

Local Information Requirements (the Local List) **2024**




Lambeth

Local Information Requirements (the Local List) 2024

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1. Introduction

The purpose and status of this document

- 1.1 This document specifies Lambeth's revised list of Local Information Requirements (LIRs), also referred to as 'the Local List' for applications for planning permission and other consents. The 'Local List' includes national and local requirements for all types of planning applications plus other types of applications including approval of details reserved by condition, prior approvals, tree works, permission in principle and building works on Rush Common.
- 1.2 The revised Local List was subject to public consultation for a period of 8 weeks between 30 October 2023 and 24 December 2023 and issued in December 2024.

What are the national information requirements?

- 1.3 The national information requirements are defined in legislation¹ and are mandatory for all planning applications.
- 1.4 The national requirements are subject to changes as planning law changes but at the time of writing they included the following:
 - (1) planning application form (with ownership certificate and agricultural land declarations);
 - (2) plans and drawings including site location plan;
 - (3) the correct fee (where one is necessary);
 - (4) design and access statement (where defined);
 - (5) fire statement (unless exemptions apply);
 - (6) biodiversity net gain (BNG) plan (unless exemptions apply); and,
 - (7) [provision of local information requirements](#)

Do I need to submit everything on the Local List?

- 1.7 What is required for submission will depend upon the type of application and the nature, scale, and location of the proposed development.
- 1.8 Not all the local information requirements on the Local List will apply to every planning application; indicative thresholds and criteria are provided to help. However, all applications must meet

¹ The legislative background for national and local information requirements can be found in Section 62 (4A) of the Town and Country Planning Act 1990 and article 11(3) (c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

the national information and the local information requirements that are relevant to the type and scale of the development proposed.

What happens if I don't submit the required information?

1.9 Failure to submit the necessary supporting information will mean your application being registered as 'invalid' and the application will not be processed. We will write to you to let you know what is missing. If you do not supply the information to make the application valid within the timescale given, it may be returned to you.

How do I use the Local List?

1.11 **Table 1:** Lists the different types of information that may be required, when it is needed and provides guidance on what we are looking for. It also contains information on the reason for the requirement and sometimes a reference or link to where further information related to the requirement can be found.

1.12 **Table 2:** is a matrix of the list of local information requirements, cross referenced against each application type.

1.13 **Table 3:** Sets out guidance on requirements for submission of other application types, which is provided under national legislation and for which Lambeth does not have its own local requirements.

Table I: List of Local Information Requirements – the Local List

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
Plans, drawings and supporting documents.			
<p>1. Site Layout Plan and Site Location Plan (drawn to metric scale, showing the direction of North and drawings must include a linear scale bar).</p>	<p>All Applications</p>	<ul style="list-style-type: none"> • A Site Layout Plan (also known as a Block Plan), edged in red, should be included showing details of any proposed car parking, cycle parking, existing and proposed access points and routes through the site for pedestrians, cyclists and vehicles, boundary treatments and refuse and recycling facilities. Site Layout plans should be provided at an identified standard metric scale (typically 1:100, 1:200 or 1:500 (for larger developments)). • A Site Location Plan, with the site edged in red. The red line 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). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site. • The Site Location Plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. Site Location Plans should be provided on 	<p>A Site Location Plan is a national requirement as set out in Section 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)</p> <p>Additional plans, drawings and information will in most cases be necessary to describe the development, the subject of the application as set out by legislation (Article 7 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		an ordnance survey base at a minimum scale of 1:1250 or 1:2500 (for larger developments).	
2. Existing and proposed elevations drawn to metric scale and must include a linear scale bar	All applications involving new building work, alterations to buildings or display of advertisements.	<ul style="list-style-type: none"> Drawings should show all elevations of the proposed development and should be sufficiently detailed and annotated to indicate materials, style and finish of windows and doors and other external details. Where a proposed elevation adjoins another building or is near it, the drawings should clearly show the relationship between the buildings and detail the positions of the window and door openings on each property. 	<p>Lambeth requires plans that illustrate details of the proposals to determine whether the proposal is in line with local, regional and national development planning policy.</p> <p>These plans and additional information should be of scale and detail sufficient to describe the existing and proposed development (see Article 7 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.).</p> <p>Lambeth Supplementary Planning Documents (SPDs) including the Lambeth Design Guide (2023) can be found via the following link:</p> <p>Supplementary Planning Documents (SPDs) Lambeth Council</p>
	All Applications for Major development	<ul style="list-style-type: none"> Contextual elevations (showing the proposal in its wider context), 3D visualisations (Visually Verifiable Photomontages) to show the development in context with its surroundings. 	

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<ul style="list-style-type: none"> Construction details including sectional elevations, bay studies, and details of the junctions between building elements and materials. (1:10 scale). 	
	Development involving substantial demolition works.	<ul style="list-style-type: none"> If the proposed development involves substantial demolition works, elevations showing the areas to be demolished must be highlighted (shown hatched in red). 	
	Listed building consent applications.	<p>Internal and external elevational drawings relevant to the proposals:</p> <ul style="list-style-type: none"> Drawings must be sufficiently well-detailed and annotated to show existing architectural details that are to be maintained: these should be marked 'no change'. Drawings must show areas of demolition and removal of fabric, – hatched in red on both plan and elevation. Associated technical drawings of the proposals including associated fire- proofing, sound insulation, services, pipe runs and ventilation and extractions etc. must be clearly shown, including all new walls, doors, windows, and plasterwork. Internal elevational drawings where new openings between rooms, or other changes, are proposed. Detailed drawings (scale 1:10, 1:5 or full size as appropriate) of proposed features such as windows, 	

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		doors, ironwork, plasterwork, or joinery should be provided.	
3. Existing and proposed floor plans drawn to metric scale, showing the direction of North and include a linear scale bar.	All Applications, including those for listed building consent, and those involving the creation, alteration, loss of or change of use to floorspace	<ul style="list-style-type: none"> Plans are required of all levels of the building affected by the development. The plans should be proportionate to the nature and size of the proposal, they should be titled and numbered, and annotated to indicate the use of existing and proposed floor areas. The drawings should also show all proposed integrated features for biodiversity. The location of the adjoining properties, including the position and size of windows and doors, should be shown to demonstrate the contextual relationship between the application floor plans and the adjoining properties. Plans should show the locations and layout/design of cycle stores. Floor Plans should be provided at a scale of 1:100 or 1:200 Where multiple units are proposed, each one should be given its own reference (for example 'unit 1' on the plans). Listed building consent application drawings must be carefully annotated to show existing architectural details that are to be maintained: these should be marked 'no change'. Listed building consent application drawings must show areas of demolition and removal of fabric, heighted or hatched in red. 	<p>Lambeth requires plans that illustrate details of the proposals to determine whether the proposal is in line with local, regional and national development planning policy.</p> <p>These plans and additional information should be of scale and detail sufficient to describe the existing and proposed development (see Article 7 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.).</p> <p>Lambeth Supplementary Planning Documents (SPDs) including the Lambeth Design Guide (2023) can be found via the following link: Supplementary Planning Documents (SPDs) Lambeth Council</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<ul style="list-style-type: none"> Listed building consent applications drawings of the proposals must include and clearly show associated fireproofing, sound insulation, services, pipe runs and ventilation and extractions etc. including all new walls, doors, windows, and plasterwork. 	
	Development involving substantial demolition works.	<ul style="list-style-type: none"> If the proposed development involves substantial demolition works, the areas to be demolished must be highlighted (shown hatched in red) on the plans. 'Substantial demolition' is generally defined as over 50% of external fabric in a non-listed building (e.g. external elevations/roof) 	
4. Existing and proposed cross section drawings, drawn to metric scale and must include a linear scale bar	All applications involving new building work, alterations to buildings or display of advertisements.	<ul style="list-style-type: none"> Long and short cross section(s) through the existing and proposed building(s) should be provided. In all cases where a proposal involves a change in ground levels, sectional drawings should be submitted to show both existing and finished site and floor levels and the neighbouring levels (where relevant). For applications involving new buildings, site levels within the site and in relation to neighbouring buildings or sites should be provided. Finished floor levels within the buildings should also be provided. For External Wall Insulation (EWI) the sections should illustrate the insulation's treatment of 	<p>Lambeth requires plans that illustrate details of the proposals to determine whether the proposal is in line with local, regional and national development planning policy.</p> <p>These plans and additional information should be of scale and detail sufficient to describe the existing and proposed development (see Article 7 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p> <p>Lambeth Supplementary Planning</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>window and door reveals, parapets, roof eaves, flat roofs and chimneys, cills etc.</p> <ul style="list-style-type: none"> For solar panels, the section drawings should show the extent of projection from the roof or wall surface and the angle of the panel. For replacement windows please see requirements in Part 4 of the Lambeth Design Guide SPD, (2023). Listed building consent applications drawings must be carefully annotated to show existing architectural details that are to be maintained: these should be marked 'no change'. Listed building consent application drawings must also show areas of demolition and removal of fabric. Listed building consent application drawings must include and clearly show associated fireproofing, sound insulation, services, pipe runs and ventilation and extractions etc. including all new walls, doors and windows. 	<p>Documents (SPDs) including the Lambeth Design Guide (2023) can be found via the following link:</p> <p>Supplementary Planning Documents (SPDs) Lambeth Council</p>
5. Existing and proposed Roof plans drawn to metric scale and must include a linear scale bar.	All applications involving new building work or alterations (including demolition) to the existing roof form.	<ul style="list-style-type: none"> Details such as the roofing materials and their location should be specified on the roof plan. Falls of roof slopes should be indicated by arrows. Roof plant including solar panels, terraces and accessible areas, should be clearly shown. Listed building consent application drawings must include and clearly show associated 	<p>Lambeth requires plans that illustrate details of the proposals to determine whether the proposal is in line with local, regional and national development planning policy.</p> <p>These plans and additional information should be of scale and detail sufficient to</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>fireproofing, sound insulation, services, pipe runs and ventilation and extractions etc.</p> <ul style="list-style-type: none"> For solar panels and other plant, the exact locations of the proposed installation should be clearly marked on the proposed plans. Parts of the existing roof to be demolished (including the removal of joinery and plaster in a listed building) must be highlighted (shown hatched in red). Listed building consent application drawings must include and clearly show associated fireproofing, insulation, services, pipe runs and ventilation and extractions etc. 	<p>describe the existing and proposed development (see Article 7 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p> <p>Lambeth Supplementary Planning Documents (SPDs) including the Lambeth Design Guide (2023) can be found via the following link: Supplementary Planning Documents (SPDs) Lambeth Council</p>
6. Design and Access Statements (DAS)	<ul style="list-style-type: none"> Applications for major development, as defined in article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015 Applications for development in a “designated area” such as a Conservation Area or World Heritage Site, where the proposed development consists of one or more dwellings or a building(s) with 	<p>All Design and Access Statements must:</p> <ul style="list-style-type: none"> Explain the design principles and concepts that have been applied to the development, Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context (especially the historic built environment) into account, Explain access and servicing provision, Provide details of external materials, the reasons for the selection, details of their durability and anticipated lifespan, demonstrate how the proposal meets the design requirements of local guidance, Lambeth Design Guide SPD (and any other 	<p>This is a national information requirement set out in Section 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)</p> <p>It is also a requirement under the provisions of Policies D3, D4, D5, T2, T4, T5, T6, T7 and T9 of the London Plan (2021); and Policies Q1, Q5, Q7, Q8, Q13, Q20, Q22 T1–T5, T7 & T8 of the Lambeth Local Plan (2021).</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<ul style="list-style-type: none"> • a floor space of 100 sqm or more • Applications for listed building consents <p>A Design and Access Statement should be proportionate to the scale of the development. The document should be visual, using diagrams, sketches, plans and photographs to provide the necessary explanations and descriptions wherever possible and appropriate.</p>	<p>relevant SPDs), the Local Plan, the London Plan and any relevant design code, and</p> <ul style="list-style-type: none"> • Include an Inclusive Design Statement detailing how the development has been designed for people with disabilities, older people, children and those with mobility constraints. <p>In addition, proposals for major development should include sections within the Design and Access Statement on the following:</p> <ul style="list-style-type: none"> • Density, height and scale • Design Review strategy), • Design quality retention strategy • Cycle storage details to show how the proposal meets the requirements of policy, and the guidance contained in the London Cycling Design Standards (LCDS). 	
7. Community Infrastructure Levy (CIL) Form 1 (Additional Information Requirement Form)	All applications.	A completed form will be required for all applications.	<p>The Community Infrastructure Levy Regulations 2010 (as amended). Details of amendments made to the CIL Regulations in 2019 can be found here: The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019 (legislation.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
			<p>Details of CIL can be found here: Community Infrastructure Levy (CIL) Lambeth Council</p> <p>Details of the CIL charged by Lambeth can be found here: Lambeth CIL 2022 Lambeth Council</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
Assessments, Reports and Statements			
8. Accessibility Statement	<p>All major and non-major applications (excluding Householder applications) for new development and change of use of existing buildings.</p> <p>(N.B. For hotel and other visitor accommodation, this information requirement can be included within the Hotel visitor accommodation Accessibility Management Plan (see LIR no. 39))</p>	<p>The accessibility statement must describe, explain, and illustrate how the design approach and proposal has been informed by current best practice for creating inclusive environments.</p> <p>For housing schemes, the statement must include plans showing wheelchair accessible units, including 10% M4(3) dwellings, and that the scheme complies with Part M4(2) and (3) of the Building Regulations and meets the London Plan housing standards.</p> <p>For hotel and other visitor accommodation:</p> <ul style="list-style-type: none"> • at least 10 per cent of new bedrooms must be wheelchair-accessible in accordance with Figure 52125 incorporating either Figure 30126 or 33127 of British Standard BS8300-2:2018 (Design of an accessible and inclusive built environment. Buildings. Code of practice); or • 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 (Design of an accessible and inclusive built environment. Buildings. Code of practice). 	<p>To ensure that development complies with the requirements of Policies Q1, Q6, Q7, Q27, H5, H6, ED13 and ED14 of the Lambeth Local Plan (2021) and Policies GG1, D4, D5, D6, D7, H12, H13 and E10 of the London Plan (2021)</p> <p>For further information on accessible housing and on preparing and submitting an accessibility statement please also refer to the following documents:</p> <ul style="list-style-type: none"> • Housing Design Standards London Plan Guidance (2023)

