

Planning Application Requirement (PAR) →	Community Infrastructure Levy (CIL) - Applicants to submit CIL checklist available on Planning Portal	Code for Sustainable Homes/ BREEAM	Flood risk assessment	Form FDA1	Surface water drainage strategy	Justification and schedule of works	Heritage statement (including description of significance of any heritage assets)	Structural survey of the property	Ecology survey and report	Tree survey and report	Landscape and Visual Impact Assessment	Parking and Access details	Carbon reduction strategy	Pollution Impact Assessment and mitigation scheme	Transport assessment/ Travel Plan/Traffic pollution assessment/ Low emissions assessment	Waste audit statement	Retail assessments	Farm waste management plan	Lawful development certificate supporting information	Confirmation that a proposal for a caravan fits the statutory definition	ICNIRP Statement for Telecoms apparatus	Environmental Impact Assessment	
Planning Application Type ↓																							
The National planning application requirements will include (where applicable: Completed form, Site Location Plan, Ownership certificate A, B, C or D (+ Regulation 6 Certificate i.e. Notice 1 or 2), Article 7 (agricultural holdings) certificate																							
Design and access statement, Appropriate Fee																							
1. Householder application for planning permission for works or extension to a dwelling	Required for all extensions/replacement floor space over 100sqm	NR	Flood Zones 2 and 3 (link to EA householder FRA)	NR	NR	NR	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	NR	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
2. Householder application for planning permission for works or extension to a dwelling and conservation area consent	Required for all extensions/replacement floor space over 100sqm	NR	Flood Zones 2 and 3 (link to EA householder FRA)	NR	NR	NR	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	NR	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
3. Householder application for planning permission for works or extension to a dwelling and listed building consent for alterations, extension or demolition of a listed building	Required for all extensions/replacement floor space over 100sqm	NR	Flood Zones 2 and 3 (link to EA householder FRA)	NR	NR	Justification for works to listed building and schedule of works required	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	NR	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
4. Application for planning permission	Required for all applications for new dwellings	Major housing developments to submit design-stage Code for Sustainable Homes assessment to demonstrate how level 3 Code for Sustainable Homes will be met in 2013, rising to Level 5 from 2016. Major commercial development to submit a design-stage BREEAM assessment to demonstrate how BREEAM 'Very Good' standard will	Required for applications in Environment Agency Flood Zones 2 and/or 3	Required for all new connections to non mains drainage	Required for all new connections to non mains drainage	Justification for works to listed building and schedule of works required	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	For conversion schemes only	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	Seek advice of Local Planning Authority - potentially required for all renewable energy proposals	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	Major applications only - refer to policy AL/IN/6. Carbon Reduction Strategy to demonstrate that 10% of energy to be used in development to come from decentralised on-site renewable or low-carbon sources rising incrementally to 20% by 2020.	Refer to policy DM/7 of LP3 and/or contact the LPA for advice	Refer to policy DM/6 of LP3. Required for development proposals that would give rise to significant levels of vehicular movement	Required for all major agricultural developments - a farm waste management plan could be incorporated into the Waste Audit Statement	Required for all major retail proposals	Required for all poultry buildings and all agricultural livestock buildings over 465sqm	NR	Required for all applications relating to a 'caravan' and includes those which are referred to as 'mobile homes;log cabins;chalet static caravan;holiday lodge' etc	Required for all telecommunications apparatus	EIA development only	
4a. Gypsy and traveller sites	NR	NR	Required for applications in Environment Agency Flood Zones 2 and/or 3	Required for all new connections to non mains drainage	Required for all new connections to non mains drainage	NR	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	Seek advice of Local Planning Authority - potentially required for all renewable energy proposals	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	NR	Refer to policy DM/7 of LP3 and/or contact the LPA for advice	Refer to policy DM/6 of LP3. Required for development proposals that would give rise to significant levels of vehicular movement	Required for all major agricultural developments - a farm waste management plan could be incorporated into the Waste Audit Statement	NR	NR	NR	Required for all applications relating to a 'caravan' and includes those which are referred to as 'mobile homes;log cabins;chalet static caravan;holiday lodge' etc	NR	NR	
5. Application for outline planning permission with some matters reserved	Required for all applications for new dwellings where layout/appearance are not reserved matters	If appearance/layout are not reserved matters: Major housing developments to submit design-stage Code for Sustainable Homes assessment to demonstrate how level 3 Code for Sustainable Homes will be met in 2013, rising to Level 5 from 2016. Major commercial development to submit a design-stage BREEAM assessment	Required for applications in Environment Agency Flood Zones 2 and/or 3	Required for all new connections to non mains drainage	Required for all new connections to non mains drainage	NR	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	Seek advice of Local Planning Authority - potentially required for all renewable energy proposals	Required if access is not a reserved matter and an application propose changes to parking or access (must be shown on block plan or other drawings)	Major applications only - Where appearance /layout not reserved matters	Refer to policy DM/7 of LP3 and/or contact the LPA for advice	Refer to policy DM/6 of LP3. Required for development proposals that would give rise to significant levels of vehicular movement	Required for all major agricultural developments - a farm waste management plan could be incorporated into the Waste Audit Statement	Required for all major retail proposals	NR	NR	NR	NR	NR	EIA development only
6. Application for outline planning permission with all matters reserved	NR	NR	Required for applications in Environment Agency Flood Zones 2 and/or 3	Required for all new connections to non mains drainage	Required for all new connections to non mains drainage	NR	Where proposed development is likely to affect heritage assets or their settings. Heritage assets would include listed buildings, scheduled ancient monuments etc.	NR	See wildlife trigger list	For all trees within application site or likely to be affected by proposed development	NR	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	Major applications only	Refer to policy DM/7 of LP3 and/or contact the LPA for advice	Refer to policy DM/6 of LP3. Required for development proposals that would give rise to significant levels of vehicular movement	Required for all major agricultural developments - a farm waste management plan could be incorporated into the Waste Audit Statement	Required for all major retail proposals	Required for all poultry buildings and all agricultural livestock buildings over 465sqm	NR	NR	NR	NR	EIA development only

