

# Ceredigion County Council

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# Submission Guidance Notes

(March 2014)

Planning Procedure Guidance Notes



## Submission Guidance Notes

### Introduction

When submitting a planning application there is a range of information that is required in order for the Local Planning Authority to make your application 'valid'. Different types and scale of application will require different levels of information and supporting documentation to be submitted. In all cases the requirements are specified by Ceredigion County Council as the local planning authority. When submitting a planning application items on the **national mandatory list** will apply in **the majority** of cases, additional items **may be** required depending on the type of application.

In order for the LPA to properly assess an application additional information is required to demonstrate how a development is according with Local Development Plan policies. Applications that are classified as **Major Applications**, defined as development involving any one or more of the following:

- a) the winning or working of minerals or the use of land for mineral-working deposits;
- b) waste development;
- c) the provision of dwelling houses where
  - i. the number of dwelling houses to be provided is 10 or more
  - ii. the development is to be carried out on a site having an area of 0.5 hectare or more and is not known whether the development falls within 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

**Must supply information from the local requirement list where applicable or their application will be considered invalid and will not progress.**

The majority of allocated sites within the Local Development Plan are considered to be **major** applications and therefore information off the local list will be required for validation purposes. If this information is not supplied your application will be considered **invalid** and therefore will not progress.

On Minor Applications whilst the LPA cannot invalidate your application for not containing this information, **failure to provide it may cause your application not to progress and ultimately may lead to your application being refused**. It is therefore strongly advised that all relevant information is submitted with your application at the beginning in order to allow your application to be determined in a timely manner.

It is essential that you read **both** lists to ensure your application contains all the relevant documentation in order for your application to be properly assessed by the LPA. The combined use of the national and local list will:

- help planning applicants, from the outset, to understand the type and extent of information that will be required of them;
- provide greater certainty for the applicant;
- enable the Local Planning Authority to have all the information it needs in order to determine the application, draft the planning permission and word any planning conditions required;
- minimise the risk that the Local Planning Authority will have to go back to an applicant for more information and thus the risk that the authority will fail to achieve performance targets

It is also essential that you have regard to the 'Checklist' to ensure that you are submitting the correct information; this will enable the Local Planning Authority to validate your application as quickly as possible.

## National List

The national list sets out statutory requirements for applications. These requirements include:

- the completed application form
- the correct fee (where one is necessary);
- ownership certificates;
- agricultural holdings certificate;
- Design and Access Statement (where one is necessary);
- the location plan;
- other plans and drawings or information necessary to describe the subject of the application and environmental statement (where one is necessary);
- Biodiversity survey and report
- Flood Consequences Assessment
- Noise Assessment
- Retail Impact Assessment
- Rural Enterprise Dwelling Appraisal
- Transport assessment
- Tree Survey

If not submitted electronically the authority will require **1 original and 3 copies** of all information. 4 copies of the information/plans is the statutory requirement for a valid application, however the Local Planning Authority may request an applicant to submit more than 4 copies, this usually occurs on larger scale applications. All electronic plans should state the size of paper used, e.g. A3, A2 and the scale in which the drawings have been done.

## Local List

The local list comprises additional information which may be required to allow the LPA to determine the application. The combined use of the national and local list will afford both the authority and applicant more certainty of the type of information required at the outset and help to ensure that the information requested is proportionate to the type and scale of application being made. **Failure to provide the additional information requested by the LPA, as listed within the local lists, could lead to the planning application being refused.**

**Table 1: National Requirements**

Document	Legislation/ Policy Driver	When is the Document Required	What Information is Required	Further Assistance
<b>Standard Application Form (1APP)</b>		All applications	Fully completed application form	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>  Ceredigion County Council: <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=10003">http://www.ceredigion.gov.uk/index.cfm?articleid=10003</a>
<b>Completed Certificate of Ownership</b>		All applications	You will need to complete an Ownership Certificate of the land (either A, B, C or D) for all planning applications	Planning Portal: <a href="http://www.planningportal.gov.uk/general/faq/faqonlineappsforms">http://www.planningportal.gov.uk/general/faq/faqonlineappsforms</a>  Ceredigion County Council <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=10003">http://www.ceredigion.gov.uk/index.cfm?articleid=10003</a>
<b>Agricultural Holding Certificate</b>		All applications	An 'Agricultural Holdings Certificate' confirming whether or not any of the land to which the application relates is, or is part of, an agricultural holding.  You must complete the Agricultural Holdings Certificate - even if your application is for a non-agricultural use.  Agricultural Holding in this case means land comprised in a tenancy agreement.	Planning Portal: <a href="http://www.planningportal.gov.uk/general/faq/faqonlineappsforms">http://www.planningportal.gov.uk/general/faq/faqonlineappsforms</a>  Ceredigion County Council <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=10003">http://www.ceredigion.gov.uk/index.cfm?articleid=10003</a>
<b>Notice(s) under Article 10 of Regulation 7 (required when Certificate B, C or D have been completed).</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	All applications where the land is not within the applicants ownership	A notice to owners of the application site must be completed and served in accordance with Article 10 of the DMPO (for planning applications or Regulation 7 of the Planning (Listed Buildings and Conservation Areas) Act (Wales) 2012. Available online from the Council website or from the Council Offices.  Notice 1 should be sent to all known owners. Where the owner is unknown the Notice to Unknown Owners (Notice 2) needs to be published in a local newspaper.  A copy of the notice must be sent with the application to the local authority.	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>  Ceredigion County Council Planning: <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=10003">http://www.ceredigion.gov.uk/index.cfm?articleid=10003</a>

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<b>Code for Sustainable Homes (CFSH) or BREEAM – Pre-Assessment</b>	<p>Welsh Government</p> <p>Planning Policy Wales (PPW)</p> <p>Technical Advice Note (TAN) 12</p> <p>Technical Advice note (TAN) 22</p>	<p>All new residential applications</p> <p>All non-residential applications over 1 hectare in area or with a floor space of 1000sqm or more</p>	<p>All dwellings must meet Level 3 of the Code for Sustainable Homes as set out in Planning Policy Wales (PPW).</p> <p>Non-residential applications (site over 1 hectare in area or a floor space of 1,000 sq. m or more) must meet “very good” under the Building Research Establishment Environmental Assessment Method scheme (BREEAM). They are also expected to meet a higher “Excellent” standard for reducing carbon emissions.</p> <p>Developers must:-</p> <ul style="list-style-type: none"> <li>• Include the site registration number and details of a pre- assessment.</li> <li>• Use the Design and Access statement to illustrate their approach to delivering sustainable buildings and how the development has applied the energy hierarchy. This will ensure that it is integral to the design of the whole development and not seen as an add-on.</li> <li>• State in the Design and Access statement the sustainable buildings standard and carbon reduction level to be achieved.</li> <li>• Where Low or Zero Carbon energy technologies are being incorporated submit with the application findings of a feasibility study, including the actions taken and show on relevant plans and drawings where these technologies are located, closely aligned to the Design and Access Statement.</li> </ul>	<p>Planning Policy Wales : <a href="http://new.wales.gov.uk/topics/planning/policy/ppw/?jsessionid=7FB84489D93147105B64E5326CF2184F?lang=en">http://new.wales.gov.uk/topics/planning/policy/ppw/?jsessionid=7FB84489D93147105B64E5326CF2184F?lang=en</a></p> <p>Technical Advice Note 12: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en</a></p> <p>Technical Advice Note 22: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan22/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan22/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en</a></p> <p>Planning Portal – Code for Sustainable Homes: <a href="http://www.planningportal.gov.uk/buildingregulations/greenerbuildings/sustainablehomes/">http://www.planningportal.gov.uk/buildingregulations/greenerbuildings/sustainablehomes/</a></p> <p>BREEAM: <a href="http://www.breeam.org/index.jsp">http://www.breeam.org/index.jsp</a></p> <p>Code for Sustainable Homes (Ceredigion Advice Notice): <a href="http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=39894&amp;langtoken=eng">http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=39894&amp;langtoken=eng</a></p>
<b>Design and Access Statement (DAS)</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	<p>All applications apart from:</p> <ul style="list-style-type: none"> <li>• Engineering or mining operations</li> <li>• Householder development</li> </ul>	<p>A DAS should explain the design concepts and principles applied to the development or works in relation to:</p> <ul style="list-style-type: none"> <li>• Access</li> <li>• Character (including amount, layout scale,</li> </ul>	<p>The Town and Country Planning (Development Management Procedure) (Wales) 2012: <a href="http://www.legislation.gov.uk/wsi/2012/801/contents/made">http://www.legislation.gov.uk/wsi/2012/801/contents/made</a></p> <p>The Planning Listed Buildings and</p>