<p>9. Affordable Housing Statement</p>	<p>All Major residential applications (of 10 or more C3 residential units), and all major applications which include specialist accommodation types such as Build-to-rent, Specialist older persons housing, Purpose-built student accommodation and large scale purpose-built shared living.</p>	<p>For conventional C3 proposals, an affordable housing statement must include:</p> <ul style="list-style-type: none"> • A schedule setting out the market housing and different types of affordable housing proposed, including the breakdown by units, habitable rooms, and floor area (both GIA and GEA). • A calculation of the total affordable provision as a percentage of overall residential provision and a calculation of each affordable tenure as a percentage of overall affordable provision, by units, habitable rooms, and floor area • The location of the affordable units on a plan to scale, identifying the tenure type, size, and layout of the affordable units. • A clear and full explanation of the different levels or types of affordability or tenure that are proposed for different units, including details on rent levels and other costs such as service charges. • The details of any discussions with any affordable housing providers and the details of any Registered Providers acting as Partners in the development. <p>If it is intended to follow the FastTrack Route set out in the London Plan (2021), the Affordable Housing Statement must confirm that the scheme:</p> <ul style="list-style-type: none"> • Will meet or exceed the relevant threshold level of affordable housing on site without public subsidy, • Is consistent with the relevant tenure split, and had agreed this with the borough, • Will meet other relevant policy requirements (e.g., 	<p>To ensure that the proposal complies with the requirements Policies H2, H4, H11, and H12 of the Lambeth Local Plan (2021) and Policies H4-H8 of The London Plan (2021)</p> <p>For further information on affordable housing please also refer to the following documents:</p> <ul style="list-style-type: none"> • The Mayor of London's Affordable Housing and Viability SPG (2017) • The Greater London Authority Threshold Approach to Affordable Housing on Public Land Practice Note (July 2018).
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Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>Lambeth Local Plan (2021) para 5.20) and obligations to the satisfaction of the borough and the mayor where relevant.</p> <ul style="list-style-type: none"> Can demonstrate that they have taken account of the strategic 50 per cent target and have sought grant to increase the level of affordable housing. <p>If the proposal meets all these necessary requirements, no Financial Viability Assessment (FVA) will be required for conventional C3 proposals.</p> <p>All large-scale living schemes (non C3) will need to be accompanied by a FVA.</p>	
10. Workspace Strategy and Workspace Management Plan (Draft)	Any applications that would involve an uplift of 1,000m ² or more gross office floorspace or the refurbishment of existing office space where this would result in an increase in the quality and rental value of the space, in Waterloo/Southbank, Oval, Kennington and Clapham, and Brixton Creative Enterprise Zone	The strategy should set out the feasibility of providing an element of low cost or affordable workspace as part of the scheme. It should also provide details of how the space has been designed to be suitable for occupation by small and medium- sized enterprises, considering the requirements of established and emerging creative businesses, including the provision of related ancillary facilities.	<p>As required by Policy ED2 of the Lambeth Local Plan (2021) and Policies E2, E3 and E8 of the London Plan (2021).</p> <p>Further information on the implementation of the policies and approach to planning obligations is set in the Council's Affordable Workspace SPD, which can be on the Council's website via the following link: Affordable Workspace SPD - Adopted.pdf (lambeth.gov.uk)</p>
11. Air Quality Assessment	All major and minor applications.	Major development proposals must be submitted with a full Air Quality Assessment. For most major	The whole of Lambeth is designated as an Air Quality Management Area (AQMA)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>developments, the AQN Assessment should form part of the wider air quality assessment. Large-scale developments need to adopt an Air Quality Positive approach in accordance with the mayors Air Quality Positive (AQP) guidance.</p> <p>All development proposals must be Air Quality Neutral (AQN), which should be demonstrated through an Air Quality Assessment (AQA).</p> <p>For most minor developments, achieving Air Quality Neutral will be enough to demonstrate that they are in accordance with Policy SI 1(B1) of the London Plan (2021). However, where developments are in an Air Quality Focus Area (AQFA) or where characteristics of the development or local features raise concerns about air quality, or where there are additional requirements for assessment in local policy, a full Air Quality Assessment may be required. Additional measures may also be needed to address local impacts.</p> <p>The level of detail contained in Air Quality Assessments will depend on the scale and nature of the development.</p>	<p>based on exceedance of Air Quality objectives for Nitrogen Dioxide (NO2) and Fine Particulate Matter (PM10).</p> <p>An air quality Focus Area is a location that has been identified as having high levels of pollution and human exposure. Focus areas are designated by the Greater London Authority and are identified and mapped in the Lambeth Air Quality Action Plan.</p> <p>Air quality assessments are required in line with Policy D3 and SI 1 of the London Plan (2021),</p> <p>For further information please refer to:</p> <ul style="list-style-type: none"> • Mayor's Sustainable Design and Construction SPG • Mayor's Control of Dust and Emissions SPG • Mayor's Air Quality Positive (AQP) guidance. • Mayor's Air Quality Neutral (AQN) guidance (2023): Air Quality Neutral LPG (london.gov.uk)
12. Amenity/ Playspace/ Open	Required for all major and minor residential developments, having	An Amenity Playspace or Open space Assessment must detail how amenity play space or open space will be	The provision of new amenity space, playspace and open space and the

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
Space Assessment	<p>regard to the scale and nature of the scheme and for any development on open spaces.</p> <p>(N.B. This requirement can be included within the Design and Access Statement (see LIR no. 6) or within the Landscape Strategy (see LIR no. 45)).</p>	<p>provided by the development, including total area, location and break down of provision.</p> <p>The assessment should also contain an analysis of the impact of the proposed development on adjacent or nearby green open space and playgrounds in terms of daylight/ shadowing.</p> <p>For development resulting in the loss of open space, application proposals should be accompanied by:</p> <ul style="list-style-type: none"> • Details of existing open space in the vicinity of the site. • Details of any open space lost because of the development (ha). • Details of the area of any open space proposed by the development (ha). • Details of the type of open space provided by the development. • an evaluation of the net gain/loss in open space, following the calculation of existing open space and proposed open space with the proposed development in situ. • Details of mitigation measures (this may include financial contributions to enhance walking and pedestrian priority routes to existing open space or to improve the open space itself). 	<p>protection of existing open space are a requirement of Policies H5, EN1, Q2 and Q6 of the Lambeth Plan (2021) and Policies D6, D8, S4, S5, G3, G4 and G5 London Plan (2021).</p> <p>For further details of the provision of amenity space and play space, please see:</p> <ul style="list-style-type: none"> • The Mayor's Housing SPG • Part 2 of the Lambeth Design Guide SPD (2023) in particular, the section relating to Child-Friendly Lambeth
13. Archaeological Assessment	All applications that are on or near a Scheduled Ancient Monument;	The assessment will comprise a desktop study of existing information to inform potential impacts of	This is a requirement of Policy Q23 of the Lambeth Local Plan (2021) and Policy HC1

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>0.4ha or greater in size; or within Archaeological Priority Areas that involve excavation or ground works or buildings, parks or gardens of historic interest for which demolition or significant alteration is proposed.</p> <p>This also sets out the information that should be included in a request for a scoping opinion for an Environmental Impact Assessment (EIA) for an application supported by an EIA or Environmental Statement with a chapter on Archaeology.</p>	<p>the development upon archaeological remains on the site.</p> <p>Archaeological fieldwork may be required prior to submission of an application to determine the actual extent and degree of survival of archaeological remains and as such inform the application to be submitted.</p> <p>Proposals that will have a harmful impact will be required to meet the relevant tests set out in paragraphs 194 – 198 of the National Planning Policy Framework (2021). Public benefit should be woven into the potential archaeological response.</p> <p>Paragraph 10.128 of the Lambeth Local Plan (2021) states that: In accordance with London Plan Policy HC1, the council will require applicants for proposals, which involve excavation or ground works on sites of archaeological potential to:</p> <ul style="list-style-type: none"> • Submit an archaeological assessment and evaluation of the site, including the impact of the proposed development. • Preserve, protect, safeguard, and enhance archaeological monuments, remains and their settings in development, and seek a public display and interpretation where appropriate. • Undertake proper investigation and recording of archaeological remains as an integral part of a development program, and publication and 	<p>of the London Plan (2021).</p> <p>For relevant policies and further information on preparing and submitting an Archaeological Assessment, please also see:</p> <ul style="list-style-type: none"> • Archaeological Priority Areas on the Lambeth Policies Map (2021) • Policy HC1 of the London Plan (2021) • National Planning Policy Framework (as amended) and Planning Practice Guidance (as amended).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		archiving of results to advance understanding.	
14. Basement Impact Assessment	All applications for basement development (whether new build or extension to an existing building), which provide extra floorspace below ground.	Basement developments must consider the impact of the proposal on flooding, ground water and surface runoff, structural stability and basement flooding.	<p>This is to demonstrate compliance with Lambeth Local Plan (2021) Policies EN5 and Q27; London Plan (2021) Policy D10 and the Mayor's Sustainable Design and Construction SPG.</p> <p>Lambeth Design guidance of basement or other excavations is provided in the Lambeth Design Guide Part 5 Basements (2023) which can be found on the Council's website via the following link: https://www.lambeth.gov.uk/sites/default/files/2023-08/Part%205_Basements.pdf</p>
15. Biodiversity Survey and Report	All Major development applications; all applications on sites within or adjacent to a Site of Importance for Nature Conservation (SINC), Sites of Special scientific Interest (SSSI) and Local Nature Reserve (LNR); and all applications for development on other sites, which may impact on biodiversity (particularly where protected habitats and or species may be affected such as building-dependent species which return annually to traditional nest and	<p>The report must be compliant with current professional best practice and follow the guidance issued by the Chartered Institute of Ecology & Environmental Management (CIEEM). Additional information is available at the CIEEM website, as to the right type of report to use for different types and scales of planning applications. For most applications an Ecological Impact Assessment (EIA) is the minimal acceptable standard of report</p> <p>The report must be carried out by a suitably qualified ecologist.</p> <p>Where appropriate or advised, a desk-based background data search should accompany a report to</p>	<p>To ensure that proposals comply with the requirements of Policy EN1 of the Lambeth Local Plan (2021) and Policies G5 and G6 of the London Plan (2021).</p> <p>For relevant policies and further information refer to the following documents:</p> <p>Sites of Importance for Nature Conservation on the Lambeth Policies Map (2021)</p> <p>The Lambeth Biodiversity Action Plan (2019-2024), which can be found on the Council's website via the following</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	roost sites, including bats, swifts and house sparrows).	<p>direct subsequent field-based surveys and assessments. This data search should cover at least 1 km radius around the application site and be no older than 1 year from the date of the application. More information can be found here.</p> <p>Where appropriate, accompanying reports and plans must indicate any significant wildlife habitats or features and especially the location of habitats or the known location of any species which are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010. The report should identify existing biodiversity interests and/or protected species and include recommendations for managing/mitigating impact and post development enhancement.</p> <p>Certain proposals, which include works such as the demolition of older buildings or roof spaces, removal of trees, scrub, and hedgerows may affect protected species and therefore information on these interests, any potential impacts on them and any mitigation proposals for such impacts should be submitted with the application for development, and to the minimum standard as guided on the CIEEM website.</p>	link: Lambeth Biodiversity Action Plan 2019 - 2024
16. Biodiversity Net Gain (BNG) Plan	Required for all applications, unless the development type is	A BNG Plan must be drafted based on calculations for biodiversity undertaken using a current 'Biodiversity	To ensure that proposals comply with the requirements of the Environment

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	specifically exempted from the mandatory 10% biodiversity net gain obligation under the Environment Act (2021).	<p>Metric' calculator. The Plan should provide evidence of the ability of a development to deliver the required units of biodiversity gain on-site, or off-site through an acceptable offsetting scheme or the purchase of such units from a third-party provider. The report must include:</p> <ul style="list-style-type: none"> • a statement confirming that the application is subject to the BNG requirement (this is important to test whether a BNG Plan is necessary). • completed BNG metric calculations, including the publication date and the version of the Biodiversity Metric calculator that has been used. • a statement confirming if the biodiversity value of on-site habitat is lower on the date of the application (or an earlier date) because of degradation – in which case the value must relate to calculations undertaken immediately before degradation and there is evidence to support this assertion. • a description of any on-site irreplaceable habitats on the land to which the application relates (this may not apply to development sites in most of Lambeth). • scaled pre-development and post-development plans (with North identified) showing the location of the on-site habitat on the date of application (including irreplaceable habitats). 	<p>Act 2021 and Policy EN1 of the Lambeth Local Plan (2021) and Policies G5 and G6 of the London Plan.</p> <p>For relevant policies and further information refer to the following documents:</p> <ul style="list-style-type: none"> • Biodiversity net gain guidance – what you need to know - Land use: policies and framework (blog.gov.uk) • The Biodiversity Net Gain Statutory Instruments - explained - Land use: policies and framework (blog.gov.uk) • Submit a biodiversity gain plan - GOV.UK (www.gov.uk)
17. BREEAM Pre-Assessment	All new non-residential major developments, including	BREEAM pre-assessment, to demonstrate how the BREEAM standards, or any future replacement	Policy EN4 (D) of the Lambeth Local Plan (2021)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	non-self-contained residential accommodation and non-residential conversions of over 500 sqm in floorspace.	standards, will be met.	
18. Build to Rent Statement	<p>All proposals for “build-to-rent” schemes, which provide 50 or more residential units.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement(see LIR 58))</p>	Policy H11 of the London Plan requires several criteria to be met for a scheme to be considered as a “Build to Rent”. The statement should address these and cover the requirements of Policy H12 of the Lambeth Local Plan in relation to the affordable housing offer and agreement to be bound by the mechanisms indicated if this has not already been covered within the Affordable Housing Statement.	Policy H11 of the London Plan (2021) and Policy H12 of the Lambeth Local Plan (2021).
19. Circular Economy Statement.	<p>GLA referable applications.</p> <p>Details of the legislation; the Mayor of London Order (2008) regarding GLA referable applications can found on the GLA website via the following link: The Town and Country Planning (Mayor of London) Order 2008 (legislation.gov.uk)</p>	<p>The Circular Economy Statement should contain an explanation of how the application meets Circular Economy policy. In the case of applications for demolition, the statement should include an appraisal of all retention and extension options; each option should include a comparative Whole Life-Cycle Carbon Assessment. The statement should cover the following planning considerations:</p> <ol style="list-style-type: none"> 1) How all materials arising from demolition and remediation works will be re-used and/or recycled. 2) How the proposal’s design and construction will reduce material demands and enable building materials, components, and products to be disassembled and re-used at the end of their useful life. 	<p>Policies D3 and SI 7B of the London Plan (2021). For further guidance on the circular economy refer to the following document:</p> <ul style="list-style-type: none"> • The London Plan Guidance, Circular Economy Statement (2022)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>3) Opportunities for managing as much waste as possible on site.</p> <p>4) Adequate and easily accessible storage space and collection systems to support recycling and re-use.</p> <p>5) How much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy.</p> <p>6) How performance will be monitored and reported.</p>	
20. Community Use Management Plan	All proposals for new or expanded schools and premises for higher and further education, childcare, worship, healthcare, sports, recreation and affordable meeting places.	Council policy in relation to Social Infrastructure supports the shared use of community facilities including schools by different service providers and community groups, where practical. All applications should be accompanied by a draft Community Use Management Plan, setting out details of how and when the local community and community groups would be able to access the new or expanded premises without detracting from the amenity of neighbouring properties, and without creating conditions prejudicial to the function and safety of the highway network whilst also ensuring the security of the site in particular, and community safety, in general. The plan should identify users of the premises and cover such matters as hours of availability, booking arrangements, pricing where appropriate and parking arrangements.	To ensure that proposals comply with the requirements of Policies S1, S2, S3, T6 and Q3 of the Lambeth Local Plan (2021) and Policies S1, S3 and SI 15 of The London Plan (2021).
21. Construction Management	All Major development and, other minor developments including	All relevant applications must be accompanied by a draft Construction Management Plan (CMP) or	To ensure that applicants have demonstrated compliance with the

