

## Local Requirements Validation Guidance Notes 2017

These guidance notes cover the full range of local and national requirements. Please see the validation checklists for particular application types to see what information is required for individual applications.

Please also see the separate guidance notes for applications for Listed Building Consent and Conservation Area Consent.

### National Requirements



<b>Planning Application Requirement</b>	<b>NATIONAL REQUIREMENTS Description and where to find further advice</b>	<b>Policy Driver or Legislative Background</b>
Completed Forms [original plus 3 copies]	Ensure forms are fully completed, including adequate description signed and dated (unless electronic submission).  For further advice see application form guidance notes.	Town and Country Planning (Development Management Procedure) (England) Order 2015
Ownership Certificate A, B, C or D [original plus 3 copies]	The appropriate Certificate must be completed, signed and dated (unless electronic submission), Where ownership certificates B, C or D completed, notice(s) as required by Article 11 and 12 must be given and/or published.  For further advice see application form guidance notes.	Town and Country Planning (Development Management Procedure) (England) Order 2015

<p>Appropriate Fee</p>	<p>The current scale of charges is available from the website <a href="http://www.barnet.gov.uk/planning">www.barnet.gov.uk/planning</a> or from the Planning Service. Cheques should be made payable to “Barnet Corporation”. An application which is not accompanied by the correct fee cannot be considered. A fees calculator is also available <a href="http://www.planningportal.gov.uk">www.planningportal.gov.uk</a>.  <b>Please ensure you write the site address on the back of your cheque.</b></p> <p>Payment of application fees can be made in cash at Barnet House planning reception.  Payment by credit/ debit card can be made at planning reception or by phone 020 8359 4615.</p>	<p>Town and Country Planning (Fees for Applications and Deemed Applications) Regulations 1989, as amended.</p>
<p>Design and Access Statement  [Original plus 3 copies]</p>	<p>A ‘Design and Access Statement’ (DAS) must accompany the following types of planning applications:</p> <ul style="list-style-type: none"> <li>• Major developments</li> <li>• Development in a conservation area consisting the provision of one or more dwellinghouses</li> <li>• Development in a conservation area where the floorspace created by the development is 100 square metres or more</li> </ul> <p>But does not apply to:</p> <ul style="list-style-type: none"> <li>• Section 73 applications ie to develop land without complying with certain conditions</li> <li>• Engineering or mining operations</li> <li>• Material change of use of land or buildings</li> <li>• Waste development</li> </ul> <p>The DAS shall explain:</p> <ol style="list-style-type: none"> <li>a) the design principles and concepts that have been applied to the development</li> <li>b) demonstrate the steps taken to appraise the context of the</li> </ol>	<p>Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015</p> <p>The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) (Regulations) 2013</p>

	<p>development and how the design takes that context into account</p> <ul style="list-style-type: none"> <li>c) explain the policy adopted as to access and how policies in relation to access in local development documents have been taken into account</li> <li>d) state what, if any, consultation undertaken on issues in relation to access to the development and what account has been taken of the outcome</li> <li>e) explain how any specific issues which might affect access to the development have been addressed</li> </ul> <p>In addition, all applications for listed building consent and conservation area consent must be accompanied by a Design and Access Statement.</p> <p>The additional requirements in relation to listed building consent include an explanation of the design principles and concepts that have been applied to the works and how these take account of:</p> <ul style="list-style-type: none"> <li>i) the special architectural or historic importance of the building</li> <li>ii) the particular physical features of the building that justify its designation as a listed building</li> <li>iii) the buildings setting</li> <li>iv) how issues relating to access to the building have been dealt with (unless the application relates to internal changes only)</li> </ul> <p>The Listed Building DAS shall also:</p> <ul style="list-style-type: none"> <li>a) explain the policy adopted as to access, including what alternative means of access have been considered, how policies relating to access in Local Plan documents have been taken into account</li> <li>b) explain how policy as to access takes account of: <ul style="list-style-type: none"> <li>i) the special architectural or historic importance of the building</li> <li>ii) the particular physical features of the building that justify its</li> </ul> </li> </ul>	
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	<p>designation as a listed building iii) the buildings setting</p> <p>c) what, if any, consultation has been undertaken and what account has been taken of the outcome and explain how any specific issues which may affect access have been addressed.</p> <p>For applications for <b>listed building consent</b> submitted in parallel with a planning application, a single DAS is acceptable.</p> <p><b>For more information on preparing a Design and Access Statement see the NPPF and Practice</b></p>	
<p>Location Plan [Original plus 3 copies]</p>	<p>All applications must include a location plan based on an up-to-date map, at an identified standard metric scale (typically 1:1250 or 1:2500), with the extent of the site the subject of the application, including any access route to the public highway, outlined in red. Other adjoining or nearby land also in the ownership or control of the applicant should be outlined in blue. The plan should identify sufficient roads and/or buildings on land adjoining the site to ensure the exact location is clear. The plans should show the direction</p> <p><b>On-line submissions must use a bold line to delineate the site and distinguish between land outlined in red and land outlined in blue.</b></p> <p><b>All plans submitted need to clearly state the full site address.</b></p>	<p>Town and Country Planning (Development Management Procedure) (England) Order 2015</p>

