

Sample wording of not applicable Local Requirements

Affordable Housing Statement

The application is for the minor addition of gross floorspace to a retail premises for the purpose of providing a wind lobby. No residential units are proposed; therefore this requirement is not applicable.

Air Quality Assessment

The application is not for any development from which emissions will occur or will impact on the existing air quality of the site in any form; therefore this requirement is not applicable.

Biodiversity Survey and Report

The proposed wind lobby does not involve the development of any land which is designated for nature or conservation importance. The footprint of the development will utilise the existing paved area to the front of the store; therefore this requirement is not applicable.

Conservation Area Appraisal

The application does not lie within, nor is close to, a designated Conservation Area; therefore this requirement is not applicable.

Daylight/Sunlight Assessment

The proposed development is not within the vicinity of residential properties and therefore no impact to sunlight levels will be incurred; therefore this requirement is not applicable.

Environmental Impact Statements

The wind lobby does not require the undertaking of an EIA, as the level of development proposed is well within the thresholds set out in the Town and Country Planning (Environmental Impact Statements) (England and Wales) Regulations 1999. As such, the seeking of a Screening Opinion in this case is not required; therefore this requirement is not applicable.

Evidence to Accompany Applications for Town Centre Uses

The proposed development is not creating additional net retail sale floorspace, and therefore it is not subject to the requirements set out in PPS6 (namely demonstration of need, impact and sequential approach); therefore this requirement is not applicable.

Existing and Proposed Car Parking Provisions

No changes will be made to the existing number of car parking spaces within the site; therefore this requirement is not applicable.

Flood Risk Assessment

The site does not lie, nor is close to, a defined flood risk area. As such there is no requirement under PPS25 to undertake an FRA for this scheme.

Foul Sewage Assessment

The proposed development does not impact upon the existing sewage system in place with no requirements for additional connections; therefore this requirement is not applicable.

Heritage Statement

The site does not lie within a designated area of historical significance and is not subject to any Scheduled Ancient Monuments; therefore this requirement is not applicable.

Impact Assessment – PPS6

The proposed development does not create any additional net retail sales floorspace; therefore this requirement is not applicable.

Land Contamination Assessment

There is no contamination (industrial or otherwise) within or surrounding the application site; therefore this requirement is not applicable.

Landfill Statement

This is not an application for the mining of minerals/disposal of waste; therefore this requirement is not applicable.

Lighting Assessment

The application does not propose any additional lighting (either free-standing or wall mounted); therefore this requirement is not applicable.

Noise Assessment

The proposed development will not feature any noise-generating devices nor will be subject to noise-inducing processes upon completion; therefore this requirement is not applicable.

Open Space Assessment

The proposed development will not be situated on any open space nor impact on open space in the surrounding areas; therefore this requirement is not applicable.

Other Plans

All required plans have been submitted (i.e existing/proposed site layouts and elevations)

Photographs/Photomontages

It is considered that the elevational plans submitted are adequate for design consideration, given the minor nature of the development proposed.

Planning Obligations

The application is not intended to be subject to the signing of a S106 Agreement, given the nature of the development proposed; therefore this requirement is not applicable.

Planning Statement

It is considered that sufficient detail is provided in the covering letter, application forms and supporting Design & Access Statement to enable the Council to make an informed judgement on the development proposed; therefore this requirement is not applicable.

Statement of Community Involvement

The minor nature of development proposed, which will present no impact on residential amenity in the wider area, is considered not to warrant the submission of a SCI to aid this application; therefore this requirement is not applicable.

Structural Survey

The proposed development has no impact on existing building foundations; therefore this requirement is not applicable.

Transport Assessment/Statement

The minor nature of the development proposed, which will have no impact on parking or vehicular access/egress at the store, is not deemed to require the submission of a TA/TS; therefore this requirement is not applicable.

Travel Plan

The proposed development does not create any additional jobs at the store and should be considered in aesthetic/design terms only; therefore this requirement is not applicable.

Tree Survey/Arboricultural Implications

The proposed development will not involve the removal of any existing landscaping/trees within the site, nor impact on the root systems of trees in the surrounding area; therefore this requirement is not applicable.

Ventilation/Extraction Statement

The simple nature of the proposed development, remaining open at either side of the lobby area and not involving the production of any processes likely to affect ventilation does not require such a statement to be submitted.

Site Waste Management Plan

There will be no net additional waste created as part of the proposed development and no changes are proposed to the current waste management system in place at the store; therefore this requirement is not applicable.

Horse Racing Impact Statement

There is no proposal to create a horse racing facility as part of the development planned; therefore this requirement is not applicable.

Proximity to or within an Air Base

Neither the application site nor the Tesco site as a whole, lies within or is close to an Air Base; therefore this requirement is not applicable.