

## **Sample wording where some of the Local Requirements are applicable**

- **Affordable Housing Statement**

The proposal is for one residential dwelling and falls below the threshold above which the provision of affordable housing is required.

- **Air Quality Assessment**

We are not aware of any air quality reviews that would affect this development. The proposal in form of a dwelling will not cause a conflict with any Local Authority air quality action plan.

- **Biodiversity Survey and Report**

The area is a cleared former small garden area with modest biodiversity value. We are not aware of any possible aspect on wildlife, biodiversity and geo-diversity issues as a result of this proposal.

- **Conservation Area Appraisal**

The proposal falls within the town centre Conservation Area. This matter is covered in greater detail in our Design and Access Statement but in conclusion it is considered that the proposal will be in keeping with the locality in scale and finishes and will not be prejudicial to the special character and appearance of the Conservation Area.

- **Daylight / Sunlight Assessment**

Our assessment has concluded that the adjacent properties should not be adversely affected by the proposals. The property is some 4.2m away from the nearest residential property and is located to the side of each adjacent property. Our design extends only 1.4 metres back from the existing rear elevation of the adjacent properties and given the distances to each of the adjacent properties, and within the context of an existing row of properties, it is considered that the impact upon light at adjacent and nearby properties will be reasonable and that good natural daylight will remain available to adjacent properties.

- **Environmental Impact Assessment**

The impact of a single dwelling in an existing residential location will be limited and we do not consider that an EIA is required.

- **Evidence to accompany application for Town Centre uses**

The proposal is just off High Street and is located in a mainly residential area. It is a proposal for additional residential accommodation and does not propose a 'town centre' use (such as retail or leisure etc.) that would otherwise require a 'need' to be demonstrated.

- **Existing and proposed Car Parking provision**

Indicated in Design and Access Statement proposed dwelling supported by two car parking spaces.

- **Flood Risk Assessment**

The site lies within Flood Zone 2, as defined by the Environment Agency. We enclose a formal Flood Risk Assessment prepared by an independent consultant. You will note the conclusions of such, that the proposal will not increase the risk of flooding on any third party land and neither will the occupants of the proposed dwelling be at risk in any flood event.

- **Foul Sewage Assessment**

We understand a foul sewer is available in the street outside the property and we will connect with the available sewer. The provision of a single dwelling within this context is not considered to have any significant impacts upon the existing drainage system.

- **Heritage Statement**

The proposal is for a clear site. We understand that a building on High Street is the nearest Listed Building. Our proposal relates to the rear of this property that is some 60 metres away from the rear of the property and within a different context. We have expanded on this element within our Design and Access Statement and conclude that the relationship with the nearby Listed Building will be appropriate and not prejudicial to its setting or appearance.

- **Impact Assessment**

Impact assessments are required for all retail and leisure developments over 2,500 square metres. This application is for a single residential dwelling and this matter is therefore not applicable to our client's proposal.

- **Land Contamination Assessment**

The land is presently clear but we understand was formerly a garden. Our proposal is for a 'sensitive' residential end use and we consider that some assessment of the contamination risk is appropriate. We have commissioned, and enclose, an 'Envirocheck' desk top assessment which indicates that the risk of contamination at this site is modest. Accordingly, we do not consider that any further work regarding contamination will be required.

- **Landfill Statement**

This is not a landfill application and has no direct impact on the landfill situation.

- **Lighting Assessment**

The proposal is not publicly accessible, and will constitute a private dwellinghouse. The proposal will incorporate domestic type lighting in an area with predominantly domestic properties. The proposal is also distant from business properties off High Street, so we consider there to be no conflict in this respect.

- **Noise Assessment**

The proposal is for a single residential dwelling and we do not consider that it raises or creates any significant disturbance through noise. Furthermore, the property is not on a principle road so traffic should not be an issue and neither do we consider, within this predominantly residential area, that it is likely to be detrimentally affected by noise from any existing off site premises or uses. Our conclusion is that a formal noise assessment will not be required in this instance.

- **Open Space Assessment**

The proposal is for a single dwelling with no elements of publicly accessible open space. Further assessment under this heading is therefore not required.

- **Other Plans**

None specifically required. Plans necessary submitted with planning application.

- **Photographs / Photomontages**

None submitted. Site is a cleared area. Adjacent housing indicated in proposed house elevations.

- **Planning Obligations**

The proposal is for a single residential dwelling and will not trigger any contributions in respect of Public Open Space or education contribution. We are not aware of any other matters in respect of this proposal which would justify a S106 agreement.

- **Statement of Community Involvement**

No community involvement has been undertaken. This is a modest proposal which seeks to relate to existing uses in the area.

- **Structural Survey**

This is a clear site with no conversion or demolition proposed. We do not consider therefore that such a survey is necessary.

- **Transport Assessment / Statement**

This proposal is for a single dwelling in an urban area. We do not consider that the proposal will have significant transport implications that would warrant either an Assessment or a Statement.

- **Travel Plan**

The proposals will not cause significant transport implications. No travel plan is therefore incorporated.

- **Tree Survey**

There are no trees on this site now. A previous tree was removed following a separate application and approval pursuant to such. Trees exist on nearby sites which we consider might be affected by this proposal and we therefore enclose an independent tree report. You will note the conclusions that, subject to an element of hand dig, and the use of a porous surface to the property frontage, the proposal will relate satisfactorily to the existing off site trees. Our client is happy to see conditions imposed on any consent requiring the development to proceed in accordance with the conclusions and recommendations of the submitted tree report.

- **Ventilation / Extraction Statement**

The proposal is for a residential dwelling, not for a restaurant or takeaway. There will be no unique ventilation or extraction requirements other than those related to a residential dwelling.

- **Site Waste Management Plan**

Bin storage area for collection shown on site plan. Storage at other times can be in private area of own garden.

- **Horse Racing Industry Impact Assessment**

The proposal has no direct implication for the equine industry.

- **Proximity with Air Base**

The proposal is not directly next to or near an air base and therefore there are no direct implications.

EXAMPLE