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	<p>The Planning (Listed Buildings and Conservation Areas) (Amendment) (Wales) Regulations 2012</p> <p>Planning Policy Wales TAN 12</p> <p>Ceredigion Local Development Plan - Policies DM06-DM10</p>	<ul style="list-style-type: none"> <li>• Material change in use of land or buildings (but an access statement may be required)</li> <li>• Advertisement control</li> <li>• Tree preservation orders</li> <li>• Storage of hazardous substances</li> <li>• Reserved Matters applications unless a DAS progress report has been requested via a condition on the outline planning permission</li> </ul>	<p>appearance and landscaping)</p> <ul style="list-style-type: none"> <li>• Community Safety</li> <li>• Environmental Sustainability</li> <li>• Movement to, from and within the development</li> </ul> <p>It should demonstrate the steps taken to appraise the physical, social, economic and policy context of the development and explain how the design of the development takes that context into account in relation to its proposed use and each of the aspects specified above.</p>	<p>Conservation Areas: The Planning (Listed Buildings and Conservation Areas: <a href="http://www.legislation.gov.uk/wsi/2012/793/contents/made">http://www.legislation.gov.uk/wsi/2012/793/contents/made</a></p> <p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 12: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en</a></p> <p>Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a></p> <p>Ceredigion County Council Guidance <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=21569">http://www.ceredigion.gov.uk/index.cfm?articleid=21569</a> <a href="http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36245&amp;langtoken=cym">http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36245&amp;langtoken=cym</a></p>
<b>Site Location Plan</b>	<p>The Town and Country Planning (Development Management Procedure) (Wales) 2012</p>	<p>All applications</p>	<ol style="list-style-type: none"> <li>1. Scale of 1:1250 or 1:2500 of up to date map</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Direction of North;</li> <li>5. Show where possible two named roads and surrounding buildings;</li> <li>6. Properties shown should be numbered/named to ensure that the exact location of the application site is clear;</li> <li>7. Application site should be edged clearly with a red line. It should include all land necessary to carry out the proposed development e.g., land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings;</li> </ol>	<p>Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a></p>

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			8. A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.	
<b>Existing and Proposed Block Plan</b>	The Town and Country Planning (General Development Procedure) (Amendment) (Wales) Order 2012	All applications unless otherwise specified by the Local Planning Authority	<ol style="list-style-type: none"> <li>1. 1:500 or 1:200 scale</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Direction of North;</li> <li>5. Existing buildings, roads and footpaths;</li> <li>6. Proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries;</li> <li>7. Proposed roads and footpaths</li> <li>8. The buildings, roads and footpaths on land adjoining the site including access arrangements;</li> <li>9. Public rights of way crossing or adjoining the site;</li> <li>10. Position of all trees on the site, and those on adjacent land that could influence or be affected by the development;</li> <li>11. Extent and type of any hard surfacing; and;</li> <li>12. Boundary treatment including walls or fencing where this is proposed.</li> </ol>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>
<b>Existing and proposed elevations</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	All applications, unless otherwise specified by the Local Planning Authority.	<ol style="list-style-type: none"> <li>1. Scale of 1:50 or 1:100.</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Existing elevations including dimensions including dimensions</li> <li>5. Clearly show the proposed works in relation to what is already there;</li> <li>6. All elevations of the proposal must be shown indicating, where possible, the proposed building materials and the style, materials and finish of windows and doors;</li> <li>7. Blank elevations must also be included; if only to show that this is in fact the case;</li> <li>8. Proposed floor plans/layout intended</li> <li>9. Where a proposed elevation adjoins another</li> </ol>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>



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			building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.	
<b>Existing and proposed floor plans</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	All applications	<ol style="list-style-type: none"> <li>1. Scale of 1:50 or 1:100</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Existing floor plans including dimensions</li> <li>5. Explain the proposal in detail.</li> <li>6. Where existing buildings or walls are to be demolished these should be clearly shown.</li> <li>7. Show details of the existing building(s) as well as those for the proposed development</li> <li>8. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable).</li> </ol>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>
<b>Existing and proposed site sections and finished floor and site levels</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	All applications where a change in ground levels is proposed.	<ol style="list-style-type: none"> <li>1. Scale of 1:50 or 1:100</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Show a cross section(s) through the existing/proposed building(s).</li> <li>5. In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.</li> <li>6. Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development.</li> <li>7. Plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.</li> <li>8. In the case of householder development, the</li> </ol>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>

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			levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the proposal would be modified. Levels should also be taken into account in the formulation of design and access statements.	
<b>Existing and proposed roof plans</b>	The Town and Country Planning (Development Management Procedure) (Wales) 2012	All applications where an alteration or extension of a roof is proposed	<ol style="list-style-type: none"> <li>1. Scale of 1:50 or 1:100.</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Show the direction of North</li> <li>5. A roof plan is used to show the shape and any alterations to the roof;</li> <li>6. Details such as the roofing material and their location should be specified on the roof plan</li> </ol>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>
<b>Advertisement drawings</b>	The Town and Country Planning (Control of Advertisement) Regulations 1992	Any application for an advertisement e.g. shop sign, forecourt sign etc.	<ol style="list-style-type: none"> <li>1. Scale 1:50</li> <li>2. Site address</li> <li>3. Paper size</li> <li>4. Advertisement size</li> <li>5. Siting</li> <li>6. Materials</li> <li>7. Colours to be used</li> <li>8. Height above ground</li> <li>9. Extent of projection</li> <li>10. Elevation and cross section drawings of sign</li> <li>11. Method and colour(s) of illumination</li> </ol>	The Town and Country Planning (Control of Advertisement) Regulations 1992: <a href="http://www.legislation.gov.uk/ukxi/1992/66/6/contents/made">http://www.legislation.gov.uk/ukxi/1992/66/6/contents/made</a>
<b>Listed Building Plans</b>	The Planning (Listed Buildings and Conservation Areas) (Amendment) (Wales) Regulations 2012	Any application for Listed Building Consent	<p>In addition to the drawings noted above a Listed Building Consent application should also be accompanied by plans/drawings (scale 1:20) describing the works should clearly indicate which details are proposed new features and which are to be removed. Any architectural details affected by the proposal e.g.</p> <ul style="list-style-type: none"> <li>• Doors</li> <li>• Windows</li> <li>• Shop-fronts</li> </ul>	Planning Portal: <a href="http://www.planningportal.gov.uk/planning/">http://www.planningportal.gov.uk/planning/</a>

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			<ul style="list-style-type: none"> <li>• Paneling</li> <li>• Fireplaces</li> <li>• Plaster molding</li> <li>• Other decorative details</li> </ul>	
<b>Biodiversity Survey and Report to include protected species surveys.</b>	Ceredigion Local Development Plan Policies DM14, DM15 and DM16	Ecological Survey and Report will be required where a development may have a negative effect on biodiversity and/or ecological connectivity (both on and/or offsite)). Where effects are likely, mitigation/compensation measures will be required as part of the proposal to minimise any harm. In some cases, mitigation and compensation may not be possible/sufficient and therefore the application may be refused. Enhancements will need to be incorporated into all developments. Information regarding when and the types of surveys required, survey timings, mitigations and compensation and more can be found in the Interim Guidance Note 'Briefing Note for Ecological and Geological Surveys and Assessments'. This will be superseded by SPG: Nature Conservation.	<p>The planning authority has a duty to consider the conservation of biodiversity when determining a planning application; this includes having regard to the safeguard of species and sites protected under the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010 (as amended) and the Protection of Badgers Act 1992, as well as the Council's duty under the Natural Environment and Rural Communities Act 2006 and the habitats and species that are listed under this act in Section 42.</p> <p>The <b>Survey and Assessment</b> should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available (unless the ecologist can reasonably justify the methodology used).</p> <p>More information on what is required from a survey and assessment and more information can be found in the Interim Guidance Note 'Briefing Note for Ecological and Geological Surveys and Assessments'. This will be superseded by SPG: Nature Conservation.</p>	Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a> Ceredigion County Council Interim guidance note
<b>Environmental Statement</b>	The Environmental Impact	Contact the LPA to confirm whether a	The LPA will also provide a screening/ scoping opinion of the elements that should be included	The Environmental Impact Regulations 2002 and 2007:

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<b>(Environmental Impact Assessment)</b>	<p>Regulations 2002 and 2007:</p> <p>Circular 11/9: Environmental Impact Assessment:</p> <p>Ceredigion Local Development Plan Policies DM14, DM15 and DM16</p>	<p>screening report is required.</p> <p>All development classified as Schedule 1</p> <p>All development above the thresholds set out within Schedule 2</p> <p>For Schedule 2 development where thresholds are exceeded contact the LPA for a Screening Opinion.</p> <p>Where an EIA is required a Scoping Opinion will be required.</p>	<p>within the EIA.</p> <p>Where an EIA is required, an Environmental Statement in the form set out in Schedule 4 to the regulations must be provided. Where an EIA is not required, the LPA may still require environmental information to be provided.</p>	<p><a href="http://wales.gov.uk/topics/environmentcountryside/consmanagement/conservationbiodiversity/eiahome/?lang=en">http://wales.gov.uk/topics/environmentcountryside/consmanagement/conservationbiodiversity/eiahome/?lang=en</a></p> <p>Circular 11/9: Environmental Impact Assessment: <a href="http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular1199/?lang=en">http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular1199/?lang=en</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Flood Consequences Assessment</b>	<p>Planning Policy Wales Technical Advice Note 15</p> <p>Ceredigion Local Development plan Policy DM11</p>	<p>All Developments in Flood zones C, C1 and C2 must be accompanied by a Flood Risk Assessment. Applications within Zone B must include plans showing site levels and flood levels</p>	<p>The susceptibility of land to flooding will be a material consideration in deciding a planning application.</p> <p>Flood Consequence Assessments (FCA) should be undertaken by a suitably qualified professional, and be proportionate to the risk and scale, nature and location of the development. They will be expected to consider the various aspects relating to flood risk. The FCA should be supported by appropriate data and information, including historical information on previous flood events. Developers will need to provide information to demonstrate that their proposal satisfies the tests contained in the TAN 15.</p> <p>Natural Resources Wales will assist planning authorities in coming to their decision on whether the consequences of flooding are acceptable, in terms of the risks to people and property.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 15: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan15">http://new.wales.gov.uk/topics/planning/policy/tans/tan15</a></p> <p>Flooding Maps: <a href="http://data.wales.gov.uk/apps/floodmapping/">http://data.wales.gov.uk/apps/floodmapping/</a></p> <p>Natural Resource Wales: <a href="http://naturalresourceswales.gov.uk/">http://naturalresourceswales.gov.uk/</a> Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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<b>Noise Assessment</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 11</p> <p>Ceredigion Local Development Plan Policy DM22</p>	<p>All application proposals that raise issues of significant disturbance or are considered to be a noise sensitive development will require a Noise Impact Assessment prepared by a suitably qualified acoustician.</p> <p>Applications on sites adjacent to noise producing sites i.e. residential development adjacent to an industrial use or where the development is adjacent to an environmentally sensitive site such as an SSSI.</p>	<p>Assessments should include:</p> <ul style="list-style-type: none"> <li>• Information and measurement of existing levels of noise</li> <li>• Information and measurement of proposed levels of noise</li> <li>• Mitigation methods</li> <li>• Monitoring methods</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 11: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan11">http://new.wales.gov.uk/topics/planning/policy/tans/tan11</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Retail Impact Assessment</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 4</p> <p>Ceredigion Local Development Plan Policies: LU18-LU20</p>	<p>All applications for retail developments located outside of the defined Town Centre Boundary with a gross floor space greater than over 800 square metres should be supported by a Retail Impact Assessment</p>	<p>The assessment should provide evidence of:</p> <ul style="list-style-type: none"> <li>• How the policy requirements of national guidance have been met;</li> <li>• whether the applicant adopted a sequential approach to site selection and the availability of alternative sites;</li> <li>• their likely economic and other impacts on other retail locations, including town centres, local centres and villages, including consideration of the cumulative effects of recently completed developments and outstanding planning permissions;</li> <li>• their accessibility by a choice of means of transport including access for pedestrians, giving an assessment of the proportion</li> <li>• of customers likely to arrive by different means of transport;</li> <li>• the likely changes in travel patterns over the</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 4, Para 6: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan4">http://new.wales.gov.uk/topics/planning/policy/tans/tan4</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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			<p>catchment area;</p> <ul style="list-style-type: none"> <li>• and where appropriate;</li> <li>• any significant environmental impacts.</li> </ul> <p>As explained in Policy LU18: Retail Proposals Countywide. Any proposed development that has a retail floor space greater than 800 sq. would therefore be more appropriately located in a town centre</p>	
<b>Transport Assessments</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 18</p> <p>Ceredigion Local Development Policy DM03</p>	<p>All applications likely to generate significant traffic movements associated with developments above set thresholds.</p> <p>Technical Advice Note 18, Annex D sets out suggested thresholds above which TA would be required.</p>	<p>Early discussions between developers and the relevant planning and highway authorities are essential before planning applications are submitted, to ensure agreement is reached on the scope of the TA, including geographical extent, and to establish what data exists or what surveys are required. Annex D of Technical Advice Note 18 Transport sets this out in more detail.</p> <p>Early discussions between developers and local authorities are essential to agree the scope of the assessment and the data required to inform the assessment in order to avoid delays in determining the application. Discussion should include:</p> <ul style="list-style-type: none"> <li>• the location, type and scale of the development;</li> <li>• whether the development is in line with national guidance and development plan policy;</li> <li>• whether alternative locations should be considered (or if the developer only has one site, what other type or scale of development may be more appropriate);</li> <li>• the content and level of detail of the transport assessment;</li> <li>• any extension of the design assessment date;</li> <li>• objectives for the Transport Implementation</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 18: Annex D: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan18">http://new.wales.gov.uk/topics/planning/policy/tans/tan18</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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			<p>Strategy;</p> <ul style="list-style-type: none"> <li>• data requirements for the assessment and subsequent monitoring arrangements;</li> <li>• the requirements of any planning obligation.</li> </ul> <p>The precise scope and content of each TA will depend upon the scale, travel intensity and characteristics of the proposal. In general TAs should, as a minimum, provide information on:</p> <ul style="list-style-type: none"> <li>• Illustrate accessibility to the site by all modes of transport including likely modal shift;</li> <li>• Measures to improve access by public transport, walking and cycling and reduce the number and impacts of motorised journeys associated with the proposal. This should be provided within the Transport Implementation Strategy (TIS)</li> <li>• Detail any necessary highway mitigation works.</li> <li>• Likely increase in the level of traffic</li> <li>• Identify Highway improvement investigation works that would be required</li> </ul> <p>Except for larger scale developments where a Transport Assessment is deemed necessary, developers should submit a brief statement to accompany a planning application describing the accessibility of the site by various transport modes and any measures proposed to enhance its accessibility.</p>	

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<b>Tree Survey</b>	<p>Planning Policy Wales</p> <p>Ceredigion Local Development Plan Policy DM20</p>	<p>All applications where there are semi-mature (a tree which has yet to reach its full height/crown spread) or mature trees (has reached full height/crown spread) or hedgerows within the site and/or or off-site trees within 15m of the application site (including street trees) irrespective of whether the trees are to be removed or retained. All sites where there is a Tree Preservation Order or any proposals</p>	<p>A tree statement must be submitted showing how the tree constraints on and adjacent to the site have been correctly incorporated into the design and how these trees are to be retained without damage during construction and future occupancy.</p> <p>The statement must be produced in line with the guidelines set out within BS5837:2012 and shall include:</p> <ul style="list-style-type: none"> <li>• Tree survey drawing and schedule - The survey shall provide clear data regarding the species, size, age, condition and useful life expectancy of trees. It shall also categorize trees, groups of trees or woodlands in terms of their quality and value within their existing context and not within the context of the proposals</li> <li>• Arboricultural Constraints Plan (ACP) – An aid to layout design that shows tree Root Protection Areas (RPA) as well as representing the effect that the mature height and spread of retained trees will have on the development. The ACP shall incorporate the tree survey information as well as illustrate both the above -ground (shade patterns) and below- ground RPA constraints posed by the trees.</li> <li>• Tree Protection Plan – Scale drawing produced by an arboriculturalist showing the finalised layout proposals, tree retention and tree and landscape protection measures detailed within the arboricultural method.</li> <li>• Arboricultural Method Statement (AMS) – sets out the information</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>BS5837:2012: <a href="http://shop.bsigroup.com/en/ProductDetail/?pid=000000000030213642">http://shop.bsigroup.com/en/ProductDetail/?pid=000000000030213642</a></p> <p>Arboriculture Association: <a href="http://www.trees.org.uk/">http://www.trees.org.uk/</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>



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<b>Rural Enterprise Questionnaire and Rural Enterprise Dwelling Appraisal.</b>	Planning Policy Wales  Technical Advice Note 6  Ceredigion Local Development Plan Policy S04	All applications for rural enterprise dwellings	<p>Proposals for new dwellings in the open countryside will only be permitted where they are clearly needed to house a worker employed in rural enterprises comprise of land related business including agriculture, forestry or other. Information should be submitted on:</p> <ul style="list-style-type: none"> <li>• Functional test (TAN 6, Section 4.8)</li> <li>• Time test (TAN 6, Section 4.9)</li> <li>• Financial test (TAN 6, Section 4.10)</li> <li>• Other dwelling test ((TAN 6, Section 4.11)</li> <li>• Other planning requirements test (TAN 6, Section 4.12)</li> <li>• Copy of accounts for last 3 years</li> <li>• Completed Rural Enterprise Dwelling Questionnaire</li> </ul> <p>Where permission is granted for a rural enterprise dwelling the planning permission will be subject to an occupancy condition. The applicant will be asked to enter into a Section 106 Obligation under the Town and Country Planning Act 1990 which will tie the new dwelling to the enterprise and/or buildings, including any other dwelling (if any).</p>	<p>Planning Policy Wales:  <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 6 section 4.12 and 4.3 – 4.13:  <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en</a></p> <p>Technical Advice Note 6: Practice guidance:  <a href="http://wales.gov.uk/docs/desh/publications/120124redpracticeguideen.pdf">http://wales.gov.uk/docs/desh/publications/120124redpracticeguideen.pdf</a></p> <p>Ceredigion County Council Rural Enterprise Questionnaire:  <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=10003">http://www.ceredigion.gov.uk/index.cfm?articleid=10003</a></p> <p>Ceredigion Local Development Plan:  <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