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
Plan-CMP or Construction Logistics Plan – CLP (or Construction Environmental Management Plan – CEMP)	basement developments that are likely to cause nuisance or disturbance to residential amenity or hazard and/or obstruction to the public highway during construction.	<p>Construction Logistics Plan (CLP) or Construction Environmental Management Plan (CEMP). The plan should detail the programmed duration, construction vehicle routing, the numbers of and types of construction vehicle, site access and egress arrangements, and any temporary arrangements proposed for the highway to facilitate the works. The impact of construction traffic should also be considered with respect to other development in the locality and details of participation in the relevant construction vehicle management groups must be provided.</p> <p>The plan should also include details on how the impacts on and off-site arising from the demolition and construction processes would be managed; how construction traffic would be controlled and how this would integrate with other construction traffic in the area, having regard to the cumulative effects; how dust, noise and vibration on and off site would be managed; how waste during the construction process would be stored on or removed from the site; highway safety and congestion measures; measures for protection of listed buildings (if relevant); measures for protection of any off-site features that may be damaged due to works such as biodiversity and trees; and measures to safeguard the amenity of surrounding residential and other sensitive uses.</p> <p>Large scale development schemes, which are scheduled to be delivered over an extended period, should include a Construction Phasing Plan (CPP)</p>	<p>requirements of Policies T7, EN7, Q2 and Q10 of the Lambeth Local Plan (2021) and Policies T4, T7 and SI 15 the London Plan (2021).</p> <p>For further information please refer to guidance on the TfL's website via the following link: Freight - Transport for London (tfl.gov.uk) and to the Mayor's Control of Dust and Emissions SPG (2014)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>setting out the locations, durations and sequence of distinct phases of the construction works proposed including graphical depictions of the phasing of the development.</p> <p>Policy SI 15 of the London Plan encourages the use of waterborne transport modes methods to deliver and remove materials during demolition and construction, which should be captured in the submitted logistics management plan.</p>	
22. Daylight and Sunlight Assessment	All applications for new residential development and/or where development has potential to cause adverse impacts upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space.	<p>The assessment report needs to be prepared in line with the methods described in the Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice" (2022).</p> <p>The report should take into consideration impacts upon existing properties and sites with extant permissions and should include an assessment of sunlight and daylight within the new development.</p> <p>Consideration should be given to the impact of new development on the level of daylight and sunlight received by the existing residents in surrounding homes and on existing public green space. The orientation and massing of buildings, and the separation distances between them, should ensure that the public realm is not unduly overshadowed.</p>	<p>To ensure that applicants have demonstrated compliance with the requirements of Policies H5 and Q2 of the Lambeth Local Plan (2021) and Policies D6 D8 D9 and D13 of the London Plan (2021).</p> <p>Guidance on sunlight and daylight and overshadowing in relation to new housing in the London Plan Guidance on Housing Design Standards (2023), which is available online via the following link: Housing Design Standards LPG (london.gov.uk)</p>
23. Demolition Method Statement	All applications for demolition:	This Demolition Method Statement must explain:	As required by Policy T8 of the Lambeth Local Plan (2021) and under the provisions

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<ul style="list-style-type: none"> • in Conservation Areas • of Listing Buildings • of Locally listed buildings • in AQMAs <p>All applications for Prior Approval relating to the Method of Demolition</p>	<ul style="list-style-type: none"> • What the works comprise of. • Details of how the building(s) would be demolished, • The proposed hours of working. • The measures to control the environmental impacts (noise, air quality, land contamination etc.); and • Demolition traffic impacts. <p>When an application for Prior Approval for demolition is made, a written description of the proposed development should be provided, which should include details of the method of demolition and any proposed restoration of the site.</p>	of Class B of Part 11 of the General Permitted Development Order (2015) (As Amended).
24. Design Code	All outline planning applications	<p>All outline planning applications should be accompanied by a Design Code that describes the key design principles of a development proposal in a simple, concise, and mainly graphical format, drawing on the proposal's context, layout, massing, and heights to define the principal features that make up the overall design integrity of the scheme. The Design Code should set out a strategy for ensuring exemplary design standards are carried through the planning process to completion.</p> <p>All Reserved Matters Applications will be expected to accord with the principles set out in the Design Code and the Lambeth Design Guide SPD (2023).</p>	As required by Policy D4 of the London Plan (2021) and Lambeth Design Guide Supplementary Planning Document (2023) details of which can be found on the Council's website via the following link: Supplementary Planning Documents (SPDs) Lambeth Council

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
25. Dropped Kerb Highways Approval Letter	All applications where the proposal involves a new vehicular crossover to a disabled parking space, which requires planning permission (rather than a certificate of lawfulness) – for example because the site is within a Conservation Area or is on a Classified Road.	<p>Car parking in front gardens will only be permitted for Blue Badge holders where a Blue Badge parking space cannot be accommodated on-street within an acceptable distance. An application for planning permission must include written permission comprising a Highways Approval Letter from the Highways department confirming that the proposed driveway is suitable.</p> <p>Any applications for dropped kerbs (or alteration to dropped kerbs) on the Transport for London Road Network (TLRN) will require approval from Transport for London (TfL) as highway authority rather than Lambeth highways.</p>	<p>As required by Policy Q14 (b) of the Lambeth Local Plan (2021).</p> <p>Further guidance on crossovers can be obtained from the Lambeth website via the following link: Dropped kerbs Lambeth Council</p>
26. Electronic Communications Code Operators supplementary information	Applications for planning permission and prior approval for mast and antenna development by Electronic Communications Code Operators and mobile phone network operators in England	<p>Supplementary information to be included is as follows:</p> <ul style="list-style-type: none"> • Evidence that the Developer's Notice was served before the application was submitted. • An ordinance survey plan at 1:25000 showing the cell centre and location of adjoining cell sites. • If it is not shown clearly on other submitted plans – a clear differentiation between the existing and proposed equipment should be shown. • Area of search. • Details of any consultation undertaken. • Details of the proposed structure. • Technical justification and information about the proposed development. • a site plan with dimensions of the siting of the mast and equipment to demonstrate potential 	<p>As required by Policy T9 of the Lambeth Local Plan (2021)</p> <p>Further guidance on information that may be required is set out in The Code of Best Practice on Mobile Network Development in England (2022) which can be found on the Government website via the following link: Code of practice for wireless network development in England - GOV.UK (www.gov.uk)</p>

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		<p>impacts on pedestrians, cyclists, vehicles and street furniture such as lamp standards or electric vehicle charging points</p> <p>Applicants must provide a signed declaration that the equipment and installation has been designed in full compliance with the requirements of the radio frequency public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p>	
27. Employment and Skills Plan	All major commercial and mixed-use developments.	<p>A draft Employment and Skills plans must be submitted in support of all major and mixed-use development schemes. In major developments, planning obligations will be used as and where necessary to ensure that job opportunities and apprenticeships are notified to the Council or appropriate nominated agencies so that suitable local people can be given opportunity to fill these vacancies.</p> <p>Planning obligations will be used to cover procedures to ensure that small and medium local enterprises have access to tender opportunities for the procurement of goods and services generated by the development both during and after construction, having regard to the Procurement Act 2023, which can be found on the Government website via the following link:</p> <p>Procurement Act 2023 (legislation.gov.uk)</p>	<p>To ensure that applicants have demonstrated compliance with the requirements of Policy ED15 of the Lambeth Local Plan (2021).</p> <p>For further guidance please see:</p> <ul style="list-style-type: none"> the Council's S106 Planning Obligations webpage: Section 106 planning obligations Lambeth Council Lambeth Employment and Skills Supplementary Planning Document via the following link: Supplementary Planning Documents (SPDs) Lambeth Council

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
28. Energy Strategy (Including Overheating Assessment)	<p>All Major development applications</p> <p>Large-scale development in locations such as Opportunity Areas, Town Centres, other growth areas or clusters of significant new development.</p>	<p>All major or large -scale development proposals must be accompanied by a detailed Energy Strategy or Master Plan demonstrating how they will achieve net zero-carbon and how they will reduce greenhouse gas emissions in operation and minimise both annual and peak energy demand, having regard to the Mayor's energy hierarchy and associated targets.</p> <p>The Strategy or Master Plan must demonstrate how a minimum on-site reduction of at least 35 per cent beyond Building Regulations will be delivered. In addition, the document should demonstrate how residential development will achieve 10 per cent, and non-residential development will achieve 15 per cent reduction in emissions through energy efficiency measures as required by Policy SI2 of the London Plan.</p> <p>As a minimum, energy strategies should include the information set out in paragraph 9.2.12 of the London Plan (2021).</p> <p>Energy Strategies must also include details of how the development will connect to local existing heat networks or make provision for connection to planned heat networks in accordance with the requirements of Policy SI 3 of the London Plan (2021).</p> <p>Most of the Borough is covered by a Heat Network Priority Area (see London Heat Map) and should therefore provide a communal low-temperature heating system. The heat source for the system should be selected in accordance with the heating hierarchy</p>	<p>This is a requirement of Policies EN3 and EN4 of the Lambeth Local Plan (2021) and Policies SI 2, SI 3, and SI 4 of the London Plan (2021).</p> <p>For further guidance please refer to the Mayor's Energy Assessment Guidance (2022), which can be found via the following link:</p> <p>Energy Planning Guidance London City Hall</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>set out in Part D of Policy SI 3 of the London Plan (2021).</p> <p>Energy Strategies must demonstrate how the proposal reduces the potential for internal overheating and reliance on air conditioning systems in accordance with the Mayor's cooling hierarchy, set out in Policy SI 4 of the London Plan (2021).</p>	
29. Environmental Statement	The application types to which this requirement applies are set out in Schedules 1 and 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.	<p>In certain circumstances an environmental impact assessment (EIA) must be submitted with some applications (usually major applications) to enable the council to fully assess the likely environmental effects of the proposed development. Where an EIA is required, this should be in the form set out in Schedule 4 to the Regulations.</p> <p>It may be helpful for a developer to request a 'screening opinion' (i.e. to determine whether EIA is required) from the LPA before submitting a planning application. In cases where a full EIA is not required, the LPA may still require environmental information to be provided in support of the application.</p>	<p>Policy SI 1 of the London Plan (2021) requires EIA development to consider how to improve air quality.</p> <p>For further information on preparing and submitting an environmental impact assessment, please refer to the following government guidance document:</p> <ul style="list-style-type: none"> Planning Practice Guidance note Environmental Impact Assessment (May 2020) via the following link: Environmental Impact Assessment - GOV.UK (www.gov.uk).
30. Evening economy and food & drink management plan and customer management plan	Food and drink use and uses aimed at the evening economy	Mitigation measures of any negative impacts of these uses.	Policy ED8 of the Lambeth Local Plan 2021

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
31. Evidence of Existing Lawful Use or Development	Applications for lawful development (existing) certificates (LDCE)	<p>A certificate of existing lawful development requires the submission of sufficient evidence with the application to demonstrate lawfulness 'on the balance of probability'. The onus is firmly on the applicant to provide sufficient information to demonstrate the lawfulness of the use/development otherwise the application may be refused.</p> <p><u>Operational development</u> (e.g. building operations) is lawful if it was substantially completed four or more years before the date of the application and before the 25 April 2024. On or after that date, the period to acquire lawfulness is extended from 4 to 10 years.</p> <p><u>Material changes of use</u> are lawful if they have been exercised continuously and without significant interruption for at least four years in the case of a residential use, or 10 years for any other use. In terms of residential use, if the change of use commenced on or after the 25 April 2024, the period to acquire lawfulness is extended from 4 to 10 years.</p> <p><u>A breach of a condition</u> is lawful if it has occurred continuously and without significant interruption for at least four years in the case of a residential use or 10 years in any other case.</p> <p>Evidence submitted should demonstrate continuity over the relevant period including but not limited to statutory declarations, council tax or business rates records, electoral records, service bills, tenancy</p>	This is a requirement under Section 171B and 191 of the Town and Country Planning Act 1990 (as amended).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		agreements, and dated photos.	
32. Equalities Impact Assessment	All Major development applications and all applications, which involve the loss of community facilities in predominant use by protected characteristic communities as defined by the Equality Act 2010	The Equalities Impact Assessment (EqIA) should explain how the planning application promotes equality. It must illustrate how the proposal will remove or minimise disadvantages suffered by people due to their protected characteristics, and what steps have been taken to meet the needs of people from protected groups where these are different from the needs of other people. It should also detail positive equalities impacts.	To meet the requirements of the Council's adopted Statement of Community Involvement (2020) and the provisions of the Equality Act 2010. It is also required in accordance with Policies GG1, GG2, GG3 and S3 of the London Plan (2021) and Policy ED15 of the Lambeth Local Plan (2021)
33. Fire Statement	<p>All application for planning permission for high-rise buildings, which involve the following must be accompanied by a Fire Statement unless exemptions apply:</p> <ul style="list-style-type: none"> • The provision of one or more relevant buildings, or • Development of an existing relevant building • Or development within the curtilage of a relevant building <p>Relevant buildings are those that would contain two or more dwellings or educational accommodation and be 18m or</p>	<p>All applications for minor developments should be accompanied by a Fire Statement that meets the requirements of Part A of Policy D12 of the London Plan (2021).</p> <p>All applications for major developments should be submitted with a Fire Statement, which is an independent fire strategy (produced by a third party, suitably qualified assessor) and meets the requirements of Part B of Policy D12 of the London Plan (2021).</p> <p>Fire statements must be submitted on a template, which can be found on the Government website via the following link: Planning application and fire statement forms: templates - GOV.UK (www.gov.uk) contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):</p>	<p>This is a requirement of Policies D5, D9, D11 and D12 of the London Plan (2021). Additional information on Fire Statements, their contents and the process of submission and review can be found in the London Plan Guidance on fire safety which can be found on the GLA website via the following link: Fire Safety LPG London City Hall</p> <p>Further guidance on the requirements for Fire Statements can also be found at the Government website via the following link: Fire safety and high-rise residential buildings (from 1 August 2021) - GOV.UK (www.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>more in height, or 7 or more storeys in height.</p> <p>Exemptions from the requirement to submit a fire statement include development proposals where:</p> <ul style="list-style-type: none"> • The application is for a material change in use of a relevant building and the material change of use would result in the building no longer being a relevant building. • The application is for a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings. • The application is for outline planning permission. • The application is for permission to develop land without compliance with conditions under section 73 of the 1990 Planning Act. 	<ul style="list-style-type: none"> • The principles, concepts and approach relating to fire safety that have been applied to each building in the development. • The site layout • Emergency vehicle access and water supplies for firefighting purposes • What, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this • How any policies relating to fire safety in relevant local development documents have been considered. 	

