

LPAR DOC21

Application for hedgerow removal notice

Local planning application requirements

Our [guidance note](#) provides more details on the kind of information that needs to be submitted for the matters referred to in the list.

- **Mandatory list**– the following information must be submitted with your application for it to be accepted as valid and for consideration of your application to begin. If any of the required information is not submitted with your application you should submit written justification as to why you consider it is not appropriate in the particular circumstances of your proposed development. We will not automatically declare your application invalid if we cannot justify the need for the information.

Local planning application requirement	Notes
Biodiversity survey and report	Required where proposal may have an impact on wildlife and biodiversity, especially where protected species may be affected.
Landscaping details	Required for all applications where landscaping is not a reserved matter.
Photographs and Photomontages	Required for all applications involving the setting, character or appearance of a listed building or conservation area or where the demolition of an existing building is proposed.
Tree survey/Arboricultural implications	Required for applications that involve the topping, lopping or felling of existing trees on the site or for the carrying out of building or engineering operations, including the excavation of foundations, within 5m. of an existing tree on the site or on adjoining land.

- **Optional list** - the following information may be required to be submitted before your application is accepted as valid. Whether or not the information is required will depend on the precise scale and nature of the development proposed. If, on looking at the details of your proposal, we consider that information in this list is required before your application is accepted as valid you will be notified in writing. Where you have had a formal pre-application enquiry with the council before submitting your application you will be advised of any items from this list that should be submitted with your application before it can be accepted as valid.

Local planning application requirement	Notes
Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)	Required for all developments within conservation areas and /or affecting the setting, appearance or character of a listed building, an historic park or garden or a scheduled ancient monument. An archaeological statement is required for all proposals within the curtilage of a listed building, or within a conservation area or an Archaeological Priority Zone defined in the Southwark Plan.
Open Space assessment	Required for all proposed development within or adjoining an open space.
Planning Statement	Required for all largescale and smallscale major applications and maybe required for other developments.

- **Not required list** - the following information is not normally required to be submitted in order for your application to be accepted as valid. However, occasionally we may ask you to provide information from this list to help us consider your application. If we do request this information your application will not be declared invalid or its consideration delayed until we have received that information.

Local planning application requirement	Notes
Affordable housing statement	Required for all applications providing 10 or more dwellings where, in

	accordance with the Southwark Plan , the scale of the proposed development requires the provision of affordable housing .
Air quality assessment	Required where the application site is within or adjoins an Air Quality Management Area or is likely to have a significant adverse effect on air quality through the activity carried out on the site or by additional traffic likely to be generated by the development.
Daylight/Sunlight assessment	Required where the proposed development may have a potentially adverse effect on the daylight and/or sunlight enjoyed by adjoining properties.
Economic statement	Required where the proposed development will have an impact on the regeneration strategies of the council.
Environment Statement	Where required by The Town and Country Planning (Environmental Impact Assessment) Regulations 1999. A screening opinion can be requested from the council before submitting the application to determine if an EIA is required and if so the information to be submitted.
Flood Risk assessment	Required for all new developments in Flood Zones 2 and 3 and for sites of more than 1ha. in Zone 1.
Foul sewage and utilities assessment	Required where the proposed development involves connection to foul and storm water sewers.
Land Contamination assessment	Required for all development on brown field sites or where the site is known to be contaminated.
Landfill statement	Required for all applications involving landfill operations.
Lighting assessment	Required for all development where external lighting is proposed or where the proposal involves areas of public access.
Noise impact assessment	Required where the proposed development involves the installation of any plant or equipment or the carrying out of any operations, activity or use that may adversely affect adjoining or nearby noise sensitive properties. Required for all noise sensitive developments that adjoin or are likely to be affected by an existing source of noise.
Parking Provision	Required for all applications where within the site new parking provision is proposed or existing parking is lost, or where the proposed development is likely to result in an increase in demand for on-street parking.
Planning obligations – Draft Head(s) of Terms	Required where, in accordance with the Southwark Plan, the scale of the proposed development requires the provision of planning benefits .
Site Waste Management Plan	Required for proposed development involving the demolition of an existing building or the disposal of excavated material from the application site.
Statement of Community Involvement	Required for all proposed development where consultation with the local community is required before the submission of an application is necessary in accordance with the council's Statement of Community Involvement .
Structural Survey	Required for all applications involving substantial works of demolition.
Telecommunications development – supplementary information	Required for all applications for the provision of telecommunications masts and antenna.
Town Centre Uses – Evidence to accompany applications	Required for all applications for town centre uses.
Transport assessment	Required for all applications where the proposed development is likely to have significant transport implications.
Travel Plan	Required for all applications where the proposed development is likely to have significant transport implications.
Ventilation/Extraction statement	Required for all applications for non-residential use where ventilation or extraction equipment is proposed or will be required.