	Local Plan Policies EQ2 and EQ3
Statement of Heritage Significance		The National Planning Policy Framework Chapter 16 'Conserving and enhancing the historic environment' requires the applicant to assess the impact that development will have on a heritage asset. Advice from Historic England can be found here: Assessing Significance and Historic England Advice Note 12	Local Plan Policy EQ3 NPPF paragraph 185/189
Design and Access Statement		Required What is a Design and Access Statement? - Planning Portal	The Town and Country Planning (Development Management Procedure) (England) Order 2015 PPG Design paragraphs 029 - 034
Structural Survey and Conversion Method Statement		Required for development involving structural works to a Listed Building. Applicants should refer to SSDC's The Conversion of Barns and Other Historic Buildings guidance as appropriate. Conservation advice South Somerset District Council	Local Plan Policies EQ2 and EQ3
Biodiversity Checklist /Ecology Report		If your Listed Building Consent application is submitted without an accompanying planning application it will be a requirement to submit either a Biodiversity Checklist within your application, or if necessary an ecology assessment to consider the impact of the proposals upon any protected habitats. Biodiversity Checklist and more information can be found here Biodiversity Checklist	The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) Local Plan Policy EQ4
Photographs		Photographs help us significantly, please stand back from the location of the works, whether internal or external, and please annotate. Photographs should not include vehicle number plates or individual faces.	

Certificate of Lawfulness of Existing Use or Development

Certificate of Lawfulness of Existing Use or Development are used to confirm that any existing use/operation/activity in breach of a condition or limitation on a planning permission that has already taken place is lawful on the date specified in the application. It is defined as being lawful if enforcement action cannot be taken against it. This may be because it had, or did not need planning permission, or it may be the case that the use or operation took place so long ago that the time for enforcement action has expired.

Mandatory requirements for Certificate of Lawfulness of existing use or development applications can be found in [Town and Country Planning Act 1990 Section 191](#).





Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal (if applicable) Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Supporting information		Applicants should be setting out their case clearly: <ul style="list-style-type: none"> describing the use, operations or other matter for which a Certificate is being sought, give the reasons for determining the use, operations or other matter to be lawful (4 or 10 years) give the reasons for determining the use, operations or other matter to be lawful Provide evidence e.g. sworn affidavit(s) from people with personal knowledge of the existing use; dated photographs, utility bills etc; As the above information is required to support the application and will be publicly available, please provide two sets of the documentation. One including full details and one with sensitive/confidential information redacted.	Town and Country Planning Act 1990 S.191






Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Photographs		Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.	

Certificate of Lawfulness of Proposed Use or Development

Certificate of Lawfulness of Proposed Use/Development/Works or Activity are used to confirm that what you are proposing would be lawful i.e. it would not require express planning permission. For example, you may need to establish that what you have proposed does not constitute development, is 'permitted development', or already has planning permission.

Mandatory requirements for Certificate of Lawfulness of proposed use or development applications can be found in Town and Country Planning Act 1990 section 192






Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal (if applicable) Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for applications for full permission where the proposed development will create one or more new dwellings or involve the creation of 100m ² or more floor space (including converted floor space) of out of town retail. Forms available here, The Council's CIL guidance can be found here.	CIL Regulations (2010), as amended
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015

Elevation Drawings (existing and proposed)		See 'Plans' section. Required for changes to elevations. <ul style="list-style-type: none"> • Drawn to a scale of 1:50 or 1:100 and include a scale bar • Show the proposed works in relation to what is already there, where possible, the proposed building materials and the style, materials and finish of windows and doors. Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property. 	Town and Country Planning Act 1990 S.192
Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Floor Plans (existing and proposed)		See 'Plans' section. Required for changes to floor plans. Drawn to a scale of 1:50 or 1:100 and include a scale bar Where existing buildings or walls are to be demolished these should be clearly shown. Show details of the existing building(s) as well as those for the proposed development. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).	Town and Country Planning Act 1990 S.192
Section Plans / Levels (existing and proposed)		See 'Plans' section. Required, this will be determined on a case by case basis. Drawn to a scale of 1:50 or 1:100 and include a scale bar Show a cross section(s) through the proposed building(s).	Town and Country Planning Act 1990 S.192
Planning Statement / cover letter		Applicants should be setting out their case clearly: Describe the use, operations or other matter, confirming the permitted development type against which it is to be determined and the tests within that right. Give the reasons for determining the use, operations or other matter to be lawful	Town and Country Planning Act 1990 S.192
Photographs		Please supply photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos. Photographs should not include vehicle number plates or individual faces.	

