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<p><b>Roof Plans</b></p> <p>Scale 1:100 or 1:200. Must include a scale bar.</p>		<p>Required where a roof would be created or altered by the proposed development.</p>	<p>Showing the shape of the roof and details of the roofing materials and any features such as chimney positions or windows.</p>	<p><a href="#">Town and Country Planning (Development Management Procedure) (England) Order 2010</a></p>
<p><b>Street Scene relative to neighbouring buildings</b></p> <p>Scale 1:50 or 1:100. Must include a scale bar.</p>	<p>NPPF, paras 28, 50, 52, 54, 112</p> <p>Local Plan Policies, DBE2, DBE9 and DBE10. For sites in Metropolitan Green Belt, also Policy GB2A</p>	<p>Extensions fronting a road, including additions to the roof.</p>	<p>In addition to the national requirement on elevations, this must show:</p> <ul style="list-style-type: none"> <li>The proposed elevation relative to the outline of the neighbours building and with metric measurement distance to the neighbours building and boundary;</li> </ul>	<p><a href="#">National Planning Policy Framework &amp; Planning Practice Guidance</a></p>

<p><b>Tree Surveys: Arboricultural Implication Assessments and Method Statements</b></p>	<p>Town and Country Planning Act 1990, s.197 &amp; 198</p> <p>NPPF paras 8-9, 52-3, 57, 69, 73, 99, 109-10, 114-15, 118, and 120</p> <p>Local Plan policies LL10 and LL11</p>	<p>Where there are trees, within or adjacent to a planning application site that could influence or be affected by proposed development (including any other work associated with the proposal such as access to the site, the routes of new services or the storage of materials).</p>	<p>The potential effect of development on all trees is a material consideration irrespective of whether they are protected by TPO/conservation area status, or not.</p> <p>At Planning Application stage the following tree related information should be submitted –</p> <ul style="list-style-type: none"> <li>- Arboricultural Impact Assessment to include – a tree survey.</li> <li>- Evaluation of tree constraints.</li> <li>- Retained trees and Root Protection Areas (RPAs) to be shown as part of the proposed layout plans.</li> <li>- Arboricultural method statement to demonstrate feasibility of the proposal, without causing harm to the tree(s).</li> <li>- Tree protection plan.</li> </ul> <p>All of the above should be produced in accordance with BS 5837:2012 Trees in Relation to Design, Demolition and Construction – Recommendations</p> <p>Lack of the required information will be grounds for refusal, in that it has not been demonstrated that the proposal could be implemented without a detrimental impact on trees on or adjacent to the site</p>	<p><a href="#">British Standard 5837: 2012 “Trees in relation to design, demolition and construction – Recommendations”</a></p> <p><a href="#">National Planning Policy Framework &amp; Planning Practice Guidance</a></p>
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<b>Flood Mitigation Measures</b>	<p>NPPF, paras 93-108, 166, 192</p> <p>Local Plan Policies U2A, U2B, U3A and U3B</p>	<p>All householder extensions, excluding self-contained annexes, within Flood Zone 2 and 3.</p> <p>Visit the Environment Agency website for more details on when these are required and what should be included.</p>	<p>Complete the Flood Matrix table on the Environment Agency website (see link to the right) and submit with required supporting evidence.</p>	<p><a href="#">National Planning Policy Framework &amp; Planning Practice Guidance</a></p> <p><a href="#">Environment Agency Flood Matrix</a></p>

## Appendix A

### Transport Assessment(TA)/Transport Statement (TS) Guideline Thresholds:

Use	Thresholds for TSs	Thresholds for TAs
<b>A</b>		
A1 Food retail	250 – 800m <sup>2</sup>	>800m <sup>2</sup>
A2 Non-food retail	800 – 1500m <sup>2</sup>	>1500m <sup>2</sup>
A2 financial and professional services	1000 – 2500m <sup>2</sup>	>2,500m <sup>2</sup>
A3 restaurants and cafes	300 – 2500m <sup>2</sup>	>2,500m <sup>2</sup>
A4 drinking establishments	300 – 600m <sup>2</sup>	>600m <sup>2</sup>
A5 hot food takeaway	250 – 500m <sup>2</sup>	>500m <sup>2</sup>
<b>B</b>		
B1 business	1500 – 2500m <sup>2</sup>	>2,500m <sup>2</sup>
B2 general industry	2500 – 4000m <sup>2</sup>	>4,000m <sup>2</sup>
B8 storage and distribution	3000 – 5000m <sup>2</sup>	>5,000m <sup>2</sup>
<b>C</b>		
C1 Hotels	75 – 100 bedrooms	>100 bedrooms
C2 residential – hospital, nursing homes	30 – 50 beds	>50 beds
C2 residential – education	50 – 150 students	>150 students
C2 residential – institution hostel	250 – 400 residents	>400 residents
C3 Residential	25 – 50 units	>50 units
<b>D</b>		
D1 non-residential institutions	500 – 1000m <sup>2</sup>	>1000m <sup>2</sup>
Primary and secondary education	School TS where an increase in staff/pupil numbers is proposed	Any new school
Higher and further education	0 – 50 pcus	>50 pcus
D2 Leisure and assembly	500 – 1500m <sup>2</sup>	>1500m <sup>2</sup>
Others	Discuss with LHA	Discuss with LHA

LHA = Local Highway Authority (Essex County Council)