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23. Application for approval of reserved matters following outline approval	Required for all applications for new dwellings	Major housing developments to submit design-stage Code for Sustainable Homes assessment to demonstrate how level 3 Code for Sustainable Homes will be met in 2013, rising to Level 5 from 2016. Major commercial development to submit a design-stage BREEAM assessment to demonstrate how BREEAM "Very Good" standard will	Possibly if not dealt with at outline stage - contact planning department for advice	NR	Required if not dealt with at outline stage - contact planning department for advice	NR	NR	NR	NR	For all trees within application site or likely to be affected by proposed development (if not dealt with at outline stage)	Seek advice of Local Planning Authority - potentially required for all renewable energy proposals	Required if applications propose changes to parking or access (must be shown on block plan or other drawings)	Required if not dealt with at outline stage	NR	NR	Required for all major applications if not dealt with at application stage - for major agricultural developments a farm waste management plan could be incorporated into the Waste Audit Statement	NR	NR	NR	NR	NR	NR	If EIA development and not dealt with at outline stage
25. Application for removal or variation of a condition following grant of planning permission	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
31. Application for tree works - Works to trees subject to a Tree Preservation Order (TPO) and/or Notification of proposed works to trees in conservation areas	NR	NR	NR	NR	NR	NR	NR	NR	NR	Required for TPO'd trees	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
33. Application for a new planning permission to replace an extant planning permission (FULL/ LBC/ CAC)	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	
34. Application for non-material amendments following grant of planning permission	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	NR	

"Major Development" means development involving any one or more of the following = (a) the winning and working of minerals or the use of land for mineral-working deposits; (b) waste development; (c) the provision of dwellinghouses where - (i) the number of dwellinghouses to be provided is 10 or more; or (ii) the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i); (d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or (e) development carried out on a site having an area of 1 hectare or more.