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
34. Flood Risk Assessment	<p>A site-specific flood risk assessment (FRA) must be submitted in the following circumstances:</p> <ul style="list-style-type: none"> • All development proposals in Flood Zone 2 (medium probability of flooding), Flood Zone 3a (high probability of flooding) and Flood Zone 3b (land at highest risk of flooding) • Development proposals for the following in Flood Zone 1 (low probability of flooding). <ul style="list-style-type: none"> ◦ Residential development sites greater than 0.5 hectare or with 10 dwellings or more. ◦ Commercial development sites greater than 1 hectare or with more than 1000m² of floorspace. ◦ Development sites less than 1 hectare which has a critical drainage problem; and ◦ Other development proposals where there is evidence of risk from other sources of flooding, including surface run-off, groundwater, 	<p>The FRA should demonstrate how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users.</p> <p>A site-specific flood risk assessment should demonstrate:</p> <ul style="list-style-type: none"> • Whether a proposed development is likely to be affected by current or future flooding from any source. • Whether it will increase flood risk elsewhere. • Whether the measures proposed to deal with these effects and risks are appropriate. • The evidence for the local planning authority to apply (if necessary) the Sequential Test, and • whether the development will be safe and pass the Exception Test, if applicable. <p>Sequential testing will be required for sites in high and/or medium risk of flooding from surface water (as per the Environment Agency's surface water flood maps) or for all developments within Flood Zones 2, 3a and 3b in accordance with Annex 5 of the Lambeth Local Plan.</p> <p>An allowance for climate change should be made. Exception Testing will be required in accordance with flood risk vulnerability classification as required by government guidance on Flood Risk and Coastal Change (August 2022) which can be found the web via</p>	<p>This is a requirement of Policy EN5 of the Lambeth Local Plan (2021) and Policy SI 12 of the London Plan (2021)</p> <p>For further information on preparing and submitting a flood risk assessment, please see:</p> <ul style="list-style-type: none"> • Annex 5 to the Lambeth Local Plan • The Flood Risk Zone within the Lambeth Local Plan Policies Map • Lambeth Strategic Flood Risk Assessment • Policy SI 12 of the London Plan • Government guidance on Flood Risk and Coastal Change (August 2022), which can be found on the web via the following link: Flood risk and coastal change - GOV.UK (www.gov.uk)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>and sewer flooding, as identified in the Lambeth Strategic Flood Risk Assessment (SFRA), Local Flood Risk Management Strategy (LFRMS).</p> <ul style="list-style-type: none"> • Development proposals for the following in Flood Zone 1 (low probability of flooding). <ul style="list-style-type: none"> ◦ Residential development sites greater than 0.5 hectare or with 10 dwellings or more. ◦ Commercial development sites greater than 1 hectare or with more than 1000m² of floorspace. ◦ Developmentsites less than 1 hectare which has a critical drainage problem; and ◦ Other development proposals where there is evidence of risk from other sources of flooding, including surface run-off, groundwater, and sewer flooding, as identified in the Lambeth Strategic Flood Risk Assessment (SFRA), 	<p>the following link:</p> <p>Flood risk and coastal change - GOV.UK (www.gov.uk)</p>	

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	Local Flood Risk Management Strategy (LFRMS).		
35. Foul Water and Water Supply Capacity and Water Utility Assessment	<p>All major development proposals</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58)</p>	<p>The council will seek to ensure that there is adequate water supply, surface water, foul drainage, and sewerage treatment capacity to serve all new developments in consultation with Thames Water as the statutory water and sewerage undertaker for Lambeth.</p> <p>The assessment will need to demonstrate that there is adequate capacity both on and off-site to serve the development and that it would not lead to problems for existing users.</p> <p>In addition, the assessment should provide details of:</p> <ul style="list-style-type: none"> • Connections to foul and storm water sewers; • Connections to existing utility infrastructure systems – including electricity and gas supplies; telecommunications and water supply. <p>The applicant may also be required to demonstrate that:</p> <ul style="list-style-type: none"> • Proposals incorporate utility company requirements for substations, telecommunications equipment or similar. • Service routes have been planned to avoid (as far as possible) damage to trees and archaeological remains; and • Where development impinges on existing 	<p>To ensure that applicants have demonstrated compliance with Policy EN6 of the Lambeth Local Plan (2021) and Policies E4 and SI 5 of the London Plan (2021).</p> <p>Relevant technical guidance is provided in Building Regulations Approved Document Part H (Drainage and waste disposal), which can be found on the government website via the following link:</p> <p>Drainage and waste disposal: Approved Document H - GOV.UK (www.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		infrastructure, provisions for relocating or protecting that infrastructure have been agreed with the service provider.	
36. Health Impact Assessment (HIA)	<p>All major development proposals.</p> <p>For Major developments of 10 to 99 net homes or 1,000 to 9,999 of additional commercial or visitor floorspace:</p> <ul style="list-style-type: none"> • A rapid assessment should be undertaken using the NHS London Healthy Urban Development's Rapid Health Impact Assessment Tool. This assessment shall be submitted with the planning application. <p>For Large Scale Major developments of 100 or more net homes or 10,000sqm or more of commercial or visitor floorspace:</p> <ul style="list-style-type: none"> • A Comprehensive Health Impact Assessment is likely to be required. This should be undertaken at the earliest opportunity. 	<p>A Health Impact Assessment (HIA) is used as a systematic framework to identify the potential impacts of a development proposal on the health and wellbeing of the population and highlight any health inequalities that may arise.</p> <p>HIA should be undertaken as early as possible in the design process to identify opportunities for maximising potential health gains, minimising harm, and addressing health inequalities.</p>	To ensure that applicants have demonstrated compliance with Policy GG3 of the London Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
37. Heritage Impact Assessment.	Development proposals with the potential to affect the outstanding universal value of World Heritage Sites or their settings (including any buffer zones).	<p>The assessment should be undertaken in accordance with the relevant UNESCO guidance: Guidance and Toolkit for Impact Assessment in a World Heritage context can be found online via the following link: https://whc.unesco.org/en/guidance-toolkit-impact-assessments/</p> <p>It should demonstrate that the proposal would conserve, promote, and enhance the Outstanding Universal Value of the World Heritage Site and its setting and support its management and protection.</p> <p>In particular, the assessment must demonstrate that the proposal will not compromise the ability to appreciate the Outstanding Universal Value of the Site, or the authenticity and integrity of their attributes.</p> <p>Where development proposals may contribute to a cumulative impact on a World Heritage Site or its setting, this should be clearly illustrated and assessed in the Heritage Impact Assessment.</p>	This is a requirement of Policy HC2 of the London Plan (2021) and Policy Q19 of the Lambeth Local Plan (2021).
38. Hostel and HMO Accommodation Statement	<p>Applications which involve the loss or creation of new Hostel accommodation and houses in multiple occupation (HMOs).</p> <p>Applications which involve the creation of houses in multiple occupation should set out how the</p>	Applications which involve the loss or creation of accommodation with hostels or houses in multiple occupation will need to address the relevant criteria in Policy H9 of the Lambeth Local Plan.	Policy H9 of the Lambeth Local Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>HMO meets all relevant standards and minimum requirements. The Statement should also show how the HMO is laid out, provide a copy of the appropriate HMO license, if available and set out how the proposal meets the requirements of Lambeth Local Plan (2021) policy H9 part A.</p> <p>(N.B. The requirement to provide details of how the proposed accommodation complies with licensing requirements can be included within a Planning Statement (see LIR no. 58)).</p>		
39. Hotel/visitor accommodation Accessibility Management Plan	<p>All applications for hotel and other visitor accommodation</p> <p>(N.B. This information requirement can be included as a section within the Accessibility Statement (see LIR no. 8))</p>	<p>For serviced accommodation, this should be combined with the inclusive design statement, and must describe and illustrate how the design approach and the proposal have been informed by current best practice for creating inclusive environments.</p> <p>In addition, either:</p> <ol style="list-style-type: none"> 1) 10 per cent of new bedrooms to be wheelchair-accessible in accordance with Figure 52125 incorporating either Figure 30126 or 33127 of British Standard BS8300-2:2018 (Design of an accessible and inclusive built 	To ensure that development complies with the requirements of Policies Q1 and ED14 of the Lambeth Local Plan (2021) and Policies D5 and E10 of the London Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>environment. Buildings. Code of practice); or</p> <p>2) 15 per cent of new bedrooms to be accessible rooms in accordance with the requirements of 19.2.1.2 of British Standard BS8300-2:2018 (Design of an accessible and inclusive built environment</p>	
40. Housing Quality Statement	<p>All applications for residential development (including conversions and changes of use).</p> <p>(N.B. For minor development or householder applications, this information can be included within a Design and Access Statement (see LIR no. 6) or a Planning Statement (see LIR no. 58)).</p>	<p>The Housing Quality Statement must provide an assessment of how the room size, dwelling area and amenity space provision comply with the minimum standards set out in Part (F) and Table 3.1 of Policy D6 of the London Plan (2021) and requirements set out in Policy H5 of the Lambeth Local Plan (2021)</p>	<p>To ensure that development complies with Policy H5 and Q2 of the Lambeth Local Plan (2021) and Policy D6 of the London Plan (2021).</p>
41. Inclusive Design Statement	<p>All applications for new development and change of use of existing buildings.</p> <p>(N.B. This information requirement can be included as a section within the Accessibility Statement (see LIR no. 8). For hotel and other visitor accommodation, this can be included within the Hotel visitor accommodation Accessibility</p>	<p>The inclusive design statement must describe and illustrate how the design approach and proposal have been informed by current best practice for creating inclusive environments and meet the requirements of Part B of Policy D5 of the London Plan (2021).</p> <p>For housing schemes, the statement must include plans and schedules showing the location of units that meet the following requirements:</p> <p>1) At least 10 per cent of dwellings (which are created via works to which Part M volume 1 of</p>	<p>To ensure that development complies with Policy Q1, H5, H8 and ED14 of the Lambeth Local Plan (2021) and Policies D5, D7 and D8 of the London Plan (2021).</p> <p>For further information on housing design standards please also refer to the Mayor's Housing Design Standards LPG (June 2023) via the following link: Housing Design Standards LPG (london.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	Management Plan (see LIR no. 39)).	<p>the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings.'</p> <p>2) All other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings.'</p> <p>3) Where affordable homes are proposed, which affordable homes will be fitted out to comply with M4(3) – (2)(b) 'wheelchair accessible dwellings'.</p>	
42. Industrial Intensification and Co-location Statement	<p>All proposals to intensify and co-locate industrial uses with residential uses.</p> <p>(N.B. This requirement can be included as a section within the Design and Access Statement (see LIR No. 6) or the Planning Statement (see LIR 58)).</p>	<p>Policy E7D (3) of the London Plan requires that appropriate design mitigation is provided in any residential element and that the industrial and related activities on-site and in surrounding parts of the LSIS or Non-Designated Industrial Site are not compromised in terms of their continued efficient function, access, service arrangements and days hours of operation.</p> <p>Consideration should be given to the following matters:</p> <ul style="list-style-type: none"> • Safety and security. • The layout, orientation, access, servicing, and delivery arrangements of the uses to minimise conflict. • Design quality, public realm, visual impact, and amenity for residents. 	This is a requirement of Policy E7D of the London Plan (2021) and Policy ED3 of the Lambeth Local Plan (2021)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<ul style="list-style-type: none"> • Agent of change principles. • Vibration and noise. • Air quality, including dust, odour and emissions and potential contamination. 	
43. Infrastructure Assessment	Major developments where existing and planned infrastructure is insufficient to accommodate the additional density proposed by the scheme.	<p>Where applications propose development that would generate infrastructure requirements more than the capacity, which could be supported by current or future planned infrastructure, a site- specific infrastructure assessment will be required.</p> <p>The assessment should establish what additional impact the proposed development will have on current and planned infrastructure and demonstrate how this can be appropriately mitigated either on the site, or through an off- site mechanism, having regard to the amount of CIL generated.</p>	This is a requirement of Policy D2 of the London Plan (2021).
44. Land Contamination Assessment	All development on land that may have been subject to a recent or historic contaminative use, including sites previously used for industrial or waste- related processes.	<p>A land contamination risk assessment must be carried out by a competent person. It should provide sufficient site information to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level. The assessment must relate both to human health risks for the proposed development and to risks to controlled waters. Where land is found to be contaminated, the assessment must include a remediation strategy, which will need to be implemented before development can commence.</p>	<p>This is a requirement of Policy EN4 of the Lambeth Local Plan (2021) and Policies SD1, D10, E7 of the London Plan (2021)</p> <p>For further information on preparing and submitting a land contamination assessment, please also see the National Planning Policy Framework and relevant Planning Practice Guidance.</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		All investigations of land potentially affected by contamination should be carried out in accordance with established procedures as required by the National Planning Policy Framework.	
45. Landscaping Strategy	Required for all applications proposing new build housing; and for all major and minor development proposals that include a significant amount of external hard and soft landscaping	<p>A landscaping strategy should show the design and layout scheme for all outdoor areas within the curtilage of a development. It should include details of new trees and shrubs or ground cover to be planted, hard surface materials, living roofs walls, boundary screen walls and fences. The scheme should describe the landscape materials, plant and tree species and sizes, number and planting densities, levels, gradients, any earthworks required and timing of the implementation of the scheme.</p> <p>Where trees are lost:</p> <ul style="list-style-type: none"> • An indication of where the additional or replacement trees will be planted, with the preference to be located within or immediately surrounding/adjacent to the development; and • A CAVAT calculation, or an acceptable assessment of net canopy cover loss/gain and optional i-tree data <p>The landscape strategy should also include proposals for long-term maintenance and landscape management. Submitted landscape plans should include a scheme description including details of how it responds to a) local guidance policies; b) provides</p>	This is a requirement of Lambeth Local Plan (2021) Policies EN4, H5, Q9 and Q10