Plans, drawings and information necessary to describe the development [Original plus 3 copies]	Any plans or drawings to be drawn to an identified scale and in the case of plans, showing the direction of north.	Town and Country Planning (Development Management Procedure) (England) Order 2015
	<b>Barnet Local Requirements</b>	
<b>Planning Application Requirement</b>	<b>LOCAL REQUIREMENTS</b> <b>Description and where to find further advice</b>	<b>Policy Driver or Legislative Background</b>
Proposed Site (Block) Plan (Original plus 3 copies)	To be at an identified standard metric scale and showing the direction of north. The plan should also show the proposed development in relation to site boundaries and other existing buildings on the site. It should also include, unless not influenced or affected by the development, buildings, roads, footpaths on land adjoining the site, including access arrangements, public rights of way crossing or adjoining the site, all trees on site and adjacent land, the extent and type of hardsurfacing, boundary treatment including walls/ fencing proposed.	Town and Country Planning (Development Management Procedure) (England) Order 2015
Existing & Proposed Floor Plans [Original plus 3 copies]	Scale 1:100 or 1:50, ensuring plans have a drawing number and are titled. Floor plans for new development and existing buildings altered by proposed development should highlight existing walls or buildings to be demolished, where applicable.	Town and Country Planning (Development Management Procedure) (England) Order 2015

	<b>Original</b> plans required for proposals involving extensions to or replacement of buildings in the green belt.	
Existing & Proposed Elevations [Original plus 3 copies]	<p>Scale 1:100 or 1:50, ensuring plans have a drawing number and are titled.</p> <p>Existing and proposed elevations, showing clearly the proposed works in relation to what is already there, for any elevations that would be created or altered by the development proposal. Should indicate, where possible, proposed building materials and style, materials and finish of windows and doors. Where proposed elevation adjoining another building or is in close proximity, drawings should show relationship between the buildings and detail the positions of openings on each property.</p> <p><b>Original</b> elevations required for proposals involving extensions to or replacement of buildings in the green belt.</p>	Town and Country Planning (Development Management Procedure) (England) Order 2015
Existing & Proposed Roof Plan [Original plus 3 copies]	<p>Scale 1:100 or 1:50, ensuring plans have a drawing number and are titled.</p> <p>Plans for any roof created or altered by the development, showing shape of roof, its location and specifying roofing material to be used.</p>	Town and Country Planning (Development Management Procedure) (England) Order 2015
Existing and proposed site sections and finished floor and site levels [Original plus 3 copies]	<p>Scale 1:100 or 1:50, ensuring plans have a drawing number and are titled.</p> <p>Should show how development relates to existing site levels and adjacent development (with levels related to a fixed datum point off site), details of existing and proposed foundations and eaves where a change is proposed, and how encroachment onto adjoining land is to be avoided. Changes within 15m of trees on or near the site should be shown.</p>	Town and Country Planning (Development Management Procedure) (England) Order 2015