**Table 2: Local Requirements (where applicable)****Residential Development (includes conversions, re-use of abandoned dwellings etc.)**

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<b>Affordable Housing Statement</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 2</p> <p>Ceredigion Local Development Plan Policies S01 – S05</p>	<p>Every application for residential development where one or more additional residential units will be created</p>	<p>This statement should be the product of pre-application advice and negotiation with Development Management Officers. Interim guidance is available to advise developers on Affordable Housing Matters. A checklist and more detailed advice to developers will be available as Supplementary Planning Guidance in the future.</p> <p>For the purposes of the Affordable Housing policy contained within the adopted Ceredigion Local Development Plan 2007-2022 an affordable house / dwelling is one which is either:</p> <ol style="list-style-type: none"> <li>1. Owned or managed by a Registered Social Landlord, the Local Authority or other nominated body approved by the Local Authority and is available for social or intermediate rent or purchase or any combination thereof; or</li> <li>2. Available for purchase at a discounted price, or to rent at an intermediate rent by an accredited private landlord and subject to: <ol style="list-style-type: none"> <li>a) the occupancy being restricted to those who are considered to be in housing need;</li> <li>b) the physical characteristics of the dwellings properly reflecting and adequately meeting the housing needs identified for the area; and</li> <li>c) planning conditions or obligations relating to the discounted price or private intermediate rent affordable housing including a mechanism to ensure that the Local Planning Authority is informed when a property changes hands, and that the occupants comply with the occupancy requirements of the affordable dwelling in question in respect of original and every subsequent occupation.</li> </ol> </li> </ol> <p>The Statement should identify existing housing prices / rents, existing supply and suitability of the housing stock to meet identified needs, indicate why the proposed level and mix of</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 2: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan20">http://new.wales.gov.uk/topics/planning/policy/tans/tan20</a></p> <p>Ceredigion County Council Interim guidance: Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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			<p>affordable housing is appropriate given the findings of the Local Housing Needs Assessment, or evidence based needs for the immediate locality.</p> <p>This will need to demonstrate the delivery on site of an affordable housing mix costed at 10% of the Gross Development Value (sale price estimate) of whole development at completion. Exceptionally, where whole units cannot be delivered, the balance of value will be taken as a commuted sum for reinvestment in Affordable Housing elsewhere or alternatively 'topped up' from the Commuted Sums fund to provide for the completion on site of an additional whole unit. If the applicant seeks to challenge the viability of meeting the policy requirement on the site, the statement may also set out the site characteristics and costs associated with developing the site on an open book basis for consideration by the LPA.</p> <p>The statement should also include EITHER an acknowledgement that a 10% affordable housing Commuted Sum is to be levied on a subsequent Reserved Matters proposal (if application is in outline) OR a formal valuation detailing a breakdown of the estimated Gross Development Value of the end scheme. This should include breakdown of values ascribed to each property type/size in the proposal and if relevant, confirmation of the transfer arrangements from the developer by the RSL or Wales Accredited Landlord.</p>	
<p><b>Conversion assessment for the change of use of rural buildings or community buildings</b></p>	<p>Planning Policy Wales</p> <p>Technical Advice Note 6</p> <p>Ceredigion Local Development Plan Policy LU22</p>	<p>Applications for re-use, conversion or extensions of rural buildings for residential or business use. Change of use of buildings which is a community facility</p>	<p>A statement/assessment for the conversion should be included on:</p> <ul style="list-style-type: none"> <li>• how the proposal respect the character and scale of the building</li> <li>• how the proposal does not have an unacceptable adverse impact on neighboring villages or on the character and visual amenity of the locality and suitability of access infrastructure</li> <li>• how every attempt has failed to secure a suitable business use a statement of the efforts that have been made to do so. For example, refer to estate agency advertising, efforts through formal and informal web-sites, through farming and business organizations'. Details</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 6 paragraphs 3.2, 3.3 and 3.5: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan6/?lang=en</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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			<p>concerning the period of advertisement should be provided.</p> <ul style="list-style-type: none"> <li>• the poor marketability of buildings, with reasons, where the applicant feels this to be the case.</li> <li>• the marketing efforts made, or of professional opinion on marketability</li> </ul> <p>The presumption is against the change of use of community buildings unless :-</p> <ol style="list-style-type: none"> <li>1. the needs of the community are met by alternative existing provision within the settlement, adjoining settlements within the settlement group;</li> <li>2. it can be demonstrated that the existing level of community provision is inappropriate or surplus to the community needs of that settlement or settlement group</li> <li>3. The current use has ceased to be viable and the viability of the current use cannot be re-established by actively seeking the multiple or shared use of the building for public and/or commercial purposes to serve the community. (LDP policy LU22)</li> </ol>	
<b>Housing Type Statement</b>	Planning Policy Wales  Ceredigion Local Development Plan Policy LU02	All new residential development applications	A statement should be included which explains how the mix and type of housing reflects the needs of the local area and the Housing Needs Survey.	Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a>  Ceredigion County Council Local Housing Needs Survey: <a href="http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36245&amp;langtoken=cym">http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36245&amp;langtoken=cym</a>  Ceredigion Local Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a>
<b>Lifetime Homes</b>	Ceredigion Local Development Plan Policy LU02	All new residential development	<p>The Local Planning Authority requires that a statement be submitted which sets out in detail how the 16 Lifetime Home Standards are to be met within the development. Floor plans should also clearly illustrate the requirements where appropriate.</p> <p>Lifetime Homes have produced a range of documents which</p>	Lifetime Home Standards Website <a href="http://www.lifetimehomes.org.uk/">http://www.lifetimehomes.org.uk/</a>  Lifetime Homes for Professionals: <a href="http://www.lifetimehomes.org.uk/pages/for-professionals.html">http://www.lifetimehomes.org.uk/pages/for-professionals.html</a>

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			<p>will help developers.</p> <p>Where it is not possible to meet all 16 criteria a statement should be included within the planning application to explain this in relation to each specific criterion.</p>	<p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

### Built Environment and Heritage

Document	Legislation/ Policy Driver	When is Document Required	What Information is Required	Further Assistance?
<b>Demolition Justification</b>	<p>Town and Country Planning (General Permitted Development) Order 1995</p> <p>Circular 31/95: Planning Controls Over Demolition (Welsh Office, 1995)</p> <p>The Planning Listed Buildings and Conservation Areas: The Planning (Listed Buildings and Conservation Areas</p> <p>Welsh Office Circular 61/96: Planning and the Historic Environment:</p>	<p>Prior Approval of the method of demolition for the following forms of demolition:</p> <ol style="list-style-type: none"> <li>1. any listed building</li> <li>2. any building/structure e.g. wall, garage etc. in a conservation area</li> <li>3. any building which is a scheduled monument</li> <li>4. any dwelling house</li> <li>5. any non-domestic building adjoining a dwelling house</li> <li>6. any freestanding domestic or non-domestic building with a volume exceeding 50 cubic meters (measure externally)</li> </ol>	<p>A statement should be included explaining:</p> <ul style="list-style-type: none"> <li>• how the demolition is to be carried out;</li> <li>• where the material is to be deposited; and</li> <li>• how the site is to be restored afterwards</li> </ul> <p>Within Conservation Areas the LPA favours retaining buildings which make a positive contribution to the character and appearance of the Conservation Area. Proposals to demolish such buildings should be assessed against the same broad criteria as proposals to demolish listed buildings. In cases where a building makes little or no such contribution the LPA will normally need to have full information about what is proposed for the site after demolition. A statement of justification will be required in accordance with paragraph 69 of Circular 61/96. The justification should:</p> <ul style="list-style-type: none"> <li>• explain the design and access considerations that resulted in the application proposal being considered the most appropriate solution</li> <li>• explain how the proposals takes account of Welsh Office Circular 61/96 Planning and the Historic Environment : Historic Buildings</li> </ul>	<p>Town and Country Planning (General Permitted Development) Order 1995 Schedule 2, Part 31: <a href="http://www.legislation.gov.uk/ukxi/1995/418/schedule/2/made">http://www.legislation.gov.uk/ukxi/1995/418/schedule/2/made</a></p> <p>Circular 31/95: Planning Controls over Demolition: <a href="http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular3195/?lang=en">http://wales.gov.uk/topics/planning/policy/circulars/welshofficecirculars/circular3195/?lang=en</a></p> <p>The Planning Listed Buildings and Conservation Areas: The Planning (Listed Buildings and Conservation Areas: <a href="http://www.legislation.gov.uk/wsi/2012/793/contents/made">http://www.legislation.gov.uk/wsi/2012/793/contents/made</a></p> <p>Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas: <a href="http://www.cpat.org.uk/resource/circular/woc61-96.pdf">http://www.cpat.org.uk/resource/circular/woc61-96.pdf</a></p> <p>Ceredigion County Council Guidance Note 2: Demolition in Conservation Area: <a href="http://www.ceredigion.gov.uk/inde">http://www.ceredigion.gov.uk/inde</a></p>

