

Standard List of Planning Requirements

Item Nr	Survey / Report Required	Reason for the Survey / Benefit	Responsible	Anticipated Completion Date
1	Arbocultural Survey	To assess the current condition of the trees on the proposed construction site. • Arbocultural Impact Assessment • Establish a Tree Protection Plan • Establish a Tree Removal Plan	Jacobs Architects (included in fees)	Note from the planners, 080415, not required, send the information that we have to date along with the landscape proposals and the tree removal plan
2	BREEAM Assessment Report	Update with regard to the latest position with regard to achieving BREEAM Excellent, the report must clarify the BREEAM Excellent is achievable.	BREEAM Assessor	
3	Contaminated Land Assessment	There are records of historic landfill in locations across the site, the areas will require identifying and an action plan for remediation will be required in line with LPG Note 23.	Jacobs Structures and Civils (included in fees)	Note from the planners, 080415, not required, send the information that we have to date, embodied within the SI.
4	Design and Access Statement	Required with planning applications for major development – A DAS must explain the design principles and concepts that have been applied to the development.	Jacobs Architects (included in fees)	
5	Detailed Drainage Plan	This will be required to illustrate the drainage proposals including proposals for foul and surface water management, consultation will be required with the Environmental Agency. • To include a calculation of the new drainage to establish if the existing has the correct amount of capacity	Jacobs Structures and Civils (included in fees)	
6	Drainage Attenuation Survey	To provide an assessment of the existing off site drainage network to establish current conditions and capacity to allow a compliant drainage design to be undertaken.	Jacobs Structures and Civils (included in fees)	
7	Design and Drawings	Overall site plan with at least 2 roads identified, Plans and footprint of the building at each level including roof plans, sections of the building, sections across the site, elevations, indicate the future expansion proposals, MEP proposals, civils proposals, highways proposals.	Jacobs Architects (included in fees)	

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8	Habitat Survey	In addition to the Phase 1 Ecological Survey undertaken 17th June 13, there is a requirement to undertake a physical site survey to establish the type if any of any of protected species that maybe present on the proposed project. Some of the surveys are seasonally constrained. Great Created Newts: Survey of ponds between March and late May, to involve four visits by ecologists using bottle trap, torch survey, egg-search or netting at each visit. Badger: Survey of hedges and scrub to locate presence of setts or foraging activity. Bats: Walkover survey between April and September to determine level of bat activity. Survey of trees to identify potential roost sites. Survey the existing warehouse to determine the level of bat activity. Breeding Birds: Two dawn visits, two weeks apart, between April and June to record territorial and singing birds. Reptiles: Refugia survey - placing of 100+ reptile refugia in strategic habitats. Checking refugia a minimum of 7 times between April and June and again in September-early October for the presence of reptiles. Invertebrates: Survey of butterflies (and moths) requiring 3 visits between April and September and the use of moth traps or sugar-baiting as required. Other methods including pitfall traps or netting may be used.	Survey ongoing - ecologist consultant (£11k)	
9	Landscape and Visual Impact Assessment	To ensure that the proposed development can be constructed and operated on the site to avoid creating unacceptable visual harm, landscape design and access, can for part of the design and access statement.	Jacobs Landscape Architects (included in fees)	
10	Lighting Assessment	External lighting plan indicating the lighting strategy, can for part of the design and access statement.	Jacobs M&E Designer (included in fees)	

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11	Material Details	Supplementary information outlining the proposed materials to be used to the external facades and external works including roads and paving, would be good to have but could form part of a pre-commencement condition.	Jacobs Architects (included in fees)	
12	Planning Statement	Should Include the following information: - An explanation of how the proposed development fits with local policies - An explanation of the principles behind the proposed development - Details of any pre-application consultation activities that have been undertaken	Jacobs Architects (included in fees)	
13	Site Investigation	Geotechnical Report, intrusive site investigation, complete with borehole log summary, chemical and gas analysis.	Survey ongoing - SI Company (£10k)	
14	Operational Site Waste Management Plan	An operation site waste management plan for the Eastern Command Custody Facility (not the construction period).	Report Required from NWP	
15	Traffic Management Plan	- Construction Phase Traffic Management Plan - Operational Phase Traffic Management Plan	1 st Part by GTC (included in fees) 2 nd part by Transport Assessor (£2k)	
16	Transport Assessment	To understand the transport issues relating to the proposed project and identify the measures with regard to the anticipated impacts for all modes of transport.	Report required – Transport Assessor (£3k)	
17	Travel Plan	A long term management strategy to encourage sustainable travel, establishes targets for the proposed development.	Report required – Transport Assessor (£1.8k)	
18	Vehicle Tracking and Highways Works	Drawing indicating the works onto the highways, new entrances, widening of existing access points, gates and fence lines along with vehicle tracking.	Jacobs Structures and Civils (included in fees)	