

ISLE OF WIGHT LOCAL REQUIREMENTS (In addition to National Requirements)

August 2020

Where information is not required in order to validate a planning application, the planning authority may subsequently request additional information to justify the proposals against planning policies or to determine impacts, depending on the specifics of an application, the site and its potential impacts.

Any plans or drawings must be drawn to an identified metric scale (showing a scale bar/ruler) and in the case of location and block plans, must show the direction of north.

For all planning proposals relating to householder development, plans should be submitted at a size no greater than A3.

Any applications for non-material minor amendments to an approved development should include information in the form of a covering letter, email or annotations on the plans, listing the proposed changes to the approved scheme.

Document Type	Policy references	Circumstances when document should be submitted
Plans showing: Layout - the location of buildings, internal roads, boundaries and open spaces or other features at a scale of no smaller than 1:500. Scale of proposed buildings - to include the upper and lower limits of height, width and length of each building. Access - the location and details of proposed access points.	Core Strategy Policy DM2 NPPF Paras. 192 & 193	Outline Planning applications where access, layout and scale have not been reserved (either collectively or individually). Outline planning applications where any matters are reserved , shall include sufficient information (including indicative plans) to enable the LPA to determine the likely effects of the proposal in respect of the matter(s) reserved.
Existing and proposed site sections and finished floor and site levels at a scale of 1:50 or 1:100	Core Strategy Policy DM2 NPPF Paras. 192 & 193	Required in all applications where: <ul style="list-style-type: none">• New buildings are proposed• There is a change in ground level (existing or proposed)
Roof Plans Scale 1:50 or 1:100	Core Strategy Policy DM2 NPPF Paras. 192 & 193	Required for all planning applications involving extensions to buildings existing roofs and for roof details of proposed new buildings.

Access visibility sightlines on block plan of site at scale of 1:500 or 1:200	Core Strategy Policy DM2 NPPF Paras. 192 & 193	Required for all applications that propose new or amended access arrangements onto a highway, or where proposals are likely to result in an increase in the traffic generation using existing access points Where required visibility sightlines fall across third party land, the applicant must ensure that the correct ownership certificates and notices have been served.
Statement regarding contributions including a Draft Section 106 legal agreement or draft heads of terms	Core Strategy Policy DM4, DM22 and relevant Supplementary Planning Documents NPPF Paras. 203-206	All applications when required by the relevant policies of the Development Plan and Supplementary Planning Documents.
Biodiversity Survey and Report	Core Strategy Policy DM12 NPPF Section 11	Required for all applications within or adjacent to a designated nature conservation habitat, or one which would have an impact on protected species where they are known to exist (or the proposed development site has the potential to support them) and where the proposed development is likely to have an impact on them.
Flood Risk Assessment (including sequential and exceptions tests, as necessary)	Core Strategy Policy DM14 NPPF Section 10	Required for all Planning applications for development proposals of 1 hectare or more in Flood Zone 1 and all proposals for new development or changes of use located in Flood Zones 2 and 3 based on the modelled extents of these Flood Zones in the Council's published SFRA and the latest flood risk information issued by the Environment Agency.
Drainage Strategy (including the requirements for sustainable drainage systems under the Flood and Water Management Act 2010) and a Foul Sewage and Utilities Assessment	Core Strategy Policies DM14 and DM21 NPPF Section 10	Required for all planning applications requiring new or changed foul or surface water drainage systems on sites over 0.25 hectares in Flood Zone 1.
Ground Stability / Behaviour Assessment	Core Strategy Policy DM	Applications for operational development located in an area of known ground instability.
Heritage Statement	Core Strategy Policy DM11 NPPF Section 12	All applications, including demolition which affect, or have the potential to affect, a designated or non-designated heritage asset, including their setting. Where an application site includes, or is considered to have the potential to include, features of archaeological interest.

Land Contamination Assessment	<p>Core Strategy Policy DM2</p> <p>NPPF Section 11</p>	<p>Required for all applications where: -</p> <ul style="list-style-type: none"> • Contamination is known or suspected to exist on site; • Proposed uses are likely to be sensitive to known contaminants; • The site is on the Council's list of contaminated sites (maintained in accordance with Part IIA of the Contaminated Land (England) Regulations 2006). • The site is within 250 metres of a licensed or historic landfill site
Retail Impact Assessment (including, when necessary a sequential assessment for main town centre uses	<p>Core Strategy Policies SP1, SP3, DM9, and DM10</p> <p>NPPF Section 2</p>	<p>Required for applications for retail uses where:</p> <ul style="list-style-type: none"> • A retail proposal exceeds 2,500 square metres (or the most recently adopted figures set out in the Development Plan); • The proposal is located on the edge of the centre or out of centre;
Transport Assessment / Statement (to include travel plans as necessary)	<p>Core Strategy Policy SP7</p> <p>NPPF Section 4</p>	<p>Required for all applications where proposals would lead to significant transport implications as outlined in Section 4 of the NPPF.</p>
Telecommunications Development Supplementary Information	<p>Core Strategy Policy DM2</p> <p>NPPF Section 5</p>	<p>Required for all planning applications involving the proposed installation of telecommunications equipment. Information shall comprise a statement setting out dimensions, location and justification of the telecommunications equipment.</p>
Tree Survey/ Arboricultural Statement	<p>Core Strategy Policies SP5, DM2, DM12</p> <p>NPPF Section 11</p>	<p>Required for applications where trees or hedgerows within the site are likely to be lost, impacted upon or where the proposal would lead to an increased pressure to remove trees or hedgerows.</p> <p>Where an applicant considers that trees will not be affected by proposals, a statement stating this should be provided.</p>
Ventilation/ Extraction Statement	<p>Core Strategy Policy DM2</p> <p>NPPF Section 11</p>	<p>Required for all applications for :</p> <ul style="list-style-type: none"> • uses involving hot food preparation including restaurants, cafes, takeaways and pubs (A3, A4 and A5 of the Use Classes Order); • for proposals involving light industrial and general industrial uses (B1 and B2 of the use classes order) likely to generate odours. <p>The statement shall include details including scaled drawings of the proposed means of extraction and technical specification of the equipment intended to be installed</p>