Tree in a Conservation Area /Tree Preservation Order Works or Hedgerow Removal Applications






Trees and woodlands that are considered important to amenity, and can be protected by a tree preservation order. You can request a tree to be considered for protection, or if a tree is already protected, you must have consent to carry out works to the tree.




The Application for Hedgerow Removal Notice form should be used by anyone proposing to remove a hedgerow, or part of a hedgerow, covered by the Hedgerows Regulations 1997. The regulations are designed to protect important hedgerows in England and Wales.

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form		From Planning Portal If you wish to apply to remove a hedge, please complete the Hedgerow Removal Notice There is no fee The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015 Hedgerows Regulations 1997
Location Plan		A plan at a scale to aid the identification of the site (advised 1:1250 or 1:2500) showing the direction of North. The inclusion of adjacent roads and/or buildings can also help. The tree(s) / hedgerow(s) in question should be clearly marked in red	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Tree Survey / Report		Required for works to trees covered by a TPO if: It is diseased or you have fears that it might break or fall (you are required to provide written arboricultural advice or other diagnostic information from an appropriate expert). Alleged damage to property (written technical evidence from an appropriate expert, including description of damage and possible solutions)	Local Plan Policy EQ4 and EQ5
Description of Proposed Works		Please provide a reasonably detailed description of the intended works and their extent. You might ask your Arborist to prepare this for you. If proposing crown reduction please specify the extent in metres as measured from the outer branch tips (both height and radius). If removing TPO trees details of replacement planting is required (location and preferred species).	Local Plan Policy EQ4 and EQ5 Hedgerows Regulations 1997
Photographs		Supporting photographs are helpful and can speed up the decision-making process. Photographs should not include vehicle number plates or individual faces.	

Removal or Variation of Condition (could be registered as a minor, major or other application)

This application can be used if, under a previous planning permission, a condition was imposed that you wish to be amended or removed entirely. An application to remove or vary a condition is an application under Section 73 of the Town and Country Planning Act 1990 or Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Application Form and Fee		From Planning Portal (if S.73) Fee Calculator The checklist is available here to double check all the correct documents have been included and to provide commentary as to why certain things may have been left out.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
CIL Additional Information Form		Required for development relating to residential, retail warehouses, supermarket or hotel use that will change the floor space from that which was permitted by the permission that the S73 application relates to.	CIL Regulations (2010), as amended
Location Plan (existing)		See 'Plans' section.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Block / Site Plan (existing and proposed)		See 'Plans' section. A Block/Site Plan is most likely to contain highways and parking details. SSDC has produced helpful guidance to applicants so the right information is included on plan.	The Town and Country Planning (Development Management Procedure) (England) Order 2015
Drawings sufficient to confirm the changes proposed between the approved scheme and the current proposal		See 'Plans' section.	Local Plan Policy EQ2