Existing and proposed Street Scene	Scale 1:100 or 1:200, ensuring plans have a drawing number and are titled. Existing buildings should be accurately shown with reference made on the drawings to floor and/or eaves and ridge heights.	Town and Country Planning (Development Management Procedure) (England) Order 2015
Tree Survey and Arboricultural Statement	<p>Where there are trees within the application site or on land adjacent to it that could influence or be affected by the development (including street trees), information will be required on which trees are to be removed, which trees are to be retained and which trees are to be affected and on the means of protecting these trees during construction works.</p> <p>For proposals involving operational development, a plan to show the location of all trees within 15m (edge of trunk) in relation to the development is required.</p> <p>Where the application involves works that may affect any trees within or adjacent to the application site, the species, location, size (height, spread, trunk diameter) of trees should be illustrated accurately on the site plan. This must indicate those trees to be retained and those proposed to be felled or affected by the proposed development. A statement in relation to the measures to be adopted during construction works to protect those trees shown to be retained on the submitted drawings may also be necessary. <b>Further guidance is also provided in BS5837:2012: Trees in relation to design, demolition and construction: Recommendations</b></p>	<p>London Plan policy 7.21</p> <p>Barnet Development Management Policies Document: Policy DM01</p> <p>BS5837:2012</p>
Open space and landscaping	<p>Plans should show any areas of existing or proposed amenity space - private and communal, childrens play space and other open space within the application site.</p> <p>Indicative landscaping also required. Normally required for all major developments and also for developments in conservation</p>	<p>Mayor's Housing Supplementary Planning Guidance</p> <p>London Plan– policies 7.4 and 7.6 and policy 3.6</p>



	areas or affecting the setting of listed buildings.	<p>Barnet Development Management Policies Document: Policies DM01 and DM02</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.3</p> <p>Barnet Residential Design Guidance SPD section 8</p>
Planning Statement	To identify the context and need for a proposed development, including an assessment of how the proposed development accords with relevant national, regional and local planning policies. May include details of pre-application consultation with local planning authority and wider community statutory consultees.	Town and Country Planning (Development Management Procedure) (England) Order 2015
Accessible and Adaptable dwellings	The London Plan requirement is that, 90% of housing should be built to Building Regulation requirement 'M4(2): Accessible and adaptable dwellings' with the remaining 10% meeting Building Regulation requirement M4 (3) 'wheelchair user dwellings'. Detailed guidance on how to meet these requirements is set out in Approved Document Part M	<p>London Plan– policy 3.8</p> <p>Barnet Development Management Policies Document: Policy DM02</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.6</p>

<p>Transport Statement/ Assessment</p>	<p>A Transport Statement is required for smaller developments. This should set out the transport issues relating to a proposed development site and details of the proposed development.</p> <p>A Transport Assessment is required for larger developments and should cover i) reducing the need to travel, especially by car, ii) sustainable accessibility, iii) dealing with residual trips and iv) mitigation measures. Transport Assessment is a comprehensive and systematic process that sets out transport issues relating to a proposed development. Information will include all existing and proposed commercial, residential and other vehicular and pedestrian movements to and from the site. Loading areas and arrangements for manoeuvring, servicing and parking of vehicles should also be clearly identified. It should describe and analyse existing transport conditions, how the development would affect those conditions and any measures proposed to overcome any problems. The Assessment should illustrate accessibility to the site by all modes of transport and likely modal split and proposed measures to improve access by public transport, walking and cycling.</p> <p>Further information can be found in Guidance on Transport Assessment (2007) by Dept. for Transport. This also sets out thresholds for the level of assessment required depending on the type of development proposed.</p> <p>Also, Transport for London's Transport Assessment Best Practice 2010.</p>	<p>NPPF paragraph 32</p> <p>London Plan– policy 6.3</p> <p>Barnet Development Management Policies Document: Policy DM17</p>
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Travel Plan	<p>A long-term management strategy for an organisation or site that seeks to deliver sustainable transport objectives through action identified in a document that is regularly reviewed. Where developments are likely to have significant transport implications.</p> <p>Further information can be found in Transport for London Travel Planning for New Development 2011</p>	<p>NPPF paragraph 36</p> <p>London Plan policy 6.3</p> <p>Barnet Development Management Policies Document: Policy DM17</p> <p>Barnet Planning Obligations SPD section 3.1</p>
Energy Assessment	<p>A Energy Assessment is required for all 'major' developments.</p> <p>. The Energy Assessment should comply with the London Plan energy hierarchy and carbon dioxide requirements – zero carbon - and, where relevant, decentralised energy. The Energy Assessment should be in line with the Greater London Authority guidance on preparing energy assessments.</p> <p>Any proposal which includes a biomass boiler will need to be accompanied by a report addressing the impacts on local air quality. Please contact Environmental Health Service on 020 8359 7995 for advice.</p>	<p>London Plan – policies 5.2, 5.3, 5.4, 5.5, 5.6, 5.7 and 5.9</p> <p>Mayor's Sustainable Design and Construction Supplementary Planning Guidance</p> <p>Barnet Development Management Policies Document: Policies DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.8</p>
Noise Impact Assessment  Initial Noise Risk	<p>Application proposals that raise issues of disturbance or are considered to be a noise sensitive development should be supported by a Noise Impact Assessment prepared by a suitably qualified acoustician.</p>	<p>NPPF paragraph 123 and Noise Policy Statement</p>