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		ecological, amenity and horticultural benefits through a Biodiversity Net Gain (BNG) assessment; climate change adaptation measures and sustainable drainage measures.	
46. Large-scale Purpose-built Shared Living Management Plan	All applications for co-living/large-scale purpose-built shared living accommodation	<p>The management plan must be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into the surrounding communities.</p> <p>The management plan should include (but not be limited to), detailed information on:</p> <ul style="list-style-type: none"> • Security and fire safety procedures. • Move in and move out arrangements. • How all internal and external areas of the development will be maintained. • What and how communal spaces and private units will be cleaned. • How linen changing services will operate; and • How deliveries for servicing the development and residents' deliveries will be managed. <p>The agreed management plan will be secured through a Section 106 agreement.</p>	<p>This is a requirement of Policy H16 of the London Plan (2021) and Policy H13 of the Lambeth Local Plan (2021).</p> <p>Further information can be found in the published London Planning Guidance on large-scale purpose-built shared living via the following link:</p> <p>Large-scale Purpose-built Shared Living LPG London City Hall</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
47. Lighting Assessment	<p>Required in support of proposals for external lighting in connection with a publicly accessible development or proposals that include external lighting or floodlighting, which is in the vicinity of a residential property, Listed Building, Conservation Area or areas of biodiversity value such as SINC, SSSI or LNR.</p> <p>All Illuminated advertisements</p>	<p>The information provided must include a light pollution assessment with details of external lighting or floodlighting and the proposed hours when the lighting would be switched on together with a layout plan with beam orientation, light level vertical light map and a schedule of the equipment in the design, including the specification of proposed lamps and their luminance (lux levels). The luminance levels for external signage or adverts must be below the threshold which minimises adverse impact on traffic and/or highway safety.</p> <p>Lighting schemes should also demonstrate how potential adverse impacts upon biodiversity, especially on any protected species or areas within the vicinity of the site, will be addressed and mitigated for, through appropriate design and management.</p>	<p>This is a requirement of Policies EN1, Q2, Q3, Q17, Q19, Q20, Q22 and Q23 Lambeth Local Plan (2021) and Policies S5, D8, D9 and G6 of the London Plan (2021).</p> <p>Additional guidance and good practice regarding measure to mitigate against any ecological impacts from exterior lighting and on designing a lighting strategy, which would minimize adverse impacts on night-active wildlife such as bats has been published by the Institution of Lighting Professionals (ILP).</p>
48. Listed Building Schedule of Works and Method Statement	All listed building consent applications	<p>A schedule of works method statement is required for all proposals involving repair restoration work or for alterations to walls, floors, ceilings, joinery, plasterwork, brickwork etc.</p> <p>This is best done on a room-by-room basis. It should indicate the location, extent and character of the fabric and detailing to be removed and cross reference the works to the existing elevations, plans and sections. It should also outline how remaining fabric and detailing will be protected during building works and demonstrate that that techniques and materials used will be appropriate to the building.</p>	<p>To ensure that applicants have demonstrated compliance with the requirements of Policy Q20 of the Lambeth Local Plan (2021).</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>Photographs should be provided for Listed Building Consent applications and include all exteriors/interiors affected by the proposed works and close-ups of any features such as doors, fireplaces and windows which are to be altered or removed on a room-by-room basis.</p> <p>All photos should be dated and numbered; cross-reference any related supporting documentation; show the existing property and the surrounding area; show where the proposed works alterations will be undertaken by labelling, hatching or colour coding.</p>	
49. Loss of Existing Housing and Estate Redevelopment Statement	Proposals, which involve the loss of existing housing or the redevelopment of an estate or the demolition and replacement of affordable housing.	<p>A statement should be provided, which sets out how the proposal addresses the following policy requirements:</p> <ul style="list-style-type: none"> • The loss housing should be replaced by new housing at existing or higher densities. • Loss of hostels, staff accommodation and shared and supported accommodation meeting identified need should be replaced. • The consideration of alternative options in terms of the WLCCA and the circular economy by first balancing the potential benefits against wider social and environmental impacts including methods, materials and design used to reduce carbon emissions. 	Policy H8 of the London (Plan 2021) and Policies H3 and H11 of the Lambeth Local Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<ul style="list-style-type: none"> Demolition of affordable housing should only be permitted where there would be at least the equivalent amount of affordable housing floorspace and equivalent number of affordable homes. The replacement affordable housing units should be integrated into the wider development. Where demolition is involved, the scheme must follow the viability tested route and should provide an uplift in affordable housing. 	
50. M4 Compliance Floor Plan	<p>Applications involving the creation of new residential units.</p> <p>(N.B. This Plan can be included within the Accessibility Statement (see LIR no. 8)</p>	<p>A schedule and plan should be provided detailing the number of units and identifying them on plan to demonstrate their compliance with Part M of the Building Regulations.</p>	<p>Policies D5 and D7 of the London Plan (2021).</p>
51. Marketing Evidence	<p>A) Loss of non-designated industrial land outside of a Key Industrial and Business Area (KIBA).</p>	<p>Any application involving the loss of employment floorspace must demonstrate that the floorspace has been vacant and continuously marketed for a period of at least one year. This should include marketing of the existing premises for business use or other suitable employment use and for the redevelopment of the site for such uses.</p>	<p>As required by Policy ED4 of the Lambeth Local Plan (2021) and Policy E7 of the London Plan (2021).</p> <p>Lambeth guidance note document (2023) on marketing commercial premises and sites can be found on the Council's website via the following link: <u>pl-Marketing-of-Commercial-Premises-and-Sites.pdf (lambeth.gov.uk)</u></p>
	<p>B) Complete loss of office floorspace.</p>	<p>Where change of use from business use (up to 1,000 m²) in town centres is proposed it must be</p>	<p>As required by Policy ED1 of the Lambeth Local Plan (2021) and Policy E1 of the</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		demonstrated that the continued use for business use is not viable through marketing evidence showing that the premises have been marketed continuously but unsuccessfully for a period of at least two years.	London Plan (2021). Lambeth guidance note document (2023) on marketing commercial premises and sites can be found on the Council's website via the following link: pl-Marketing-of-Commercial-Premises-and-Sites.pdf (lambeth.gov.uk)
	C) Sub-division of larger retail units (over 250sqm) in primary shopping areas.	Where the subdivision of larger retail units is proposed in primary shopping areas, this will only be allowed where marketing evidence has been submitted to demonstrate that there is a lack of demand for larger units. This will include evidence of active and appropriate marketing over a continuous period of at least one year to demonstrate that there is no demand for such retail space. This should include evidence that the premises have been marketed at an independently assessed market value price by an agent that specialises in commercial land sales.	As required by Policy ED7 of the Lambeth Local Plan (2021).
	D) Loss of Public Houses.	Any applications that propose the loss of a public house should be supported by authoritative marketing evidence that demonstrates there is no realistic prospect of a building being used as a pub in the foreseeable future. This includes proof that all reasonable measures have been taken to market the pub to other potential operators, including marketing the pub for at least 24 months at an agreed price following an independent valuation, and in a condition	As required by Policy ED9 of the Lambeth Local Plan (2021) and Policy HC7 of the London Plan (2021). Lambeth guidance note document (2023) on marketing commercial premises and sites can be found on the Council's website via the following link: pl-Marketing-of-Commercial-Premises-and-Sites.pdf (lambeth.gov.uk)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		that allows the property to continue functioning as a pub. The evidence must demonstrate that the business has been offered for sale locally and London-wide in appropriate publications and through relevant specialised agents.	and-Sites.pdf (lambeth.gov.uk)
E) Loss of visitor accommodation		Where the loss of existing visitor accommodation is proposed in the Central Activities Zone, Vauxhall and Waterloo London Plan Opportunity Areas, and Brixton and Streatham town centres; it must be demonstrated through at least one year's marketing evidence, that there is no longer demand for existing visitor accommodation.	As required by Policy ED14 of the Lambeth Local Plan (2021). Lambeth guidance note document (2021) on marketing commercial premises and sites can be found via the following link: pl-Marketing-of-Commercial-Premises-and-Sites.pdf (lambeth.gov.uk)
F) Loss of community use		<p>Where the loss of existing community use is proposed, the applicant must demonstrate there is no further need or demand for a building in D1, D2 or relevant <i>sui generis</i> use for social infrastructure. As a minimum the evidence provided should include:</p> <ul data-bbox="983 1012 1635 1388" style="list-style-type: none"> <li data-bbox="983 1012 1635 1107">• An explanation of the proposed loss in the context of the relevant strategies for social infrastructure in Lambeth listed in annex 2. <li data-bbox="983 1123 1635 1250">• Confirmation in writing from the relevant agency that the proposed loss of premises is consistent with the agreed strategy for delivery of that service in Lambeth. <li data-bbox="983 1266 1635 1388">• Evidence that the property has been marketed and advertised for D1 or D2 use continuously for a twelve-month period (including a log of enquiries with reasons why the premises were considered 	This is a requirement of Policy S1 of the Lambeth Local Plan (2021) and Policies S3, S4, S5 of the London Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>unsuitable)</p> <ul style="list-style-type: none"> Evidence that during this marketing period, the council was notified of the proposed vacancy, so that community organisations, arts, sports and cultural groups seeking premises could be made aware of it. 	
52. Methods and Materials Specification	<p>All applications which include operational development</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (See LIR no. 58))</p>	<p>Where a Design and Access Statement is not required applications should include a statement which explains how the requirements of Lambeth Local Plan Policy Q5 has been met in relation to the selection of external materials, their response to context, durability and anticipated lifespan or performance.</p>	<p>Policies Q5, Q7 & Q8 of the Lambeth Local Plan (2021).</p>
53. Navigational/River side Risk Assessment	<p>Any development, whether minor or major, which is in, on or over land or water within the Port of London Authority's jurisdiction.</p>	<p>The Port of London Authority is the statutory harbour authority for the tidal Thames between Teddington and the Thames Estuary. Its statutory functions include responsibility for conservancy, dredging, maintaining the public navigation, and controlling vessel movements and its consent is required for the carrying out of all works in, on or over the river, including dredging of the river and the provision of moorings. The assessment should include, unless provided as a separate document the following:</p> <ul style="list-style-type: none"> An environment impact assessment on the River Thames where the development is near the river and may be affected by or affect the river, which should address ecological enhancements and/or 	<p>To ensure that applicants have demonstrated compliance with the requirements of Lambeth Local Plan (2021) Policies T5, Q24 and Q26 and Policies D9 & SI 15 of the London Plan (2021).</p> <p>Further information on the Port of London Act can be found online via the following link:</p> <p>https://pla.co.uk/licensing-and-permits</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>mitigations.</p> <ul style="list-style-type: none"> • A transport impact assessment for some minor small-scale developments, major developments, and reserved matters where appropriate, and should include the London Plan and National Policy requirements for the consideration of sustainable modes of transport, including, where relevant, the use of the river for the transport of passengers, construction material and waste. • Air quality assessment and acoustic report for development, particularly in relation to residential or mixed-use schemes. • A lighting assessment for development near, or immediately adjacent to the river as any permanent or temporary lighting associated with construction or the scheme itself may impact on the navigational workings and/or ecological value of the River. • A River Works License (RWL), which is required for all development or works (within the PLA's jurisdiction) in the river in accordance with the PLA Act. 	
54. Noise Impact Assessment	Proposals for residential and other noise sensitive development located close to existing sources of noise; noise generating uses that raise noise disturbance issues for the occupiers of existing buildings and applications which involve	The noise impact assessment must meet the standards defined in BS 4142:2014 <i>Methods for rating and assessing industrial and commercial sound</i> . The report should identify and assess the noise sources and set out the measures proposed to mitigate the effects of noise. The assessment should include the following:	To ensure that applicants have demonstrated compliance with the requirements of Policy Q2, Q26 of the Lambeth Local Plan (2021) and Policies D1, D3, D9, D13, D14 of the London Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	installation of external ventilation extraction flues, air conditioning units, air source heat pumps (ASHP) and other external plant and equipment.	<ul style="list-style-type: none"> Existing background noise levels measured over 24hrs of the proposed noise output. Measures proposed to reduce noise and vibration [e.g. design, orientation, foundation design] to levels consistent with the relevant environmental (noise) regulations. Details of any mitigation measures required in accordance with the Agent of Change principle. <p>The report must address the Agent of Change principle, which places the responsibility for mitigating impacts from existing noise and nuisance generating uses on the proposed new noise-sensitive development. New noise and other nuisance-generating development proposed close to residential and other noise-sensitive uses should put in place measures to mitigate and manage any noise impacts for neighbouring residents and businesses.</p>	For further information please also see: <ul style="list-style-type: none"> National Planning Policy Framework and relevant Planning Practice Guidance. BS 4142:2014 Methods for rating and assessing industrial and commercial sound.
55. Parking Design and Management Plan	All applications, which include on-site car parking provision and parking provision for those that rely on the kerbside for their accessible car parking.	<p>The Parking Design and Management Plan should indicate how car parking will be designed and managed, with reference to Transport for London guidance on parking management and parking design. It should also ensure that parking is appropriately allocated within a development to those users who are in most need such as disabled users and family units.</p> <p>The plan should monitor the uptake of Blue Badge car</p>	To demonstrate compliance with Policies T6 and T7 of the Lambeth Local Plan (2021) and Policy T6, T6.1-T6.5 of the London Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		parking and include details of mechanism for the potential delivery of further bays. A monitoring fee may be requested.	
56. Parking Stress Survey	<p>All major developments and any developments likely to increase on-street parking.</p> <p>(N.B This information is not required for all development. For example, in car and permit-free schemes, and where all disabled parking and servicing needs are met within the application site, a parking stress survey is unlikely to be required).</p>	<p>Most forms of development have the potential to result in an increase in on-streetcar parking, more commonly known as parking stress. A parking stress survey will need to be carried out to ascertain if the resultant increase in on street parking is acceptable and will not impact upon highway safety, the free-flow of traffic, amenity, access by emergency vehicles, refuse collection and delivery of goods. The methodology recommended by Lambeth Council should be used when undertaking a parking stress survey.</p> <p>In areas covered by an existing or planned Controlled Parking Zones, (CPZ), future occupiers will not be able to acquire permits to park in the zone.</p>	<p>To demonstrate compliance with Policies T1, T6 and T7 of the Lambeth Local Plan (2021) and Policy T6 of the London Plan (2021).</p> <p>Details of the recommended methodology for undertaking a parking survey in Lambeth can be found in the Lambeth Council Parking Survey Guidance Note (2021) which can be found on the Council's website via the following link: LAMBETH TRANSPORT PARKING SURVEY METHODOLOGY</p>
57. Planning Obligations (Draft Heads of Terms)	All applications, which require the completion of a S106 legal agreement.	Planning obligations formed under Section 106 of the Town and Country Planning Act 1990 are used by the council to mitigate the impact of the development which would otherwise be refused as well as securing affordable housing or payment in lieu of affordable housing. The financial obligations can be to fund local environment improvements, improved transport services and infrastructure and additional facilities and requirements made necessary by the proposed development.	<p>This is a requirement in order to comply with Policies D4, T9 and ED2 of the Lambeth Local Plan (2021) and Policy DF1 of the London Plan (2021). For some obligations, charging approaches for monetary contributions are set out in Annex 9 of the Lambeth Local Plan 2021,</p> <p>Guidance of Lambeth Council's approach to securing s106 planning obligations can</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>Applicants should submit draft Heads of Terms as part of their application to address planning obligations as required by relevant policies.</p>	<p>be found via the following link: Section 106 planning obligations Lambeth Council</p> <p>For further information, please also see Government guidance on planning obligations via the following link: https://www.gov.uk/government/publications/planning-obligations-good-practice-advice/planning-obligations-good-practice-advice</p>
58. Planning Statement	<p>All major planning applications and applications where a complex planning case or justification needs to be set out that has not been covered by other documents within this list.</p>	<p>The planning statement should explain the principles of and justification for the proposed works. It should contain information explaining how the proposed development accords with the policies of the development plan, supplementary mayoral guidance and Supplementary Planning Documents, and any development briefs.</p> <p>The type and amount of detail required will vary according to the circumstances of each application. It should also include details of any pre-application consultation carried out us and with statutory consultees and/or the local community.</p>	<p>For relevant policies and further information useful in preparing and submitting a planning statement, please see:</p> <ul style="list-style-type: none"> • Lambeth Local Plan 2021 • Lambeth Supplementary Planning Documents • London Plan 2021 • Mayor's Supplementary Planning Guidance • Neighbourhood Plan (if relevant)
59. Planning Obligations S106 – Application Forms	<p>All applications to:</p> <ul style="list-style-type: none"> • Modify discharge s106 agreement through an application under s106A part 	<p>Applications to modify discharge s106 through an application under s106A part (3) should be accompanied by an application form containing information set out in the relevant legislation.</p>	<p>The requirements for applications to modify or discharge planning obligations are set out in the Town and Country Planning (Modification of Planning Obligations) Regulations 1992.</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>(3)</p> <ul style="list-style-type: none"> • Modify a s106 by agreement under (s106A part 1(a)). • Approve details required by a s106 agreement. 	<p>Applications to modify/discharge s106 through an application under s106A part 1(a) and to submit details required by a s106 agreement should be accompanied by the Lambeth application form.</p>	<p>Further guidance on submitting details relating to s106 obligations including application forms can be found on the Council's website via the following link:</p> <p>https://www.lambeth.gov.uk/planning-building-control/developer-contributions/section-106-planning-obligations/guidance-submitting-details-relating-section-106-agreement</p>
60. Planning Obligations S106 - signed deed (copy)	<p>All applications to:</p> <ul style="list-style-type: none"> • Modify/discharge s106 agreement through an application under s106A part (3) • Modify a s106 by agreement under (s106A part 1(a)) • Approve details required by a s106 agreement. 	<p>A copy of the signed s106 deed, which the applicant wishes to modify, or discharge must be submitted with the application.</p>	<p>The requirements for applications to modify or discharge planning obligations are set out in the Town and Country Planning (Modification of Planning Obligations) Regulations 1992.</p> <p>Further guidance on submitting details relating to s106 obligations including application forms can be found on the Council's website via the following link:</p> <p>https://www.lambeth.gov.uk/planning-building-control/developer-contributions/section-106-planning-obligations/guidance-submitting-details-relating-section-106-agreement</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
61. Planning Obligations S106 – Site Location Map	<p>All applications to:</p> <ul style="list-style-type: none"> • Modify/discharge s106 agreement through an application under s106A part (3). • Modify a s106 by agreement under (s106A part 1(a)). • Approve details required by a s106 agreement. 	<p>A map identifying the land to which the obligation relate shall be submitted with all applications to modify a s106 by agreement under (s106A part 1(a)). A map may be required in some cases in relation to applications to modify discharge a s106 through an application under s106A (3) or to approve details required by a s106.</p>	<p>The requirements for applications to modify or discharge obligations under s106A part 3 are set out in the Town and Country Planning (Modification of Planning Obligations) Regulations 1992.</p> <p>Further guidance on submitting details relating to s106 obligations including application forms can be found on the Council's website via the following link:</p> <p>https://www.lambeth.gov.uk/planning-building-control/developer-contributions/section-106-planning-obligations/guidance-submitting-details-relating-section-106-agreement</p>
62. Public Realm Statement and Management Plan	<p>All major development proposals creating public realm or that will lead to an increase in the use of a nearby public realm.</p> <p>(N.B. This information requirement can be included as a section within the Design and Access Statement (see LIR No. 6) or the Landscaping Strategy (see LIR No. 45)).</p>	<p>As London's population grows, the demands on London's public realm to accommodate a greater variety and intensity of uses will increase. These spaces have a significant influence on quality of life because it affects people's sense of place, security and belonging, as well as having an influence on a range of health and social factors. For this reason, the public realm, and the buildings that frame those spaces, should be attractive, accessible, designed for people and contribute to the highest possible standards of comfort, good acoustic design, security and ease of movement.</p> <p>Any major proposal that does not include an element of public realm should include an assessment of how</p>	<p>This is a requirement of Policy D8 of the London Plan (2021) and Policies Q6 and Q9 of the Lambeth Local Plan (2021).</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>the proposal will impact on neighbouring public realm.</p> <p>The proposal should include details of a management and ongoing maintenance scheme for any new public space, including the provision and protection of local amenity or biodiversity.</p>	
63. Refuse and Recycling Strategy	<p>All major development applications and all new development including conversions to flats, changes of use to bars, restaurants, and takeaway food outlets.</p> <p>(N.B. This information requirement can be included as a section within the Design and Access Statement (see LIR No. 6))</p>	<p>In some cases, there will also be a need for a Site Waste Management Plan (SWMP). The application documents need to demonstrate that the required waste storage and waste collection arrangements can be adequately accommodated on the site.</p> <p>Applicants should demonstrate that waste can be managed on-site including evidence of waste reduction, use of recycled materials and dedicated recyclable waste storage space in accordance with the Council's 'Waste and Recycling Storage and Collection Requirements – Technical Specification for Architects & Developers' (March 2023) and 'Refuse and Recycling Storage Design Guide' (April 2022).</p>	<p>This is a requirement of Policies EN7 and Q12 of the Lambeth Local Plan (2021) and Policy D6 and SI 7 of the London Plan (2020)</p> <p>For further information please also see:</p> <ul style="list-style-type: none"> • Lambeth Refuse & Recycling Storage Design Guide (April 2022) which can be found on the Council's website via the following link: <u>refuse and recycling design guide 2022.pdf (lambeth.gov.uk)</u> • Lambeth Waste and Recycling Storage and Collection Requirements – Technical Specification for Architects and Developers (March 2023) can be found via the following link: <u>WASTE & RECYCLING STORAGE AND COLLECTION REQUIREMENTS (lambeth.gov.uk)</u>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
64. Safety, Security and Emergency Strategy	<p>All developments that propose areas of public realm and or publicly accessible open space.</p> <p>All applications for developments over 10 residential units.</p> <p>A Crime Prevention Safer Places Statement should be submitted for all applications for developments under 10 residential units.</p>	<p>Policy D11 of the London Plan requires development proposals to maximise building resilience and minimise potential physical risk (including those arising from extreme weather conditions, fire, flood and related hazards) and to include measures to design out crime and (Major developments) deter terrorism.</p> <p>Early consultation with Metropolitan Police Service 'Design Out Crime' officers is strongly encouraged at pre- application stage. Agreed minutes between the Architect and the Designing Out Crime Officer regarding the design should be provided in the Design and Access Statement.</p> <p>If no separate flood risk assessment is required, a summary of how these matters have been taken into consideration in the design of the proposal should be provided as part of this strategy.</p>	<p>As required by Policy H5 and Q3 of the Lambeth Local Plan (2021) and Policies D1 and D11 of the London Plan (2021).</p> <p>For more information about crime prevention and promoting community safety through the planning system please see: www.securedbydesign.com</p> <p>You should seek the advice of the Metropolitan Police Service Design Out Crime Officers (DOCOs).</p>
65. Servicing and Delivery Management Plan or Delivery & Servicing Plan	<p>All Major applications.</p> <p>Any application for Retail Use (including change of use) over 100sq.m</p> <p>Any application likely to result in a high number of deliveries or servicing movements.</p>	<p>A Servicing and Delivery Management Plan (SDMP) or Delivery Service Plan (DSP) should provide information to identify the freight vehicle activity to and from a development, how deliveries will be managed to reduce the number of trips, particularly during peak hours and, it should identify where safe and legal loading can take place. The aim should be to reduce the number of trips to and from a site, ensure that delivery and servicing activity can happen safely at the site and to limit or prevent HGV movements on residential roads.</p>	<p>As required by Policy T7 of the Lambeth Local Plan (2021) and Policies D3, T4, T7 and SD7 of the London Plan (2021).</p> <p>TfL guidance on DSPs is available online via the following link: Delivery and Servicing Plan Guidance (tfl.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>The Plan should include:</p> <ul style="list-style-type: none"> • Site layout plan (to scale) identifying site access points. • A plan showing where safe and legal loading can take place. • Delivery vehicle routing (swept path analysis may be required to demonstrate that delivery vehicles can access the development dependent on the location). • Details of the total number of vehicle movements including the number of deliveries and the times when deliveries and servicing takes place. • Details of how deliveries could be managed to reduce the number of trips and use more sustainable modes, where possible details of a waste management strategy – refuse collection, including domestic waste, is a servicing activity and will need to be considered. • Details of how freight consolidation will be used, where appropriate, to reduce the number of servicing trips generated by development. • Depending on the location of the site and the expected number of movements, DSP penalty fines may be secured via S106 to ensure that the consolidation or alternative delivery strategies are working. 	