Document or plan description:	Req'd	What / When is required:	Policy / Legislative:
Planning Statement / cover letter (depending upon the extent and complexity of the changes proposed)		To provide an explanation of the proposed changes, the reasons for the changes, the implications that any such changes have upon the wider scheme and associated landscape, mitigation and infrastructure requirements associated with the amended proposals	In the interests of clarity
Supporting Reports and Statements		<p>The S.73 / S.19 application should review those Reports, Statements and details that formed part of the original planning permission and are relevant to the changes being proposed under the S.73 / S.19 application and update these to reflect the impacts of the new proposals.</p> <p>In addition to any changes to designs, there could be consequent changes to ancillary reports and schemes such as flood risk, drainage, landscaping or tree protection (for example) that are also impacted and will need to be updated</p>	Local Plan Policy EQ4
Schedule of Plans		Please include a list of plans, to include the list of originally approved plans including description and drawing number, whether or not that plan is proposed to be superseded, the replacement plan and drawing number and details of changes proposed by each plan. A template schedule can be provided.	In the interests of clarity.

Other Application Types

Permission in Principle (PiP)

Permission in Principle may be granted for minor housing-led development only (less than 10 dwellings and related non-residential work). Article 5B of The Town and Country Planning (Permission in Principle) Order 2017 (as amended) sets out development that is specifically excluded from a grant of permission in principle and this includes development that requires a Habitats Regulation Assessment (HRA) and/or an Environmental Impact Assessment (EIA).

The PiP consent route has two stages:

Stage 1 - Permission in Principle establishes whether a site is suitable in principle.

- Application form
- Fee
- Location Plan

Stage 2 - Technical Details Consent is when the detailed development proposals are assessed.

Applications for Technical Details Consent (based on a granted Permission in Principle) should be submitted on a **Full Planning Permission application form** (please ensure that you reference the PiP) and will be subject to the same validation process and validation requirements as an application for Full Planning Permission. Both applications must be granted before development can commence.

There is a right of appeal where a local planning authority refuses PiP upon receipt of a valid application. The procedures in place are set out in Article 5V of the Town and Country Planning (Permission in Principle) Order 2017 (as amended).

The Permission in Principle application is not available for major developments, developments the subject of Environmental Impact Assessments or developments that impact upon habitats development (defined as development which is likely to have a significant effect on a European site.

Non-Material Amendments

Discretionary changes may be made to an approved application that are deemed not material, guidance is available [here](#).

Validation requirements are as per the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 (10)

- Application form
- Fee
- Location Plan (this can be the same as the original application, providing you own the copyright on the plan)
- Drawings or information necessary to describe the subject of the application; this may include revised elevations, roof and floor plans.

Applications in respect of Crown Land

As per the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 (8).

Discharge of Conditions

Works or development may be approved with conditions that require the further agreement of details by SSDC prior to a start being allowable on site.

It is worth planning ahead as some conditions may require further survey work, drawings and consultation to be undertaken. SSDC encourages discussions regarding conditions to help applicants/developers prepare their site for development.

A covering letter is acceptable in place of an [application form](#) for this type of application together with the necessary details. As per the requirements of The Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 5 (27).

If sending the information by letter, please set out clearly condition by condition the information we require plus references to any attached plans or technical documents. Extracts from manufacturer's brochures or photos to support your submission will be acceptable on occasion; in some circumstances we will require physical samples. This can be ascertained by emailing your case officer or planning@southsomerset.gov.uk in advance of making your submission.

Discharge of Conditions submissions are charged per submission. See [here](#). Requests to discharge planning conditions on outline consents should not be

made as part of the reserved matters application.

Deed of Variation (of a Planning Obligation - DPO)

A planning obligation (also known as a section 106 agreement) may be varied or altered with the consent of SSDC. This must take the form of a formal application using the form available on this [page](#).

The application must include a clear explanation as to the changes sought and the reasons why. As the information required to support the application is likely to be sensitive and will be publicly available, please provide two sets of the documentation. One including full details and one with sensitive/confidential information redacted.

Hazardous Substance Consents

As per the requirements of the National Planning Practice Guidance. Forms can be found via The Planning Control of Major-Accident Hazards) Regulations 1999 (as amended)

Prior Approvals

Prior approval (see categories in the table below) means that a developer has to seek approval from the local planning authority (SSDC) that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 of the General Permitted Development Order. SSDC cannot consider any other matters when determining a prior approval application.