<p>Assessment</p>	<p>To help consider noise at a site at an early stage an initial noise risk assessment will be required where noise sensitive development is proposed to be located on or near to a railway or class A road or where the environment has relatively high noise levels. An Initial Noise Risk assessment should assess the Noise Risk Category of the site to help provide an indication of the likely suitability of the site for new residential development from a noise perspective.</p> <p>A Noise Impact Assessment will also be required where potentially noisy development is located close to noise sensitive sites.</p> <p>Applications should be in accordance with the requirements of the Council's Sustainable Design and Construction SPD Consult Barnet's Environmental Health Team for specific advice on 020 8359 7995.</p>	<p>London Plan policies 7.15</p> <p>Barnet Development Management Policies Document: Policy DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.14</p>
<p>Air Quality Assessment</p> <p>Air Quality and Dust Risk Assessment / Air Quality and Dust Management Plan</p>	<p>Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.</p> <p>Developments for sensitive developments eg residential near busy roads will normally need to be supported by an assessment.</p> <p>Developers should comply with the minimum standards on construction dust management that are detailed in the Mayor of Londons Control of Dust and Emissions During Construction and Demolition SPG providing an Air Quality and Dust Risk Assessment (AQDM Assessment is required for all Major</p>	<p>London Plan policy 7.14</p> <p>Mayor of Londons Sustainable Design and Construction SPG</p> <p>Mayor of Londons Control of Dust and Emissions During Construction and Demolition SPG</p> <p>Barnet Development</p>

	<p>applications) and where necessary an Air Quality and Dust Management Plan. Any necessary detail should be set out as part of the Construction Management Plan.</p> <p>Further guidance is available in Barnet Sustainable Design and Construction SPD</p> <p>Consult Barnet's Environmental Health Team for specific advice 020 8359 7995.</p>	<p>Management Policies Document: Policy DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.13</p>
<p>Drainage Statement</p>	<p>To address foul and surface water disposal. To include assessment of how the development has considered the London Plan drainage hierarchy, assessment of run-off rates to achieve a maximum run-off rate equivalent to greenfield rates and how Sustainable Urban Drainage standards are incorporated in the development.</p> <p>All applications with surface water drainage are required to complete the Barnet Sustainable Drainage Assessment Form for Full or Reserved Matters applications</p>	<p>London Plan policies 5.13, 5.14</p> <p>Mayor's Sustainable Design and Construction Supplementary Planning Guidance</p> <p>Barnet Development Management Policies Document policy DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.13</p>