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	Historic Buildings and Conservation Areas: Planning and the Historic Environment: Historic Buildings and Conservation Areas			<a href="http://www.wales.gov.uk/topics/planning/policy/ppw">x.cfm?articleid=21569</a>
<b>Heritage Statements including Historical and Archaeological features</b>	Planning Policy Wales  Ceredigion Local Development Plan Policies: DM06, DM07, DM17 and DM19	All applications for: <ul style="list-style-type: none"> <li>• Listed building consent</li> <li>• Conservation area consent</li> <li>• Proposals directly affecting or adjoining a Scheduled Ancient Monument, archaeological site or other historic feature</li> <li>• Where ground disturbance is proposed in an Area of Archaeological Potential</li> <li>• Proposals affecting the setting of a Scheduled Ancient monument</li> <li>• Proposals affecting registered Parks and Gardens</li> </ul>	The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application.  It should provide information on the following key areas: <ul style="list-style-type: none"> <li>• Description of the heritage asset and its setting</li> <li>• An assessment of significance of the building/area</li> <li>• An explanation of the design concept for the proposed development</li> <li>• Describing the direct impact of the proposed development on the building/area</li> <li>• Describing the impact on setting</li> <li>• Describing the impact on archaeology</li> </ul>	Planning Policies Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a>  Welsh Office Circular 61/96: Planning and the Historic Environment: Historic Buildings and Conservation Areas: <a href="http://www.cpat.org.uk/resource/circular/woc61-96.pdf">http://www.cpat.org.uk/resource/circular/woc61-96.pdf</a>  CADW: <a href="http://cadw.wales.gov.uk">http://cadw.wales.gov.uk</a>  Guide to good practice on Using the Register of Landscape of Historic Interest in Wales in the Planning and Development Process: <a href="http://cadw.wales.gov.uk/docs/cadw/publications/LandscapesRegisterGoodPractice_EN.pdf">http://cadw.wales.gov.uk/docs/cadw/publications/LandscapesRegisterGoodPractice_EN.pdf</a>  Historic Landscape mapping: <a href="http://data.gov.uk/dataset/the-registered-landscapes-of-oustanding-historic-interest-in-wales-registered-landscapes-of-spe">http://data.gov.uk/dataset/the-registered-landscapes-of-oustanding-historic-interest-in-wales-registered-landscapes-of-spe</a>  Technical Advice Note 12: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12/">http://new.wales.gov.uk/topics/planning/policy/tans/tan12/</a>

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				<p>Ceredigion local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council Guidance Note 3: Heritage Statement : <a href="http://www.ceredigion.gov.uk/index.cfm?articleid=21569">http://www.ceredigion.gov.uk/index.cfm?articleid=21569</a></p>
<b>Structural Survey/ Method Statement</b>	Ceredigion Local Development Plan Policies: LU09, DM06, DM07	<p>A structural survey of a property will be required when proposing demolition or conversion of:</p> <ol style="list-style-type: none"> <li>1. Listed Buildings</li> <li>2. Buildings within a Conservation Area (that are not listed) which make a positive contribution to the Conservation Area</li> <li>3. Conversion of buildings</li> </ol>	<p>The method statement must detail the steps whereby the conversion will be carried out and will incorporate the structural engineer's recommendations.</p> <p>The structural survey shall have been carried out no earlier than 6 months before the submission of the application.</p>	
<b>Geo Technical Report</b>	PPW Ceredigion Local Development Plan Policy DM22	This report will be required where there are potential land stability issues.	<p>A report must be submitted with information on the following:</p> <ul style="list-style-type: none"> <li>• Any land instability and risks</li> <li>• Proposed mitigation methods</li> </ul> <p>The report must be carried out by a suitably qualified person.</p>	<p>Planning Policies Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Ceredigion local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

### Environment (Open Space, landscape)

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<b>Geological Survey and Assessment</b>	Ceredigion Local Development Plan DM16	Geological Survey and Assessment will be required where a development may have a significant negative effect on geodiversity (particularly RIGS) – Regionally Important Geodiversity	The planning authority has a duty to consider the conservation of and geodiversity when determining a planning application; this includes having regard to the safeguard of species and sites protected under the Wildlife and Countryside Act 1981 (as amended), the	Countryside Council for Wales: <a href="http://www.ccg.gov.uk/landscape--wildlife/geological-">http://www.ccg.gov.uk/landscape--wildlife/geological-</a>

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		<p>Sites. Where significant effects are likely, mitigation/ compensation measures will be required as part of the proposal to minimise any harm. In some cases, mitigation and compensation may not be possible/sufficient and therefore the application may be refused. It may be possible in some situations to avoid surveys and therefore just incorporate mitigation/compensation into the development; however, this should be discussed and agreed with the LPA Minerals and Waste Officer.</p>	<p>Conservation of Habitats and Species Regulations 2010 (as amended) and the Protection of Badgers Act 1992, as well as the Council's duty under the Natural Environment and Rural Communities Act 2006.</p> <p>The <b>Survey and Assessment</b> should be undertaken and prepared by competent persons with suitable qualifications and experience and must be carried out at an appropriate time and month of year, in suitable weather conditions and using nationally recognised survey guidelines/methods where available (unless the ecologist can reasonably justify the methodology used).</p>	<p><a href="http://gems.geoconservation.gov.uk/geosites/rigs.aspx">gems/geoconservation/geosites/rigs.aspx</a></p> <p>GeoConservationUK: <a href="http://wiki.geoconservationuk.org.uk/index.php5?title=Main_Page">http://wiki.geoconservationuk.org.uk/index.php5?title=Main_Page</a></p> <p>Central Wales RIGS Group: <a href="http://www.geologywales.co.uk/central-wales-rigs/">http://www.geologywales.co.uk/central-wales-rigs/</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council Minerals and Waste Officer: 01545 572135</p>
<b>Landscape Scheme</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 12</p> <p>Ceredigion Local Development Plan Policies: DM10, DM17 and DM18</p>	<p>All applications, excluding householder.</p>	<p>Landscaping schemes should form part of the design concept for the site, and not be seen as a separate process or afterthought.</p> <p>The Design and Access Statement should be used to communicate the overall principles of design and how the landscape has influenced this.</p> <p>Landscaping schemes should include:</p> <ul style="list-style-type: none"> <li>• A survey of existing site features</li> <li>• Details of existing features of landscape e.g. trees, hedgerows, watercourses and topographical features, amenity or nature conservation interest to be retained</li> <li>• The identification of and justification for those features to be removed as part of the proposal and provide detail of any replacements</li> <li>• Details of any new landscaping (species, location, plant size) with a phased programme of planting</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a></p> <p>Technical Advice Note 12: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12">http://new.wales.gov.uk/topics/planning/policy/tans/tan12</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>



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			<ul style="list-style-type: none"> <li>• Details of permeable hard surface landscaping</li> </ul> <p>Outline planning applications should include, as a minimum, a landscaping scheme in sketch form, to scale, sufficient to convey, the broad principle of:</p> <ul style="list-style-type: none"> <li>• what is intended together with the amount of land to be set aside for landscape treatment. In such cases the requirement for any subsequent fully detailed landscape scheme will then become a reserved matter.</li> <li>• All landscape schemes will be required to include a two year maintenance schedule.</li> </ul>	
<b>Landscape and Visual Impact Assessment (LVIA)</b>	<p>Planning Policy Wales</p> <p>Ceredigion Local Development Plan Policy DM17</p>	<p>A LVIA will be required for the following applications:</p> <ul style="list-style-type: none"> <li>• Wind turbines</li> <li>• Solar farm</li> <li>• Telecommunications</li> <li>• TV Masts</li> <li>• Any other application which the LPA deems to have an impact on the landscape</li> </ul>	<p>Landscaping and Visual Impact Assessment to include:</p> <ul style="list-style-type: none"> <li>• Landscape Visual Impact Assessments with reference to LANDMAP</li> <li>• Viewpoint analysis</li> <li>• Zone of Theoretical Visibility or Zone of Visual Influence</li> <li>• Cumulative Landscape Visual Impact Assessment</li> <li>• Photographs of existing site</li> <li>• Photographs/photomontages of the turbine and its location</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>LANDMAP: <a href="http://landmap.ccw.gov.uk/map/Map.aspx">http://landmap.ccw.gov.uk/map/Map.aspx</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Open Space (existing) Survey</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 16</p> <p>Ceredigion Local Development Plan Policy LU22</p>	<p>All applications which affect existing open spaces and recreational land.</p>	<p>An Open Space Assessment for development on existing Open Space should seek to demonstrate how the development meets with LDP policy LU22. The Council will resist the loss of existing open space unless:</p> <ul style="list-style-type: none"> <li>• Alternative provision of enhanced value is provided. This should be located in close proximity to the existing provision</li> <li>• The open space is surplus to community needs</li> <li>• The open space has ceased to be viable</li> </ul> <p>The assessment should be accompanied by plans showing any areas of existing or proposed open space.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 16: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan16e">http://new.wales.gov.uk/topics/planning/policy/tans/tan16e</a></p> <p>Ceredigion Local</p>