Prior approval is required for some change of use permitted development rights. Certain other types of permitted development including the erection of new agricultural buildings, demolition and the installation of telecommunications equipment also require prior approval. The matters which must be considered by the local planning authority in each type of development are set out in the relevant parts of Schedule 2 to the General Permitted Development Order.

The statutory requirements relating to prior approval are much less prescriptive than those relating to planning applications. This is deliberate, as prior approval is a light-touch process which applies where the principle of the development has already been established.

Please note:

- Validation requirements for Prior Approval Notifications are set out in The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2 Part 3 W.
- In general this will include:
- Prior Approval application form dated, signed and completed in full (please include specific requirements depending on the proposal, relating to flood risk, transport / highways impacts, noise assessments etc.) or a statement that covers the questions within the application form.
- A plan indicating the site and showing the proposed development. A plan drawn to an identified scale will assist the LPA in assessing your development proposal, as well as other drawings and photographs.

Please include photographs of the site. Please stand well back from the location of the development and include context and reference points and the street scene in the photos.

For more information please visit:

www.planningportal.co.uk/planning/planning-applications/consent-types/prior-approval

Glossary (abbreviations / definitions and selected web links)

A Plain English Guide to the Planning System can be found here

Where relevant a website link is also provided for documents necessary under the local validation requirements listed above – the hyperlink links to text at the bottom of this document which contains information that will form dedicated webpages on the South Somerset District Council website. The pages, in many cases, provide further detailed information to assist Applicants and Agents to submit the necessary documents. The information within these pages will be subject to amendment from time to time to ensure to allow for changes in policy and legislation.

Agricultural Building

A building currently or previously last used for agricultural purposes. In the context of permitted development this has a specific meaning and definition relating to actual use (“solely in agricultural use as part of an established agricultural unit”) at a specific date.

Agricultural Worker’s Dwellings

Dwellings specifically occupied/to be occupied by a worker employed exclusively or mainly in agriculture (see above under Agricultural Appraisal).

Application Fee

The full correct application fee must be submitted with the application, a fee calculator is available on the Planning Portal <https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1> . Please contact us for any assistance in calculating fees.

Application Forms

In common with all Local Planning Authorities, South Somerset District Council uses the national standard application forms, which can be accessed via the Planning Portal.

Area of Outstanding Natural Beauty (AONB)

Nationally designated area of high scenic quality – within South Somerset. This applies to the Blackdown Hills, the Cranborne Chase and the Dorset AONB’s. The exact boundaries of AONBs can be found at <http://www.magic.gov.uk/MagicMap.aspx> - in the “Table of Contents” panel: expand “Designations” > “Land-Based Designations” > “Statutory” and select “AONB” and then zoom in to your location.

Change of Use

A form of development of a building (or land) which involves changing its use but without needing any operational development / building works. Some changes of use are allowed as “permitted development”. Also see Use Classes.

Conservation Area

An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance – designated under the Planning (Listed Buildings and Conservation Areas) Act 1990. Further information can be found here: <https://www.southsomerset.gov.uk/services/planning/planning-technical-zone/heritage-conservation-landscape-and-archaeology/> Relevant areas can also be checked on SSDC’s online maps:

Curtilage

The area, usually enclosed, encompassing the ground and outbuildings which serve a dwelling-house or other building. In the case of Permitted Development for the change of use of agricultural buildings “curtilage” is specifically limited to being “no larger than the land area occupied by the agricultural building”.

Datum Point

In planning, a datum point is a known point of height reference on the basis of which further measurements or analysis can be made e.g. a manhole cover.

Flood Zones

The Environment Agency (EA) has devised a set of flood zones for guidance by developers, Councils and communities to explain the probability of river and sea flooding, ignoring the presence of flood defences.