<p>Foul Sewerage and Utilities Assessment</p>	<p>Should include a description of the type, quantities and means of disposal of any trade waste or effluent and should include how an application connects to existing utility infrastructure systems. A more detailed assessment is required where connection to the public sewer is not proposed.</p> <p>For all Major developments the statement should include a letter from the utility company stating that capacity exists within its network <u>or</u> confirmation that agreements have been signed for the provision of the necessary infrastructure.</p> <p>There may be circumstances when, due to existing flooding/ low water pressure problems in the catchment Thames Water require utilities statements for minor developments.</p>	<p>London Plan– policies 5.4A and 5.15</p> <p>Barnet Development Management Policies Document policy DM04</p>
<p>Ventilation and extraction details</p>	<p>Necessary for example; for air conditioning units, mechanical ventilation for hot food takeaways, restaurant uses etc. Necessary for all applications within A3, A4 and A5, B1 and B2, or similar sui generis uses. Details may be required for other developments where ventilation is proposed.</p> <p>Details should include a full description of the system including noise levels of the units, the height of any flue and their distance from noise sensitive premises.</p> <p>Useful references for air quality can be found in Barnet Supplementary Planning Documentary: Sustainable Design and Construction</p> <p>Consult Barnet’s Environmental Health Team for specific advice 020 8359 7995.</p>	<p>Barnet Development Management Policies Document: Policy DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.13</p>

<p>Refuse disposal and recycling</p>	<p>Proposed arrangements and collection of refuse and recycling, to include refuse points/frequency. Necessary for all applications for new buildings or extensions and relevant changes of use. Consult Barnet's Street Services Team for specific advice 020 8359 4600 on refuse storage.</p>	<p>London Plan policies 5.16 - 5.18</p> <p>Barnet Sustainable Design and Construction SPD requirements 2.12 and 2.18</p>
<p>Flood Risk Assessment / Sequential and Exception Test Assessments</p>	<p>A flood risk assessment (FRA) will be required if a development falls within an Indicative Flood Plain or 'Flood Zone'. These maps are available from the Environment Agency.</p> <p>In <b>Flood Zone 1 a FRA will be required</b> for all operational development on sites over 1ha in size, on smaller sites which include a change of use to more vulnerable use class which may be at risk of other forms of flooding eg surface water, or where there are critical drainage problems.</p> <p>In <b>Flood Zones 2 and 3 a FRA and Sequential Test Assessment</b> will be required for all developments except some changes of use, householder development and commercial extensions of less than 250 sq m. The <b>Exception Test</b> will be required for highly vulnerable development in Zone 2, more vulnerable development in Zone 3a and essential infrastructure in Zones 3a and 3b</p> <p>For <b>development within 20m of the top of a bank of the main river</b> an FRA may be required for a change of use from 'water compatible' to 'less vulnerable' use in Flood Zone 3 and for 'highly vulnerable' and 'more vulnerable' uses in Flood Zones 2 and 3.</p> <p>For <b>developments involving culverting</b> or control of flow of a stream, an FRA will be required for all operational development.</p>	<p>NPPF paragraphs 100 to 108 and NPPF Technical guidance.</p> <p>London Plan policies 5.12 and 5.13</p> <p>North London Strategic Flood Risk Assessment</p> <p>Barnet Development Management Policies Document: Policy DM04</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.15</p>

	<p>A FRA will be required when the Environment Agency or other body have indicated that there may be a drainage problem in the area.</p> <p><b>For new developments in Flood Zones 2 and 3 please contact the Planning Service to discuss the Sequential Test before undertaking the FRA.</b></p> <p>The National Planning Framework and accompanying technical guidance provides guidance for both LPAs and applicants in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere, where surface water may arise and what arrangements will be made for its sustainable disposal (e.g. sustainable drainage or SUDS).</p> <p>Further advice is also available in the North London Waste Plan – North London Strategic Flood Risk Assessment</p>	
<p>Planning Obligations</p>	<p>Many non-householder planning applications will normally incur some planning obligations, to secure appropriate planning benefits necessary to support the development. These operate through legal covenants with the Council; recorded in a 'Section 106 agreement' or 'unilateral undertaking'. These can be discussed in a pre-application meeting and it is advisable to submit a draft agreement or undertaking to include the agreed 'draft heads of terms'. In almost every case some contribution will be required, but if you have not discussed these with us yet, please refer to the following for details of the contributions required:</p>	<p>NPPF</p> <p>Community Infrastructure Levy Regulations 2010</p> <p>Barnet Core Strategy policy CS15</p>