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			<p>The Council has assessed open space provision within the Service Centres as defined by the LDP. Refer to Open Space Assessment: Service Centres available from the Council website.</p> <p>As part of the application the developer must provide a statement detailing the existing provision and how any loss is to be compensated.</p>	<p>Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion Local Development Plan Open Space Assessment: <a href="http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36241&amp;langto ken=cym">http://www.ceredigion.gov.uk/utilities/action/act_download.cfm?mediaid=36241&amp;langto ken=cym</a></p>
<b>Proposed Open Space Scheme</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 16</p> <p>Ceredigion Local Development Plan Policy LU24</p>	<p>All allocated housing sites within the LDP are required to provide open space.</p> <p>All windfall and non-allocated housing sites that result in a total of 10 or more bedrooms will be required to provide open space.</p>	<p>The open space provision should either be shown as a separate plan or as part of a layout or landscaping plan. The plan should clearly indicate:</p> <ul style="list-style-type: none"> <li>• Size of the open space area</li> <li>• Nature of open space e.g. natural amenity green space, communal accessible natural green space, un-equipped natural play space or equipped natural play space</li> <li>• Planting/equipment within the open space</li> <li>• How the open space is to be managed and maintained.</li> </ul> <p>Interim guidance provides information on how to calculate the amount of open space required and the type of open required. This will be superseded by SPG in due course.</p>	<p>Planning Policy Wales : <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a></p> <p>Forestry Commission: <a href="http://www.forestry.gov.uk/forestry/INFD-7LSEHW">http://www.forestry.gov.uk/forestry/INFD-7LSEHW</a></p> <p>Play England: <a href="http://www.playengland.org.uk/">http://www.playengland.org.uk/</a></p> <p>Ceredigion County Council Interim Guidance Open Space:</p>
<b>Sustainable Drainage Systems (SUDS)</b>	<p>Flood and Water Management Act 2010</p> <p>Planning Policy Wales</p> <p>Ceredigion Local</p>	<p>All new residential and non-residential development</p>	<p>Until the National SUDS Standards are available the LPA will require a developer to show how SUDS have been incorporated into development proposals. This information should include:</p> <ul style="list-style-type: none"> <li>• use of permeable surfaces (such as gravel or permeable block paving),</li> <li>• infiltration spaces (such as soakaways) and</li> </ul>	<p>Flood and Water Management Act 2010: <a href="http://www.legislation.gov.uk/ukpga/2010/29/contents">http://www.legislation.gov.uk/ukpga/2010/29/contents</a></p>

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	Development Plan Policy DM13		<ul style="list-style-type: none"> <li>using basins and ponds to retain surface runoff</li> </ul> <p>Information should be presented to the Authority either within a report or clearly indicated on appropriate plans.</p>	

## Transportation

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<b>Parking Provision Statement</b>	Ceredigion Local Development Plan DM03	All Reserved Matters and Full Applications	<p>Information should be provided on the following:</p> <ul style="list-style-type: none"> <li>Specify the total number of existing parking spaces</li> <li>Total number of proposed parking spaces</li> <li>Garage spaces</li> <li>If no parking spaces are to be provided you should show on your plans or describe in a supporting statement where the vehicles are to be parked or what the alternative transport modes are.</li> </ul>	
<b>Travel Plan</b>	<p>Planning Policy Wales</p> <p>Technical Advice Note 18</p> <p>Ceredigion Local Development Plan Policy DM03</p>	A Travel Plan should be submitted alongside planning applications which are likely to have significant transport implications and those comprising jobs, shopping, leisure, services and school facilities and where significant additional trips are likely or significant effects on the surrounding	<p>A Travel Plan should:</p> <ul style="list-style-type: none"> <li>Outline the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts</li> <li>Have a strategy for its implementation that is appropriate for the development proposal under consideration on.</li> <li>Identify the Travel Plan coordinator, the management arrangements for the plan – e.g. a</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Technical Advice Note 18: Annex D: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan18">http://new.wales.gov.uk/topics/planning/policy/tans/tan18</a></p>

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			<p>steering group and the development timetable. The strategy should also include activities for marketing and promoting the Plan to occupiers, users, visitors and residents of the site.</p> <p>Travel Plans have in the past concentrated on the promotion of non- car modes. A Transport Plan is an opportunity to not only replicate such previous success but also to strengthen integration of these measures with the physical design of the development. Travel Plans still have a role to play as they may be a specified component of a Transport Implementation Strategy especially for speculative development when the end user is unknown. Measures such as improvements to public transport, walking and cycling provision and car sharing schemes may be suitable for inclusion in the package.</p> <p>Travel Plans should relate to targets for the reduction of road traffic and the promotion of walking, cycling and public transport contained in the local Regional Transport Plan.</p> <p>Various best practice guidance on Travel Plans can be used to inform Transport Implementation Strategy production. (See para 9.7 of TAN 18 Transport)</p> <p>Travel Plans may be prepared, individually or jointly, by the owners and operators of existing or proposed developments. Joint Travel Plans can be part of a Transport Implementation Strategy, and both Travel Plans and Transport Implementation Strategies should set out proposals for the delivery of more sustainable travel patterns.</p>	<p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Highways Service: 01545 572572</p>

### Environmental Health

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<b>Air Quality Assessments</b>	Planning Policy Wales	Applications that will give rise to emissions to air of pollutants for	Applicants are advised to seek specialist expertise and to discuss their proposals with the Council's Environmental	Planning Policy Wales:

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	Ceredigion Local Development Plan Policy DM22	<p>which there is a national air quality objective, or for which there may otherwise be a significant impact upon local air quality.</p> <p>Two broad definitions of developments likely to affect air quality are:</p> <ol style="list-style-type: none"> <li>1. Industrial and/or commercial developments and;</li> <li>2. Developments that generate significant extra traffic.</li> </ol> <p>Air quality information might be required when a number of individual applications are received within an area. By themselves, these applications may not have a significant impact on air quality, but the combined effect of emissions from the developments may be significant.</p>	<p>Health Service at an early stage in the design process.</p> <p>The Assessment should indicate the change in air quality resulting from the proposed development and outline the appropriate mitigation measures as necessary.</p> <p>Applications for developments that will attract significant extra traffic movements should include detailed information. This should include:</p> <ul style="list-style-type: none"> <li>• Site description and location</li> <li>• An assessment of existing air quality in the area</li> <li>• If air quality modeling is used in the assessment, a full description of the methodology.</li> <li>• Details of the types and amounts of emissions together with physical characteristics of the source (for example: chimney height, diameter, temperature of emission, or traffic flow predictions, vehicle types, emissions factors, etc.)</li> <li>• An assessment of the interaction of the emissions from the proposal with other emission sources in the area.</li> </ul> <p>Developers should consider at the design stage:</p> <ul style="list-style-type: none"> <li>• Requiring the proposed and future occupiers of the development to sign up to a Travel Plan</li> <li>• Building in public transport, cycling and walking infrastructures in the initial stages</li> <li>• Ensuring the proposed and future occupiers of the development use clean fuel fleets</li> <li>• Installation of measures to minimise emissions, together with air quality monitoring equipment where appropriate;</li> <li>• Implementation of control systems to mitigate emissions during the construction phase.</li> <li>• In most cases a comparison will only need to be</li> </ul>	<p><a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council Environmental Health Service: 01545 572105</p>