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
66. Social Infrastructure Impact Assessment	<p>Applications for development of 25 residential units or more.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58)</p>	<p>Proposals for 25 or more residential units should be supported by assessment of anticipated impact on social infrastructure, including impact on the quality and sustainability of existing provision.</p> <p>The assessment should address this and other relevant criteria of Lambeth Local Plan Policy S2. where proposals for social infrastructure are to be used by young people, the requirements of Policy S4B of the London Plan will also need to be addressed within the assessment.</p>	Policy S2(d) of the Lambeth Local Plan (2021) and Policy S4 B of the London Plan (2021).
67. Social Infrastructure Management Plan	<p>Applications for or including the provision of new social infrastructure.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58)</p>	<p>Under Policy S2 of the Lambeth Local Plan, proposals should include a plan for the management and maintenance of the new facilities.</p>	Policy S2(d) of the Lambeth Local Plan (2021).
68. Social Infrastructure Statement	<p>Required where an application involves the loss of community facilities or community land is proposed.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58)</p>	<p>The statement should include a justification for why the facility is no longer required and details of how the site has been marketed for an alternative community use. The statement should include evidence of both need and development viability and these should both be addressed.</p> <p><u>Public houses:</u> Policy ED8 requires the submission of a viability report which meets the requirements of paragraphs</p>	This is a requirement of Policies ED8) S1, S2, S3 and Q3 of the Lambeth Local Plan (2021)

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>6.40 – 6.53 of the Lambeth Local Plan (2021);</p> <p><u>Other community facilities:</u> Policy S1 requires the submission of evidence to demonstrate lack of need demand for a community use that meets the requirements of paragraph 7.8 of the Lambeth Local Plan (2021).</p>	
69. Statement of Heritage Significance	<p>All planning applications and/or listed building consent applications for developments that have the potential to affect a heritage asset, (designated / undesignated) or its setting.</p> <p>Designated heritage assets are World Heritage Sites, Conservation Areas, Registered Parks and Gardens of Special Historic Interest, Scheduled Ancient Monuments and Statutory Listed Buildings.</p> <p>Non-designated heritage assets include Locally Listed Buildings and spaces and Archaeological Priority Areas.</p>	<p>Applicants should use, as a starting point, Historic England's guidance Statements of Heritage Significance which can be found via the following link: Statements of Heritage Significance: Analysing Significance in Heritage Assets</p> <p>The level of detail should be proportionate to the asset's importance, and no more than is sufficient to understand the potential impact of the proposal on the asset's significance. It should always include:</p> <ul style="list-style-type: none"> • An assessment of the heritage significance – an assessment of significance of the heritage asset or assets which may be affected by the proposed development, including their setting. • An assessment of impact – an assessment of the likely impact of the proposed development on the heritage asset's significance (including setting). • Mitigation Strategy – a statement outlining a mitigation strategy to address any impacts of the proposed development on the significance 	<p>This is a requirement of Lambeth Local Plan (2021) Policies Q5, Q19, Q20, Q21, Q22 and Q23 and Policies HC1 and HC2 of the London Plan (2021).</p> <p>All Heritage Statements should refer to information held on the Greater London Historic Environment Register.</p> <p>For relevant policies and further information on preparing and submitting a Heritage Statement or an Archaeological Assessment, please also see:</p> <ul style="list-style-type: none"> • Archaeological Priority Areas and Conservation Areas as shown on the Lambeth Policies Map • Historic England's Good Practice Advice Notes and Historic England Advice Notes, found on their website: https://historicengland.org.uk/advice/planning/planning-system