Flood zones are shown on the EA’s Flood Map for Planning (Rivers and Sea) - <https://flood-map-for-planning.service.gov.uk/>

Further advice on flood risk and coastal change can be found here: <https://www.gov.uk/guidance/flood-risk-and-coastal-change> and in the NPPF: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Historic England

The public body that looks after England's historic environment, provides expert advice, helping people protect and care for it, and helps the public to understand and enjoy it: <http://historicengland.org.uk/>

Land Drainage Consent

Land drainage consent may be required from Somerset Drainage Boards Consortium for proposed development that is likely to be sited close to or impede a watercourse or require works to be sited within 9.0 meters of a watercourse. <https://somersetdrainageboards.gov.uk/>

Listed Building

A listed building is a building, object or structure that has been judged to be of national importance in terms of architectural or historic interest and is included on the Statutory List of Buildings of Special Architectural or Historic Interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. This can be checked on MDC's online maps <https://maps.mendip.gov.uk/mycouncil.aspx> (select Environment and Planning then Listed Buildings). Listed buildings are classified into grades as follows:

- Grade I - buildings of exceptional interest (approximately 2% of all listed buildings)
- Grade II* - particularly important and more than special interest (approximately 4%)
- Grade II - buildings of special interest, warranting every effort being made to preserve them (94%)

Relevant information on Listed Building, Conservation Areas and Historic Environment Records (HERs) can be found on Somerset Historic Environment Record website <http://www.somersetheritage.org.uk/>.

The National Heritage List for England (NHLE) is the only official, up-to-date register of all nationally protected historic buildings and sites in England - listed buildings, scheduled monuments, protected wrecks, registered parks and gardens, and battlefields. <https://historicengland.org.uk/listing/the-list/>

Local Highway Authority (LHA)

The organisation responsible for maintaining local highways - in SSDC's case this is Somerset County Council.

Local Planning Authority (LPA)

The local council that is empowered by law to exercise statutory town planning functions for a particular area (in this area: South Somerset District Council).

Major Developments/Applications

The following types of application are classed as 'major':

For housing, development where 10 or more homes will be provided, (Full applications) or the site has an area of 0.5 hectares or more; (Outline where housing number is not defined)

For non-residential development it means additional floorspace of 1,000m² or more, or a site of 1 hectare or more, or as otherwise provided in the Town and Country Planning (Development Management Procedure) (England) Order 2015.

The South Somerset Local Plan 2006 - 2028

The South Somerset Local Plan Part I sets out the policy framework for future development in the District. It was adopted in March 2015. Further details are available on our website: <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/local-plan/>

National Design Guide Compliance Statement (website link)

For residential schemes compliance with the 10 Characteristics of Well Designed Places should be demonstrated. Proposals should be assessed against each characteristic.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

National Planning Practice Guidance (NPPG)

The National Planning Practice Guidance sets out the government's planning policies for England and how these are expected to be applied.

<https://www.gov.uk/government/collections/planning-practice-guidance>

Neighbourhood Plans

A Neighbourhood Plan comprises a set of planning policies that forms part of the development plan used in determining planning applications. Neighbourhood Plans are written and agreed by the community giving them direct power to develop a shared vision for their neighbourhood and shape the development and growth of their local area. Information on the status of neighbourhood plans can be found on the Council website: <https://www.southsomerset.gov.uk/your-council/your-council-plan-and-strategies/planning-policy/neighbourhood-planning/>

Ownership Certificates, Notices and Agricultural Land Declaration

An application is not valid, and therefore cannot be determined by the local planning authority, unless the relevant certificate (either A, B, C or D) has been completed. Only one of the certificate types will apply to an application. A certificate provides certain details about the ownership of the application site and confirms that an appropriate notice has been served on any other owners/agricultural tenants to make them aware of the application. Failure to serve the correct certificate or notice will invalidate the application.