	<p>Supplementary Planning Document on 'Planning Obligations' Supplementary Planning Document on 'Affordable Housing' Supplementary Planning Document on 'Delivering Skills, Employment, Enterprise and Training from Development through Section 106'</p> <p>The final list and level of contributions will be discussed and confirmed with the planning case officer.</p>	
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<p>Heritage Statement to address the architectural, historical and archaeological importance of heritage assets. A heritage asset includes conservation areas, locally listed buildings, buildings which make a positive contribution to a conservation area (positive building) listed buildings, scheduled ancient monuments, sites of archaeological significance, historic parks, gardens and battlefields.</p>	<p>The scope and degree of detail necessary in the written justification will vary according to particular circumstances of each application. Applicants are advised to discuss proposals with either a planning officer or a conservation officer before any application is made.</p> <p>Applications including listed building consent will require a written statement to include a schedule of works, and an analysis of the architectural, archaeological, historical or other significance of the building/structure, its site and setting, the principles of and justification for the proposed works and their impact on the special character and appearance, its setting and the setting of adjacent listed buildings may be required. Archive drawings should be submitted, where they are available.</p> <p>Applications including demolition in a conservation area or of a heritage asset will require a written statement to include a structural survey, analysis of the character and appearance of the building/ structure, principles of and justification for demolition and impact on special character of the area.</p> <p>Applications in or adjacent to a conservation area will require an assessment of the impact of the development on the character and appearance of the area.</p> <p>Applications involving disturbance of ground within an Area of Archaeological Significance may need an assessment of existing archaeological information in the form of a Desktop Study.</p> <p>Advice should be sought for information required in connection with developments affecting other heritage assets inc. historic battlefields and ancient monuments.</p>	<p>NPPF paragraphs 126 to 141</p> <p>Barnet Development Management Policies Document: Policy DM06</p>
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<p>Economic Statement</p>	<p>This should address any change of use resulting in the loss of employment land and include the relevant marketing report in accordance with Local Plan policies.</p> <p>For major developments in regeneration areas: a supporting statement of any regeneration benefits from the proposed development, including: details of any new jobs, floor space, community benefits and reference to any relevant regeneration strategies.</p>	<p>NPPF</p> <p>Barnet Development Management Policies Document: Policies DM14</p>
<p>Town Centre Sequential Approach and Impact Assessment</p>	<p>The level and type of evidence and analysis required will depend on the scale and nature of the proposal.</p> <p>A main town centre use includes retail development, leisure, entertainment facilities and more intensive sport and recreational uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, bingo halls), offices, arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). It includes applications for additional floorspace, including internal alterations requiring planning permission and applications to remove or vary conditions changing the range of goods sold.</p> <p>A sequential assessment is required for planning applications for main town centres uses that are not in an existing major, district or local town centre. This requirement also applies to extensions to retail or leisure uses only where the gross floor space of the proposed extension exceeds 200 square metres.</p> <p>An assessment addressing the impacts is required for planning applications for retail and leisure developments over 500 square metres gross floorspace that are not in an existing district or major town centre.</p>	<p>NPPF paragraphs 23 - 27</p> <p>Barnet Development Management Policies Document: Policy DM11</p>

<p>Affordable Housing Statement</p>	<p>All applications for or including residential development providing 11 units or more gross or with gross threshold of 1000 sq m require the provision of affordable housing. The LPA will require information concerning both the affordable housing and any market housing e.g. the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units, plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units.</p> <p>If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained.</p> <p>Viability appraisal should be undertaken in accordance with a recognised toolkit and will be essential for a non-policy compliant proposal.</p>	<p>NPPF paragraph 50</p> <p>London Plan policies 3.10 - 3.12</p> <p>Barnet Development Management Policies Document: Policy DM10</p> <p>Barnet Supplementary Planning Document- Affordable Housing</p>
<p>Biodiversity Assessment ( to cover Ecology, geological conservation, landscape assessments as necessary)</p>	<p>Plans should show any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 or Protection of Badgers Act 1992 and subsequent amendments. Applications for development that will affect sensitive areas must be accompanied by ecological assessments and include proposals for long term maintenance and management.</p> <p>This information might be incorporated into an Environmental Statement, if one is necessary.</p> <p>Appropriate ecological assessments will be required for all developments near known habitats of any protected species, or where there is a reasonable likelihood of a species being present.</p>	<p>Wildlife and Countryside Act 1981 as amended</p> <p>Conservation of Habitats and Species Regulations 2010</p> <p>London plan policy 7.19</p> <p>Barnet Development Management Policies Document: Policy DM16</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.16.</p>