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>of the heritage asset. This might include modifications of methods, materials, or design and/or archaeological or architectural investigation and recording.</p> <ul style="list-style-type: none"> • A statement of justification will be required if the proposed works would involve any harm or loss of significance to a designated heritage asset or its setting, providing clear and convincing justification for the harm in accordance with the National Planning Policy Framework. 	<ul style="list-style-type: none"> • National Planning Policy Framework and Planning Practice Guidance.
70. This row is deliberately left blank			
71. Student Housing Statement and Management Plan	<p>All applications providing student accommodation.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58).</p>	<p>A Student Housing Statement and Management Plan should explain how the proposal addresses the criteria of Policy H7 of the Lambeth Local Plan (2021) and Policy H15 of the London Plan (2021).</p> <p>The Statement should also include evidence that the proposal is linked to one or more higher education provider (HEP) in Lambeth, or within a reasonable travelling distance of Lambeth, as defined in the London Plan, and that the new development meets identified need.</p> <p>A Student Management Plan should set out details of health and safety standards and procedures,</p>	<p>This is a requirement of Policy H7 of the Lambeth Local Plan (2021) and Policy H15 of the London Plan (2021).</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		maintenance and repairs, landlord and tenant relationship, student welfare, safety and crime prevention measures, antisocial behaviour and disciplinary procedures, student tenancy agreement, move in/out strategy for students. S106 planning obligations will be used to secure mitigation measures.	
72. Sustainability Supporting Statement	All planning applications involving operational development to buildings where the sustainability considerations have not been covered in other documents supporting the application.	<p>Development proposals of any scale are required to demonstrate sustainability principles in a supporting statement. The information provided should be proportionate to the scale of the proposed development and its likely impact on, and vulnerability to climate change. All development is required to meet a high standard of sustainable design and construction where feasible.</p> <p>The supporting statement should demonstrate that sustainable design standards are integral to the design, construction, and operation of the development.</p> <p>The statement should demonstrate how the water consumption targets set out in Part C of Policy SI 5 of the London Plan (2021) will be achieved.</p> <p>Applications for non- residential development should be accompanied by a pre-assessment demonstrating how an 'Excellent' rating of the British Research Establishment Environmental Assessment Methodology (BREEAM) standards, or any future replacement standards will be met.</p>	<p>To ensure that the applicants have demonstrated compliance with the climate change and environmental performance requirements under Policy EN4 and water efficiency measures under Policies EN6 and Q7 of the Lambeth Local Plan (2021) and Policies GG6, SI 2, SI 4 and SI 5 of the London Plan (2021).</p> <p>For further information on preparing and submitting a sustainability supporting statement, please also refer to:</p> <ul style="list-style-type: none"> • The Mayor's Sustainable Design and Construction Supplementary Planning Guidance (2014) • National Planning Policy Framework and Planning Practice Guidance <p>Information relating to BREEAM is available on the BREEAM website: http://www.breeam.com/</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		<p>Applications for non-residential development should address how the development proposes to mitigate overheating.</p> <p>All non-residential development applications should include details of living roofs and walls where feasible and appropriate to the character and context of the development. A maintenance plan for the lifetime of the development should also be submitted, including for any living roofs/walls, and any hard and soft landscaped elements.</p>	
73. Sustainable Urban Drainage System (SUDS) Strategy	All applications for major built development and all new developments in areas at risk of flooding.	<p>All major developments are required to incorporate a sustainable drainage system to manage surface water runoff.</p> <p>The strategy should detail how:</p> <ul style="list-style-type: none"> • sustainable drainage measures have been prioritised over hard/engineered solutions, • the system has been designed in accordance with the drainage hierarchy, • the system maximises biodiversity and amenity value, and • the system achieves a greenfield run-off rate. • Net decrease in run off from the site 	To ensure that applicants have demonstrated compliance with Policy EN6 of the Lambeth Local Plan (2021) and Policy SI 13 of the London Plan (2021).
74. Tall Building Impact Assessment	<p>All developments for new tall buildings.</p> <p>(N.B. This information requirement can be included as a</p>	<p>The Assessment addresses the potential visual, functional and environmental impacts of this type of development. As a minimum, the assessment should demonstrate how the proposal meets the requirements of Policy D9 of the London Plan (2021)</p>	To ensure that applicants have demonstrated compliance with Policy D9 of the London Plan (2021) and Policy Q26 of the Lambeth Local Plan (2021) and guidance on tall buildings contained in Part

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	section within the Planning Statement (see LIR no. 58).	<p>and Policy Q26 of the Lambeth Local Plan (2021). There may be other site-specific considerations that will need to be included in the assessment such as overshadowing of aquatic environments, impact upon the birds' flight lines or solar glare. Guidance on the site-specific considerations can be obtained through pre-application discussions and with reference to the Lambeth Design Guide SPD, (2023).</p>	<p>3 (New Buildings) of the Lambeth Design Guide SPD, (2023).</p> <p>GLA referable schemes must demonstrate that they have been through a design review at least once for schemes of 350+ residential units or a tall building as defined under Policies D4 and D9 of the London Plan (2021) and Policies Q5, Q7, Q18, Q19, Q20, Q21, Q22 and Q23 of the Lambeth Local Plan (2021).</p> <p>Further site-specific guidance on tall buildings is available in the Lambeth Design Guide SPD (2023).</p>
75. Town Centre Use Impact Assessment and Sequential Test	Required for development proposals for town centre uses in edge of centre and out-of-centre locations.	<p>The Town Centre Use Impact Assessment and Sequential Test should include an assessment of the proposal's impact on the vitality and viability of the town centre and on the existing, committed and planned public and private investment in line with paragraph 86 of the National Planning Policy Framework.</p> <p>The assessments should also be provided for applications for other main town centre uses when they are in edge-of- centre or out-of-centre locations, and not in accordance with the National Planning Policy Framework as set out in the local plan.</p>	<p>This is a requirement of the Policy ED7 of the Lambeth Local Plan (2021) and Policy SD7 of the London Plan (2021).</p> <p>For further information please also see:</p> <ul style="list-style-type: none"> • National Planning Policy Framework

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
76. Transport Assessment or Transport Statement	All major applications and applications that have a significant impact on the transport network in the vicinity of the scheme.	<p>The Transport Assessment (TA) should identify the baseline conditions of the site and the impact of the proposal on transport infrastructure including road capacity, public transport and walking and cycling infrastructure arising from personal travel as well as from potential servicing and deliveries requirements.</p> <p>Coverage and detail should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes, the transport aspects of the application should be outlined.</p> <p>For Major proposals, appropriate baseline data should be considered, alongside cumulative effects of existing and potential development in the area. Accessibility to the site by all modes of transport should be outlined, likely modal splits of journeys to and from the site provided and needs of all users (including people with a disability) considered.</p> <p>Transport for London (TfL) now require a Healthy Streets TA and an Active Travel Zone (ATZ) Assessment where the development is on the Transport for London Route Network (TLRN) or is referable to the London Mayor.</p> <p>The ATZ Assessment should consider travel conditions during the night-time/evenings as well as daytime and consider personal safety and security issues.</p>	<p>These are requirements of Policy T4 of the London Plan (2021) and Policies ED14, T1, T7 and T8 of the Lambeth Local Plan (2021).</p> <p>TfL's guidance on TAs can be found online via the following link:</p> <p>Transport Assessments - Transport for London (tfl.gov.uk)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
77. Travel Plan (TP) or Travel Plan Statement (TPS)	<p>All applications that exceed the thresholds within the TfL guidance should provide either a Travel Plan Statement or Full Travel Plan.</p>	<p>Workplace, residential and travel plans for other uses should be produced in accordance with Transport for London's Transport guidance on travel plans.</p> <p>Depending on whether a Travel Plan Statement or Full Travel Plan is provided, an appropriate monitoring fee will be secured via S106 legal agreement.</p>	<p>This is a requirement of Policy T1 of the Lambeth Local Plan (2021) and Policy T4 of the London Plan (2021).</p> <p>For other relevant policies and further information on preparing and submitting a travel plan, please also see: Transport for London guidance, which available online via the following link:</p> <p>Travel plans - Transport for London (tfl.gov.uk)</p>
78. Tree Survey/ Arboricultural Statement	<p>All development proposals likely to affect trees on the application site or on adjacent land.</p> <p>All proposals involving the removal of any portion of a tree, including roots, or the complete removal of existing trees on the site and adjacent property must be clearly outlined. This should be included in a supporting arboricultural submission that complies with British Standard 5837:2012, "Trees in relation to design, demolition, and construction – recommendations," as well as any subsequent updates to the Code of Practice anticipated to be published in 2025.</p>	<p>The survey or statement and any accompanying documentation must comply with BS 5837:2012, "Trees in Relation to Design, Demolition, and Construction – Recommendations," or any updated equivalent. At the application stage, the following documents must be submitted:</p> <ul style="list-style-type: none"> Tree survey of all existing trees on the site and those adjacent to the property. This includes assessing neighbouring private trees and public trees situated in green spaces along the highway that may be impacted by the proposed development. The survey should identify any planning statutory controls related to trees, including trees protected by Tree Preservation Orders (TPO) and those located within designated Conservation Areas. Tree Constraints Plan (TCP) or an equivalent document in accordance with the latest updates 	<p>This is a requirement Policy Q10 of Lambeth Local Plan (2021) and Policy G7 of the London Plan (2021) and National Planning Policy Framework (2023) Habitats and biodiversity policy (see paragraph 186 (c) on ancient woodland and ancient or veteran trees).</p> <p>For other relevant policies and further information on preparing and submitting a tree survey or Arboricultural statement, please also see:</p> <p>Details of Tree Preservation Orders are available on the Lambeth Council website via the following link:</p> <p>Tree Preservation Orders (TPOs) Lambeth Council</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>This requirement applies to applications that will lead to excavation for foundations, the installation of new basements, and the routing of service utilities</p>	<p>to BS5837.</p> <ul style="list-style-type: none"> • Arboricultural Impact Assessment (AIA), showing which trees will be retained and any proposed tree works or an equivalent document in accordance with the latest updates to BS5837. • Tree Protection Plan (TPP), showing the Root Protection Area (RPA) of the retained trees or an equivalent document in compliance with the most recent updates to BS5837. • An outline Arboricultural Method Statement (AMS) will include general arboricultural mitigation measures and details related to site supervision. A comprehensive AMS can be developed only after the Construction Method Statement and underground services have been finalized. The AMS will comply with current guidelines or any equivalent documentation in accordance with the latest updates to BS5837. <p>In instances where the proposal will result in the loss of trees, the applicant will provide the following information:</p> <ol style="list-style-type: none"> 1. A compensation tree establishment plan detailing the locations for planting additional or replacement trees, preferably within or immediately adjacent to the development site. 2. If the lost trees are categorized as BS5837 Category Veteran trees, A or B, a Capital Asset Value for Amenity Trees (CAVAT) valuation must be submitted to the Council for consideration. 	<p>Conservation Area designations on the Lambeth Local Plan Policies Map, which can be found on the Council's website via the following link:</p> <p>Conservation area profiles Lambeth Council</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
		Note that Veteran trees can be considered heritage assets under Section 12 of the NPPF (2023). Unless there are exceptional reasons and a suitable compensation strategy, development that would harm ancient woodland and ancient or veteran trees will be refused.	
79. Urban Greening Factor Assessment	<p>Major development proposals.</p> <p>(N.B. This information requirement can be included as a section within the Design and Access Statement (see LIR no. 6), Planning Statement (see LIR no. 58) or Landscape Strategy (see LIR no. 45)).</p>	<p>Policy G5 of the London Plan (2021) requires all major developments to contribute to the increased greening of London. Major development proposals must be accompanied by an assessment that confirms the Urban Greening Factor (UGF) for the development using Table 8.2 of Policy G5. The assessment must confirm that the proposal will achieve the interim target score of 0.4 for developments that are predominately residential, and a target score of 0.3 for predominately commercial development (excluding B2 and B8 uses).</p>	<p>This is a requirement of Policy EN1 of the Lambeth Local Plan (2021) and Policies G5 and G6 of the London Plan (2021).</p> <p>Guidance on evaluating the quality and quantity of urban greening can be found in the London Plan Guidance Urban Greening Factor (January 2023) which can be found on the web via the following link: Urban Greening Factor (UGF) guidance London City Hall</p>
80. Ventilation or Extraction Statement	<p>All development involving the installation, alteration or replacement of plant, ventilation, extraction or air conditioning equipment.</p> <p>This applies to proposals relating to premises used for food and drink purposes and other uses where ventilation, extraction or similar plant is required such as significant</p>	<p>The Statement should include:</p> <ul style="list-style-type: none"> A scaled schematic of the proposed ducting showing the location of all components (fan, filters, silencers etc). Submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant including odour abatement techniques. A Noise and Vibration Assessment (see LIR no. XX). 	<p>To ensure that the development proposal complies with Policy Q2 of the Lambeth Local Plan (2021)</p>

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	retail, business, industrial or leisure or other similar developments.		
81. Viability Assessments	<p>Required in support of the following development proposals:</p> <ul style="list-style-type: none"> Applications that are unable to meet the Fast-Track Route requirements set out in Policy H5 Part (C) of the London Plan (2021). Applications which propose affordable housing off-site, or through a payment in lieu contribution. Applications which involve demolition of existing affordable housing (estate regeneration schemes). Applications where the applicant claims the vacant building credit applies. Some applications where the proposal is for Build to Rent, Large-scale purpose-built shared living, Specialist older persons housing and the co-location of residential and employment uses. Applications proposing the complete loss of office 	<p>To fully assess whether the case made by an applicant for not meeting the affordable housing policy fast-track requirements is reasonable applicants will be required to submit a full un-redacted viability assessment with the application.</p> <p>The assessment must be prepared in full accordance with the guidance on viability assessment set out in the Mayor's Affordable Housing and Viability Supplementary Planning Guidance (2017) or any replacement should that guidance become superseded and Lambeth's Development Viability Supplementary Planning Document (2017).</p> <p>The statement should include a schedule or similar document identifying exactly which parts of the submitted information are commercially sensitive, with reasons why the information is considered commercially sensitive. In submitting the information, applicants will do so in the knowledge that the information may be made available alongside other application documents.</p> <p>This requirement will apply to all residential and mixed-use schemes where new residential units are created including those resulting from conversion of an existing building or dwelling flat (small Sites).</p>	<p>To ensure that the proposal complies with the requirements Policies H2, H4, H8, H11, H12, H13, ED1, ED2, ED3, ED4 and ED9 of the Lambeth Local Plan (2021) and Policies H13 and DF1 of the London Plan (2021).</p> <p>For further information on preparing and submitting an affordable housing financial viability appraisal, please also see:</p> <ul style="list-style-type: none"> Lambeth's Development Viability Supplementary Planning Document (2017) Annex 9 of the Lambeth Local Plan (2021) Mayor's Affordable Housing and Viability Supplementary Planning Guidance (2017), which can be found via this link: Affordable Housing and Viability Supplementary Planning Guidance (SPG) London City Hall

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
	<p>floorspace.</p> <ul style="list-style-type: none"> Applications on sites outside of the CAZ which only propose partial replacement of existing office floorspace in a mixed-use redevelopment. Applications where the proposal does not meet the level of affordable workspace required by planning policy. Applications for the change of use, redevelopment and/or demolition of a public house which state the public house use is no longer economically viable. 	<p>Supporting text of Policies ED, ED2, ED3, ED4 and ED9 of the Lambeth Local Plan sets out guidance on when viability information is required.</p>	
82. Visitor Accommodation/ Hotel Accommodation Impact Assessment.	<p>All applications for the creation of new visitor or hotel accommodation.</p> <p>(N.B. This information requirement can be included as a section within the Planning Statement (see LIR no. 58)</p>	<p>Applications for new hotel or other visitor accommodation will need to demonstrate how they meet the criteria of Policy ED 14 of the Lambeth Local Plan, although not limited to:</p> <ul style="list-style-type: none"> Proposals for new or extended visitor accommodation should include an assessment of impact on neighbouring residential amenity, including cumulative impact taking account of existing hotels nearby. Where necessary, measures to mitigate harm to residential amenity will be secured through planning obligations. 	Policy ED14 of the Lambeth Local Plan (2021).