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			made against the nitrogen dioxide objectives, however other pollutants , in particular PM10 should be considered	
<b>Foul sewage and utilities assessment</b>	<p>Planning Policy Wales: Circular 3/99</p> <p>Ceredigion Local Development Plan Policy: DM12</p>	<p>All applications in areas where existing sewage flooding takes place.</p> <p>All applications that involve the disposal of trade waste or the disposal of foul sewerage effluent other than to the public sewer.</p> <p>All applications for non-mains sewerage systems.</p>	<p>A foul sewerage assessment should, in line with Annex A Circular 3/99, include full and detailed consideration of the following factors:-</p> <ol style="list-style-type: none"> <li>1. Contravention of recognised practices</li> <li>2. Adverse effect on water sources/resources</li> <li>3. Health hazard or nuisance</li> <li>4. Damage to controlled waters</li> <li>5. Damage to the environment and amenity</li> <li>6. Overloading the existing capacity of the area</li> <li>7. Absence of suitable outlets</li> <li>8. Unsuitable soakage characteristics</li> <li>9. High water table</li> <li>10. Rising ground water levels</li> <li>11. Flooding</li> </ol> <p>In cases where the disposal of foul sewerage effluent other than to the public sewer a fuller foul drainage assessment will be required including details of method of storage, treatment and disposal.</p> <p>For applications for non-mains sewerage systems, developers should at the project design stage consult the Local Planning Authority, the Natural Resource Wales and other Water and Sewerage Undertakers early in the process.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/to/pics/planning/policy/pw">http://wales.gov.uk/to/pics/planning/policy/pw</a></p> <p>Circular 3/99: <a href="https://www.gov.uk/government/publications/planning-requirement-for-non-mains-sewerage-including-septic-tanks-in-new-development-circular-03-1999">https://www.gov.uk/government/publications/planning-requirement-for-non-mains-sewerage-including-septic-tanks-in-new-development-circular-03-1999</a></p> <p>Natural Resource Wales: <a href="http://naturalresource.wales.gov.uk/">http://naturalresource.wales.gov.uk/</a></p> <p>Dwr Cymru Welsh Water: <a href="http://www.dwrcymru.com/">http://www.dwrcymru.com/</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Land Contamination Assessment</b>	<p>Environmental Protection Act (1990)</p> <p>Planning Policy</p>	All applications (excluding householders, change of use, shop frontages, advertisements) where new development is proposed on land that is or may have been	The principal locations for contamination are likely to be former gasworks, tanneries, foundries and landfill sites and also existing land uses such as timber yards, abattoirs and sites with petroleum storage facilities.	<p>Environmental Protection Act: <a href="http://www.legislation.gov.uk/ukpga/1990/43/contents">http://www.legislation.gov.uk/ukpga/1990/43/contents</a></p>

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	Wales  Ceredigion Local Development Plan Policy DM22	affected by contamination.	In accordance with Planning Policy Wales the LPA will need the following information as part of the planning application: <ul style="list-style-type: none"> <li>• Evidence of a detailed investigation and risk assessment</li> <li>• Information on the remedial measures proposed</li> <li>• Information on the potential impacts of remediation of the land might have upon the natural and historic environment</li> </ul>	Policy Wales section 13.7: <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a>  Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a>
<b>Landfill Report</b>	Landfill (England and Wales) Regulations 2002	All development where landfill is proposed as part of the development.	Applications should provide sufficient information to enable the waste planning authority to fulfil its requirements under the Landfill (England and Wales) Regulations 2002. This information may be provided as part of the Environmental Statement.	Landfill (England and Wales) Regulations 2002: <a href="http://www.legislation.gov.uk/ukSI/2002/1559/contents/made">http://www.legislation.gov.uk/ukSI/2002/1559/contents/made</a>
<b>Lighting Assessments</b>	Planning Policy Wales Ceredigion Local Development Plan Policy DM22	All developments proposing external illumination e.g. floodlighting proposals, shop frontages etc.	Assessment shall include: <ul style="list-style-type: none"> <li>• a layout plan encompassing the proposed beam orientation and light spillage</li> <li>• a contour plan showing horizontal and vertical spillage of light from site</li> <li>• the design of proposed external lighting</li> <li>• the hours of use when the lighting would be switched on,</li> <li>• future maintenance</li> </ul> The assessment should demonstrate that: <ul style="list-style-type: none"> <li>• The visual character of the built and natural environment is and wildlife interests are not unacceptably affected by the lighting;</li> <li>• There will be no dazzling or distraction to pedestrians or drivers using nearby footpaths and roads;</li> <li>• Where the lighting is located near to residential properties that the hours of illumination are controlled;</li> </ul>	Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a>  Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a>

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			<ul style="list-style-type: none"> <li>No harm to residential amenity will arise due to the lighting;</li> <li>Light systems are designed to direct light downwards in order to minimise light spillage and sky glow</li> </ul>	
<b>Ventilation/ Extraction Statement</b>	Planning Policy Wales  Ceredigion Local Development Plan Policy DM22	<p>All applications for the cooking of food (on more than a domestic scale).</p> <p>All applications for commercial and industrial activities that produce fumes, vapours, gases, and odours, particulate matter or use volatile chemicals.</p> <p>All applications for major housing (including flats) and commercial developments.</p>	<p>Information should include:</p> <ul style="list-style-type: none"> <li>Elevations to show position, location and height (where external)</li> <li>Proposed external finishes and fixings</li> <li>Manufacturer's specifications including maintenance requirements</li> <li>Exhaust velocity at terminus</li> <li>Silencing arrangement</li> <li>Means of vibration isolation</li> <li>Extraction fan acoustic performance (including noise emission in terms of sound power and sound pressure levels, and narrow-band and/or one-third octave band frequency spectra).</li> <li>Predicted odour and/or particulate concentrations</li> <li>Mitigation/Remedial works</li> </ul> <p>If an application is not accompanied by information outlined in these validation checklists, the applicant should provide written justification with the application as to why it is considered not appropriate in that particular circumstance. In some instances only certain parts of a particular assessment are necessary and this should be justified in the accompanying statement. It is important that applicants demonstrate why additional information is not supplied to avoid delay; failure to do so may delay consideration of your application.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/to/pics/planning/policy/pw">http://wales.gov.uk/to/pics/planning/policy/pw</a></p> <p>Ceredigion County Council Environmental Health Service:</p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Site Waste Management Plan</b>	Planning Policy Wales  Technical Advice Note 21  Ceredigion Local	<p>All applications over 0.5 ha in area or development which creates more than 1,000 sq. of additional floor space.</p> <p>All demolition works.</p>	<p>Site Waste Management Plan should:</p> <ul style="list-style-type: none"> <li>Identify the volume and type of material to be demolished and/or excavated</li> <li>Identify opportunities for the reuse and recover of materials</li> <li>Demonstrate how off-site disposal of waste will</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/to/pics/planning/policy/pw">http://wales.gov.uk/to/pics/planning/policy/pw</a></p> <p>Technical Advice Note 21:</p>



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	Development Plan Policy LU32		<p>be minimized and managed</p> <ul style="list-style-type: none"> <li>• Demonstrate method of demolition and where waste materials are to be deposited</li> </ul>	<p><a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan21">http://new.wales.gov.uk/topics/planning/policy/tans/tan21</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

### Renewable Energy

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<b>Wind Turbines Supporting Statements</b>	<p>Planning Policy Wales</p> <p>Ceredigion Local Development Plan Policies LU25, LU26, DM17-19</p>	All applications for wind turbines	<p>In addition to the other requirements quoted in this document an application for a wind turbine will also need to be accompanied by the following:</p> <ul style="list-style-type: none"> <li>• Alternative renewable energy statement</li> <li>• Cumulative visual assessment</li> <li>• Energy Output Statement</li> <li>• Information on the decommissioning of the turbine at the end of its operational life</li> <li>• Landscaping and Visual Impact Assessment</li> <li>• Ministry of Defence Report if there are air safety issues</li> <li>• Model Details</li> <li>• Model details and colour</li> <li>• Shadow Flicker Assessment.</li> <li>• Traffic Management Plan for abnormal load deliveries (you will need to speak to the Highways Department to ascertain if what you are proposing is considered an abnormal load)</li> <li>• TV reception data/mitigation</li> </ul>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/ppw">http://wales.gov.uk/topics/planning/policy/ppw</a></p> <p>Welsh Government - Generating your own electricity: <a href="http://new.wales.gov.uk/topics/planning/policy/guidanceandleaflets/generaterenewable/?lang=en">http://new.wales.gov.uk/topics/planning/policy/guidanceandleaflets/generaterenewable/?lang=en</a></p> <p>Technical Advice Note 8: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan8">http://new.wales.gov.uk/topics/planning/policy/tans/tan8</a></p> <p>LANDMAP: <a href="http://landmap.ccw.gov.uk/map/Map.aspx">http://landmap.ccw.gov.uk/map/Map.aspx</a></p>

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				<p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council Highways Service:</p>
<b>Solar park Supporting Statements</b>	Ceredigion Local Development Plan Policies LU25, LU26, DM17-19	All applications for solar parks	<p>In addition to the other requirements quoted in this document an application for a Solar Park will also need to be accompanied by the following:</p> <ul style="list-style-type: none"> <li>• Alternative renewable energy statement</li> <li>• Colour of the panel's surrounding frames</li> <li>• Cumulative visual assessment</li> <li>• Gradient of the site and the surrounding landform</li> <li>• Height and layout of the panels</li> <li>• Landscape Visual Impact Assessments with reference to LANDMAP</li> <li>• Perimeter fencing</li> <li>• Treatment of the ground below and between the panels, for example to grow crops, graze livestock, or to lay down mulch to reduce maintenance</li> </ul>	<p>Welsh Government Generating your own electricity: <a href="http://new.wales.gov.uk/topics/planning/policy/guidanceandleaflets/generaterenewable/?lang=en">http://new.wales.gov.uk/topics/planning/policy/guidanceandleaflets/generaterenewable/?lang=en</a></p> <p>LANDMAP: <a href="http://landmap.ccw.gov.uk/map/Map.aspx">http://landmap.ccw.gov.uk/map/Map.aspx</a></p>