	<p>Further advice on protected species and habitats can be obtained from Natural England.</p> <p>An ecological statement is required for major and large scale development which should identify how protection of biodiversity and habitat quality will be achieved and where enhancement to biodiversity can be made.</p>	
Sunlight/Daylight Assessment	<p>Applicable for all applications where there is a potential significant adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties and buildings.</p> <p>Please seek advice from the Planning Service.</p> <p>Further guidance is available in the Building Research Establishments (BRE) guidelines on daylight assessment.</p>	<p>Barnet Development Management Policies Document: Policies DM01</p> <p>Barnet Sustainable Design and Construction SPD requirement 2.4</p>
Details of any lighting scheme including a light pollution assessment	<p>Details should include:</p> <ul style="list-style-type: none"> <li>- Number/ type of lighting installation, beam orientation and schedule of equipment.</li> <li>- Assessment of existing and proposed lighting levels within and beyond the site.</li> </ul> <p>All applications involving floodlighting schemes and development within or adjacent to rural areas or near the Mill Hill Observatory. Please seek advice from the Planning Service.</p> <p>Details of lighting to be provided for all applications which include illuminated advertisements.</p>	<p>Barnet Supplementary Planning Documentary: Sustainable Design and Construction requirement 2.4</p> <p>Town and Country Planning (Control of Advertisement) (England) Regulations 2007</p> <p>Barnet Residential Design Guidance SPD section 7</p>

<p>Contaminated Land and Notifiable Installations</p>	<p>Preliminary site risk assessment. This should include historical use of the land, desk top study, conceptual model and initial assessment of risk.</p> <p>A full site investigation report will be required where a proposed site is on or near known or suspected contaminated land or where required due to the historical use of the land.</p>	<p>NPPF paragraph 121</p> <p>Barnet Development Management Policies Document: Policy DM04</p> <p>Barnet Supplementary Planning Documentary: Sustainable Design and Construction requirement 2.18</p>
<p>Environmental Statement (ES)</p>	<p>A screening opinion can be requested from the Planning Service in accordance with the regulations.</p> <p>This requirement can relate to development proposals for any 'urban development project' for:</p> <ul style="list-style-type: none"> <li>• More than 150 dwellinghouses</li> <li>• Development greater than 1ha that is non-residential</li> <li>• Where the area of the site exceeds 5 ha</li> </ul> <p>Pre-application advice should be sought from the Planning Service on all sites that exceed this size threshold.</p> <p>Where an ES is required to accompany a planning application, it should meet the requirements laid out in Schedule 4 of the Regulations.</p>	<p>Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended by the (Amendment) Regulations 2015</p>

<p>Supplementary Information Template (for telecommunications development)</p>	<p>To include:</p> <ul style="list-style-type: none"> <li>• area of search</li> <li>• evidence that mast/ site sharing has been considered</li> <li>• details of any consultation undertaken</li> <li>• where near a school or college, evidence that relevant body has been consulted</li> <li>• details of proposed structure and technical justification and information about the proposed development, inc. purpose and need</li> <li>• details of frequency and modulation characteristics and power output</li> <li>• applications should also be accompanied by a signed declaration that the equipment and installation has been designed in full compliance with the requirements of the radio frequency, public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection.</li> </ul> <p>Further guidance set out in the Code of Practice on Mobile Network Development (2002)</p>	<p>NPPF</p> <p>Barnet Development Management Policies Document: Policies DM18</p> <p>Code of Practice on Mobile Network Development</p>
<p>Statement of Community Involvement</p>	<p>Large scale major applications will need to be accompanied by a Statement setting out how they have complied with Barnet's Statement of Community Involvement and showing how the views of the local community have been sought and taken into account.</p>	<p>NPPF</p>