Local Information Requirements	Application type and/or where local requirement applies	Further guidance on satisfying the requirement	Justification/Policy drivers
83. Visitor Management Plan	All major development proposals for leisure, recreation, arts and cultural activities.	The visitor management plan should address how high volumes of visitors would be managed, including any implications for council services, appropriate provision for short term coach parking or where appropriate, provision for long term parking.	This is a requirement of Policies ED13, ED14 and T6 of Lambeth Local Plan (2021).
84. Whole Life Cycle Carbon Assessment	Mandatory for all GLA referable schemes and will be considered in the assessment of all other applications.	Development should calculate whole life-cycle carbon emissions through a nationally recognised Whole Life-Cycle Carbon Assessment and demonstrate actions taken to reduce life cycle carbon emissions.	This is a requirement of Policy SI 2 of the London Plan (2021)

Table 2: List of Local Information Requirements Summary Matrix

X: identifies information that is required to be submitted for an application, the absence of which would lead to the application being registered as 'invalid'.

(X): identifies information that needs to be submitted depending on the type of application, and the nature, scale and location of the development.

Information Requirement	Application Type																												
	ADV	Advertisement consent – ADV	FUL	Full planning permission – FUL	HHA	Householder application – HHA	LDCE	Lawful Development Cert. (existing) – LDCE	LDCP	Lawful Development Cert. (proposed) – LDCP	LBC	Listed Building Consent – LBC	CLLB	LDC (Proposed) Listed Building – CLLB	MMA	Minor Material Amendment – MMA	NMA	Non-Material Amendment – NMA	OUT	Outline planning permission – OUT	REM	Reserved matters - REM	VoC	Removal or variation of condition – VoC	S106	S106 Deed of Variation Application – S106	S106A	S106 Modification Application – S106A	S106D

1. Site Layout Plan	X	X	X	(X)	X	X	X										
1. Existing and proposed elevations	X	(X)	X	X	X	X	(X)										
2. Existing and proposed floor plans	X	X	X	X	X	X	(X)										
3. Existing and proposed cross sections	X	(X)	(X)	(X)	(X)	X	(X)										
4. Existing and proposed Roof plans		(X)	X	(X)													
5. Design and Access Statement		(X)	(X)				X		(X)		(X)	(X)					
6. Community Infrastructure Levy (CIL) – Form		X	X	(X)	(X)	(X)		(X)		(X)	(X)						
7. Accessibility Statement		(X)						(X)		(X)		(X)					
8. Affordable Housing Statement		(X)						(X)		(X)		(X)					
9. Affordable Workspace Strategy and Workspace Management Plan		(X)						(X)		(X)		(X)					
10. Agent of Change Assessment		(X)						(X)		(X)		(X)					

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
11. Air Quality Assessment		(X)						(X)		(X)		(X)			
12. Amenity/ Playspace/ Open Space Assessment		(X)						(X)		(X)		(X)			
13. Archaeological Assessment		(X)						(X)		(X)		(X)			
14. Basement Impact Assessment		(X)	(X)					(X)		(X)		(X)			
15. Biodiversity Survey and Report		(X)	(X)		(X)			(X)		(X)		(X)			
16. Biodiversity Net Gain (BNG) Plan		(X)						(X)		(X)		(X)			
17. BREEAM Pre-Assessment		(X)			(X)			(X)		(X)		(X)			
18. Build to Rent Statement		(X)						(X)		(X)		(X)			
19. Circular Economy Statement		(X)			(X)			(X)		(X)		(X)			
20. Community Use Management Plan		(X)						(X)		(X)		(X)			

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
21. Construction Management or Construction Logistics Plan - CPL (or Construction Environmental Management Plan – CEMP)		(X)			(X)		(X)		(X)	(X)	(X)				
22. Daylight and Sunlight Assessment		(X)					(X)		(X)		(X)				
23. Demolition Method Statement		(X)			(X)		(X)		(X)		(X)				
24. Design Code		(X)					(X)		(X)		(X)				
25. Dropped Kerb Highways Approval Letter		(X)	(X)				(X)		(X)		(X)				
26. Electronic Communications Code Operators supplementary information		(X)													
27. Employment and Skills Plan		(X)					(X)		(X)		(X)				
28. Energy Strategy (& Overheating Assessment)		(X)					(X)		(X)		(X)				
29. Environmental Statement		(X)					(X)		(X)		(X)				
30. Evening economy and food & drink management plan and customer management plan		(X)					(X)		(X)		(X)				

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
31. Evidence of existing lawful use or development		(X)		(X)											
32. Equalities impact Assessment		(X)						(X)		(X)		(X)			
33. Fire Statement		(X)						(X)		(X)		(X)			
34. Flood Risk Assessment		(X)	(X)					(X)		(X)		(X)			
35. Foul Water and Water Supply Capacity and Water Utility Assessment		(X)						(X)		(X)		(X)			
36. Health Impact Assessment (HIA)		(X)						(X)		(X)					
37. Heritage Impact Assessment		(X)				(X)	(X)	(X)		(X)		(X)			
38. Hostel and HMO Accommodation Statement		(X)						(X)		(X)		(X)			
39. Hotel/visitor accommodation Accessibility Management Plan		(X)						(X)		(X)		(X)			
40. Housing Quality Statement		(X)						(X)		(X)		(X)			
41. Inclusive Design Statement		(X)						(X)		(X)		(X)			

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
42. Industrial Intensification and, Co-location Statement		(X)						(X)		(X)		(X)			
43. Infrastructure Assessment		(X)						(X)		(X)		(X)			
44. Land Contamination Assessment		(X)	(X)					(X)		(X)		(X)			
45. Landscaping Strategy		(X)						(X)		(X)		(X)			
46. Large Scale purpose built Shared Living Statement		(X)						(X)		(X)		(X)			
47. Lighting Assessment		(X)				(X)		(X)		(X)		(X)			
48. Listed Building Schedule of Works and Method Statement						X	X								
49. Loss of Existing Housing and Estate Redevelopment Statement		(X)						(X)		(X)		(X)			
50. M4 Compliance Floor Plan		(X)						(X)		(X)		(X)			
51. Marketing Evidence		(X)						(X)		(X)		(X)			

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
52. Methods and Materials Specification		(X)						(X)		(X)		(X)			
53. Navigational Risk Assessment		(X)						(X)		(X)		(X)			
54. Noise Impact Assessment		(X)						(X)		(X)		(X)			
55. Parking Design and Management Plan		(X)						(X)		(X)		(X)			
56. Parking Stress Survey		(X)						(X)		(X)		(X)			
57. Planning Obligations (Draft Heads of Terms)		(X)						(X)		(X)		(X)			
58. Planning Statement	X		X	X		X		X		X	X	X	X	X	
59. S106 Application Forms													X	X	X
60. S106 – Signed Deed (copy)													X	X	X
61. S106 – Site Location Map													(X)	(X)	(X)

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
62. Public Realm Statement/Assessment/Management Plan		(X)						(X)		(X)		(X)			
63. Refuse and Recycling Strategy		X						X		X		X			
64. Safety, Security and Resilience to Emergency Strategy		(X)						(X)		(X)		(X)			
65. Servicing and Delivery Management Plan / Delivery & Servicing Plan		(X)						(X)		(X)		(X)			
66. Social Infrastructure Impact Assessment		(X)						(X)		(X)		(X)			
67. Social Infrastructure Management Plan		(X)						(X)		(X)		(X)			
68. Social Infrastructure Statement		(X)						(X)		(X)		(X)			
69. Statement of Heritage Significance	(X)	(X)	(X)			X	(X)	(X)		(X)		(X)			
70. This row is deliberately left blank															
71. Student Housing Statement and Management Plan		(X)						(X)		(X)		(X)			

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
72. Sustainability Supporting Statement		(X)						(X)		(X)		(X)			
73. Sustainable Urban Drainage System (SuDS) Strategy		(X)	(X)		(X)			(X)		(X)		(X)			
74. Tall Building Impact Assessment		(X)						(X)		(X)					
75. Town Centre Use Impact Assessment and Sequential Test (including Retail Impact Assessment)		(X)						(X)		(X)					
76. Transport Assessment		(X)						(X)		(X)		(X)			
77. Travel Plan (TP)		(X)						(X)		(X)		(X)			
78. Tree Survey/ Arboricultural Statement		(X)	(X)					(X)		(X)		(X)			
79. Urban Greening Factor Assessment		(X)						(X)		(X)		(X)			
80. Ventilation or Extraction Statement		(X)						(X)		(X)		(X)			
81. Viability Assessments		(X)						(X)		(X)		(X)			

	ADV	FUL	HHA	LDCE	LDCP	LBC	CLLB	MMA	NMA	OUT	REM	VoC	S106	S106A	S106D
82. Visitor Accommodation/ Hotel Accommodation Impact Assessment		(X)						(X)		(X)		(X)			
83. Visitor Management Plan		(X)						(X)		(X)		(X)			
84. Whole Life Cycle Carbon Assessment		(X)						(X)		(X)		(X)			

Table 3: Requirements for Other Types of Applications

Post Permission Submissions

Approval of details reserved by condition

This relates to approval of details reserved by condition(s).

Application Type	Requirement/Further Guidance
Approval of Details Reserved by Condition	<ul style="list-style-type: none">• Standard Application Form• Fee• Photographs of sample materials, with manufacturers specifications, as relevant for minor developments (Schedule of materials, with specification of material type, manufacturer, product name, colour name, RAL number)• Material samples are typically required for major developments, to be submitted to the LPA• Building details, as and if applicable, detailed drawings of typical details e.g. fenestration, doors, porches, roof details etc drawn to scale as advised in Table 1• Plans drawn to scale as advised in Table 1• Documents and other plans, drawing, photos and all relevant information

Priors Approvals

Specific and full requirements are set out in the Town and Country Planning (General Permitted Development) (England) Order 1995 (as amended) (GPDO) and must be referred to. This list only summarises the requirements for the most typical GPDO submissions.

Application Type	Requirement/Further Guidance
Part 2, Class AA of GPDO: Prior Approval for Enlargement of a Dwellinghouse by Construction of Additional Storeys	<p>The application must be accompanied by:</p> <ul style="list-style-type: none">• Fee• a written description of the proposed development, including details of any works proposed.• a plan which is drawn to an identified scale and shows the direction of north, indicating the site and showing the proposed development; and

	<ul style="list-style-type: none"> • a plan which is drawn to an identified scale and shows: <ul style="list-style-type: none"> (i) the existing and proposed elevations of the dwellinghouse, and (ii) the position and dimensions of the proposed windows <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>
<p>Part 3, Classes A -V of GPDO: Prior Approval for Changes of Use (includes changes of use to dwellinghouses)</p>	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee • Relevant plans and documentation to support the submission. The list includes, amongst other things, Flood Risk Assessment, Transport Assessment, Noise Impact Assessment, Land Contamination Assessment <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>
<p>Part 4, Classes A-E of GPDO: Prior Approval for Temporary Uses.</p>	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>
<p>Part 6, Classes A – E of GPDO: Agricultural and Forestry</p>	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee • A written description of the development, the materials to be used and site location and layout plans <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>

	<p>Further guidance is available on the Planning Portal website via the following link: Application to determine if prior approval is required for a proposed: Agricultural or Forestry development</p>
Part 11, Classes A & B of GPDO: Heritage and Demolition	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee • Method of demolition statement and any proposed restoration of the site. <p>Where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition.</p> <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>
Part 16 of GPDO: Communications	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>
Part 20, Classes ZA – AD: Construction of New Dwellinghouses	<p>The application must be accompanied by:</p> <ul style="list-style-type: none"> • Fee <p>Refer to Conditions and Procedures for Applications paragraphs within the relevant class of the legislation for current requirements.</p> <p>The Town and Country Planning (General Permitted Development) (England) Order 2015</p>

Other submissions

This includes Tree works, applications for Permission in Principle and applications for building works on Rush Common

Tree Works

Please refer to Lambeth's guidance notes for works to trees subject to a Tree Preservation Order (TPO) and/or Notification of Proposed Works to Trees in Conservation Areas, which is available on the Council's website via the following link:

[Apply for permission to work on a tree | Lambeth Council](#)

Application Type	Requirement/Further Guidance
Tree Works Application (Protected Trees)	<ul style="list-style-type: none">• Standard application form.• A sketch map of the tree(s) location in relation to a fixed structure such as a house or outbuilding (where applicable) it is helpful to include boundaries, other properties and relevant features to aid identification. Adjoining properties and roads should be included• The tree type and its condition.• Description of the intended works and reasons for them (Greater detail might be required where trees are proposed to be felled.)• The pruning specification for each tree should be accurate and clear to avoid ambiguity (Nb. reductions stated in percentage are ambiguous and will not be accepted). The current dimensions should be stated in both height and spread and also state the dimensions which are to remain, post pruning (in metres), or the average equivalent in branch length (in metres).• The specification must be detailed enough for the local authority to understand the proposals

Permission in Principle

Permission in principle is an alternative way of obtaining planning permission for housing-led development. It separates the consideration of matters of principle for the proposed development from the technical detail of the development.

Permission in principle consent has two stages:

- the first stage (or permission in principle stage) establishes whether a site is suitable in principle.
- the second stage ('technical details consent') is when the detailed development proposals are assessed.

You can visit <https://www.gov.uk/guidance/permission-in-principle> to find out more about this type of planning application.

The requirements for a valid permission in principle application are set out in Article 5D of the Town and Country Planning (Permission in Principle) Order 2017 (as amended).

Application Type	Requirement/Further Guidance
Permission in principle stage	<p>The application must be accompanied by:</p> <ul style="list-style-type: none">• Standard Application Form• Fee• A plan which identifies the land to which the application relates, drawn to an identified scale and showing the direction of North• Additional requirements may apply where compulsory pre-application consultation is required by virtue of section 61W (1) of the Town and Country Planning Act 1990
Technical details consent stage	<p>The validation requirements that you need to meet are the same as the development type that your proposal falls under.</p>

Building Works on Rush Common

Please refer to Lambeth's Rush Common Policy and Guidance Note, which is available on the Council's website via the following link:

[Building works on Rush Common | Lambeth Council](#)

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