For this purpose an 'owner' is anyone with a freehold interest, or leasehold interest the unexpired term of which is not less than 7 years. An 'agricultural tenant' is a tenant of an agricultural holding, any part of which is comprised in the land to which the application relates.

- Certificate A – Sole Ownership and no agricultural tenants: This must only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.
- Certificate B – Shared Ownership (all other owners / agricultural tenants known): This must be completed if the applicant is not the sole owner, OR if there are agricultural tenants and the applicant knows the names and addresses of all the other owners and/or agricultural tenants.
- Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed <https://ecab.planningportal.co.uk/uploads/1app/notices/notice1.pdf>
- Certificate C – Shared Ownership (some owners / agricultural tenants known): This must be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants.
- Notice 1: This notice is to be printed and served on individuals if Certificate B or C is completed <https://ecab.planningportal.co.uk/uploads/1app/notices/notice1.pdf>
- Notice 2: This notice is for publication in local newspaper if Certificate C or D is completed <https://ecab.planningportal.co.uk/uploads/1app/notices/notice2.pdf>
- Certificate D – Shared Ownership (None of the other owners / agricultural tenants known): This must be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.
- Notice 2: This notice is for publication in local newspaper if Certificate C or D is completed <https://ecab.planningportal.co.uk/uploads/1app/notices/notice2.pdf>

Permitted Development (PD)

Certain building works and changes of use which can be carried out without having to make a planning application because planning permission is deemed to be granted under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Planning Portal

The national home of planning and building regulations information and the national planning application service: <https://www.planningportal.co.uk/>

Planning Practice Guidance (PPG)

PPG is technical guidance to help local planning authorities implement the National Planning Policy Framework and is a guide for developers: <https://www.gov.uk/government/collections/planning-practice-guidance>

Scheduled Monument

A 'nationally important' archaeological site or historic building, given protection against unauthorised change – designated under the Ancient Monuments and Archaeological Areas Act 1979. The location of Scheduled (Ancient) Monuments can be checked at <https://magic.defra.gov.uk/MagicMap.aspx> - in the “Table of Contents” panel expand “Designations” > “Land-Based Designations” > “Historic Statutory” and select Scheduled Monuments (England) and then zoom in to your location.

Site of Special Scientific Interest (SSSI)

A nationally important nature conservation site (notified for biological and/or geological interest). The exact boundaries of SSSI's can be found at <https://magic.defra.gov.uk/MagicMap.aspx> - in the "Table of Contents" panel: expand "Designations" > "land-based designations" > "statutory" and scroll down the list to select "Sites of Special Scientific Interest (England)" and then zoom in to your location.

Somerset Historic Environment Record (HER)

The Historic Environment Record (HER) throughout Somerset has been digitised and is available online. It provides comprehensive information about hundreds of historic sites and localities throughout the county based on historic and contemporary research and surveys. <http://www.somersetheritage.org.uk/>

South West Heritage Trust

An independent charity committed to protecting and celebrating Somerset and Devon's rich heritage <http://www.swheritage.org.uk/>

The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

This Order prescribes procedures connected with planning applications, consultations in relation to planning applications, the determination of planning applications, appeals, local development orders, certificates of lawful use or development and the maintenance of registers of planning applications and related matters: <http://www.legislation.gov.uk/uksi/2015/595/contents/made>

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

The statutory instrument which provides for "permitted development", further details are on: <http://www.legislation.gov.uk/uksi/2015/596/contents/made>

Tree Preservation Order (TPO)

A Tree Preservation Order is an order made by a local planning authority in England to protect specific trees, groups of trees or woodlands in the interests of amenity. An Order prohibits the cutting down; topping, lopping, uprooting, willful damage or willful destruction of trees without the local planning authority's written consent. Trees and woodlands that are considered important to amenity, and can be protected by a tree preservation order (TPO).

Use Classes

The Town and Country Planning (Use Classes) Order 1987 (as amended) and The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 puts uses of land and buildings into various categories known as 'Use Classes'. For further information please see: https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use