### Other Requirements

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<b>Agricultural /Forestry Development Justification</b>	Town and Country Planning (General Permitted Development) Order 1995	Prior approval and full planning application for agricultural/forestry developments.	Statement to justify that the development are reasonably necessary for the purposes of agriculture or forestry within that unit.	<p>Town and Country Planning (General Permitted Development )Order 1995</p> <p>Technical Advice Note 6 – Planning for Sustainable Rural Communities</p>

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<b>Community and Linguistic Impact Assessment</b>	Planning Policy Wales Technical Advice Note 20 Ceredigion Local Development Plan Policy S03, S04 and DM01	<p>A Community and Linguistic Impact Assessment will be required for applications:</p> <p>1. Where it would result in new housing development:</p> <p>a) in Linked Settlements coming forward at a rate greater than 4% of the dwelling count as of 1st April 2007 in any rolling 5 year period,</p> <p>b) in Service Centres coming forward at a rate faster than that referred to in the Settlement Group Statement (if specified),</p> <p>For all other types of development where the scale of development differs from that permitted under policies S03 and S04.</p>	<p>As part of the application, the applicant will be given an opportunity to present evidence in support of their findings and to demonstrate how their proposal would bring benefits to the local community. In addition, mitigating measures, relevant to the application, could be presented, in response to any negative effects of the development which have been identified through the assessment process. The methodology for this assessment is presented within an Interim Guidance note. In time this will be superseded by Supplementary Planning Guidance Community and the Welsh Language.</p> <p>On receipt of an Assessment the LPA will check and verify the facts and conclusions included. It may find that it disagrees with some of these and in such cases efforts will be made to verify the facts and to reach an agreement with the applicant about the main considerations as quickly as possible so as not to unduly delay the application process. In addition, it is likely that organisations and individuals from the community will express opinions that may be material in assisting the LPA reach a decision.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a></p> <p>Technical Advice Note 20: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan20">http://new.wales.gov.uk/topics/planning/policy/tans/tan20</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council Interim Guidance Note:</p>
<b>Daylight/Sunlight Assessment</b>	Technical Advance Note 12  Ceredigion Local Development Plan Policy DM06	For developments which are likely to give rise to a loss of daylight/sunlight to neighbouring occupiers and users. This includes associated gardens or amenity space applications.	<p>The statement must include a written statement and plans showing the existing levels and proposed levels of daylight and / or sunlight. The statement should also include drawings/photographs where applicable, showing the existing site and the proposed development.</p> <p>Rights to light are civil matters between neighbours. Rights to light are independent of the planning system. Even if planning permission has been granted, care should be taken not to cause an infringement to the rights to light enjoyed by nearby buildings. Local Authorities tend to adopt various guidelines for assessing right to light issues. The 45 degree rule is the most commonly used means of assessment. Overlooking and privacy can be other issues for consideration.</p> <p>The 45 degree rule usually involves drawing a line from the mid-point of the sill of a window which is potentially</p>	<p>Technical Advice Note 12: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12/jsessi?onid=C2D75FFE41F676333EF773FB1A403D46?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan12/jsessi?onid=C2D75FFE41F676333EF773FB1A403D46?lang=en</a></p> <p>Planning portal: <a href="http://www.planningportal.gov.uk">http://www.planningportal.gov.uk</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>

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			<p>affected by a neighbour's extension, at an angle of 45. As a general guideline 2 storey extensions are normally only acceptable if a clear 45 degree angle of vision can be maintained from the windows of habitable rooms in adjacent properties for assessing right to light issues. The 45 degree rule is the most commonly used means of assessment. Overlooking and privacy can be other issues for consideration.</p> <p>The 45 degree rule usually involves drawing a line from the mid-point of the sill of a window which is potentially affected by a neighbour's extension, at an angle of 45. As a general guideline 2 storey extensions are normally only acceptable if a clear 45 degree angle of vision can be maintained from the windows of habitable rooms in adjacent properties.</p>	
<b>Photographs and Photomontages</b>	<p>Technical Advice Note 12</p> <p>Ceredigion Local Development Plan DM06, LU25 and LU26</p>	<p>Required for:</p> <ul style="list-style-type: none"> <li>• New developments in Conservation Areas;</li> <li>• Wind turbine applications;</li> <li>• advertisements adjacent to the Strategic Road Network; and</li> <li>• Major commercial and residential developments which will alter a street scene or landscape.</li> </ul> <p>The LPA welcomes this information on other types of developments.</p>	<p>Photomontages should show how development can be satisfactorily integrated within the street scene or surrounding landscape. If produced to an identifiable scale then this should be clearly stated.</p>	<p>Technical Advice Note 12:  <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en">http://new.wales.gov.uk/topics/planning/policy/tans/tan12/?jsessionid=C2D75FFE41F676333EF773FB1A403D46?lang=en</a></p> <p>Ceredigion Local Development Plan:  <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p>
<b>Planning Obligations: Draft Section 106 Agreements (including applications for the modification or</b>	<p>The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992</p> <p>Planning Policy</p>	<p>In most circumstances, applications for the following will require the applicants to enter into a Section 106 obligation with the LA.</p> <ul style="list-style-type: none"> <li>• Rural Enterprise (TAN 6);</li> <li>• Affordable housing;</li> <li>• Commuted payments for affordable housing;</li> </ul>	<p>Section 106 of the Town and Country Planning Act 1990 allows an LPA to enter into a legally binding agreement or planning obligation with a land developer to regulate the development of the land. The obligation is commonly referred to as a 'Section 106 Agreement'.</p> <p>A statement of the proposed Heads of Terms may be required to be submitted with the application. This will potentially save time in the process of applications. For</p>	<p>The Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992:  <a href="http://www.legislation.gov.uk/uksi/1992/2832/contents/made">http://www.legislation.gov.uk/uksi/1992/2832/contents/made</a></p>

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<b>discharge of S106) to include Title of the land</b>	Wales  Technical Advice Note 2 and 6  Ceredigion Local Development Plan Policies S04, S05, LU24, DM05, DM13, DM15	<ul style="list-style-type: none"> <li>Environmental issues; and</li> <li>Other development which the LA considers that an agreement would make the proposal more acceptable on land use grounds and cannot be secured via a planning condition</li> </ul>	<p>section 106 Obligations applicants will normally need to provide:</p> <ul style="list-style-type: none"> <li>Up to date ( i.e. within the last two weeks) copy of the Registered Title and Title Plan or a certified copy of the unregistered Title with Plans indicating the full extent of land in ownership*;</li> <li>and</li> <li>Details of solicitors acting for applicant, if any (and authority to contact them directly)</li> </ul> <p>The Council's legal fee is currently £750. This will be payable before completion of the document.</p> <p>If there is legal charge in any part of the land proposed for development (e.g. a mortgage or secure loan etc.) they will be named on the s106 and will need to be party to the legal agreement.</p> <p>Please note that if you wish modify your s106 agreement within 5 years of signing, the LPA is not required to consider such modification within those timescales.</p> <p>*please note that all owners of the land will need to be party to the deed.</p>	<p>Planning Policy Wales: <a href="http://wales.gov.uk/topics/planning/policy/pw">http://wales.gov.uk/topics/planning/policy/pw</a></p> <p>Technical Advice Note 2: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan2">http://new.wales.gov.uk/topics/planning/policy/tans/tan2</a></p> <p>Technical Advice Note 6: <a href="http://new.wales.gov.uk/topics/planning/policy/tans/tan6">http://new.wales.gov.uk/topics/planning/policy/tans/tan6</a></p> <p>Ceredigion Local Development Plan: <a href="http://www.ceredigion.gov.uk/ldp">http://www.ceredigion.gov.uk/ldp</a></p> <p>Ceredigion County Council S106 Template:</p>
<b>Tourism Needs and Development Impact Assessment</b>	Ceredigion Local Development Plan Policies LU14, LU17	<p>Required for new:</p> <ul style="list-style-type: none"> <li>touring caravan sites</li> <li>cabin sites</li> <li>chalet sites</li> <li>camping sites</li> </ul> <p>Also required for extensions to existing:</p> <ul style="list-style-type: none"> <li>static caravan sites</li> <li>touring caravan sites</li> <li>cabin sites</li> </ul>	<p>The Assessment should include details on:</p> <ul style="list-style-type: none"> <li>Proposed size of development;</li> <li>Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc.</li> <li>Evidence to show that the proposal is viable/sustainable in relation to estimated project costs, i.e. capital outlay, expected occupancy rates/turnover/overheads, projected net return etc;</li> <li>Impact on the local community – how will the development support them e.g. more revenue for</li> </ul>	

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		<ul style="list-style-type: none"> <li>• chalet sites</li> <li>• camping sites</li> </ul> <p>A Tourism Needs and Development Impact Assessment will be required for any new tourist facility and attraction.</p>	<p>the local shop, job creation.</p> <p>Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.</p>	