

APPENDIX D – Planning Application Validation List (August 2018)

The Growth and Infrastructure Act (2013) requires that Local Information Requirements must be:

- reasonable having regard, in particular, to the nature and scale of the proposed development; and
- a matter that it is reasonable to think will be a material consideration in the determination of the application.

This reflects the Development Management Procedure Order (DMPO) 2010 and the National Planning Policy Framework (2018). The number of copies will be agreed between the applicant and promoter.

Each requirement has been tested against the Growth and Infrastructure Act and it is considered that the matters set out are reasonable having regard, in particular, to the nature and scale of the proposed development triggers and are matters that it is reasonable to think will be a material consideration in the determination of the application. When received, the planning submission will be reviewed against the requirements set out within this checklist.

The level of detail provided should always be proportionate to the scale of development however, the checklist sets out **minimum** details that the submission will need to address in order for a submission to be valid.

No.	Document	Commentary
1.	Application Forms, Agricultural Holdings Certificate, The Fee, Location Plan, The Site Plan	<ul style="list-style-type: none"> • National requirements
2.	Application Summary Document	<ul style="list-style-type: none"> • Accessible version summarising the Application
3.	Application Plans and Parameter Plans	<ul style="list-style-type: none"> • Open space framework • Land use plan • Residential Density • Access and Strategic routes • Storey Heights (scale parameters / block dimensions) • Character area (supported by indicative phasing plan) • Landscape Strategy • Public Realm

		<ul style="list-style-type: none"> • Neighbourhood & Town Centre(s)
4.	Development Specification	<ul style="list-style-type: none"> • Details of what specifically is being applied for including quantum of development and precise description of development parameters
5.	Design and Access Statement	<ul style="list-style-type: none"> • Illustrative plans with associated narrative in the Design and Access Statement • Framework Masterplan(including all framework layers) • Landscape & Open Space Strategy (inc. play space, sport and recreation and movement) • Innovation Strategy and Smart Town Initiatives
6.	Planning and Delivery Statement	<ul style="list-style-type: none"> • Details of delivery model & vehicle • Enabling and Infrastructure works • Approach to S.106 • Future approach to phased delivery of infrastructure • Future attention to design including use of Design Codes • Strategy for Long Term Management and Stewardship • Innovation and Smart Town Strategy • Approach to managing transport impacts
7.	Urban Design and Landscape Guidelines	<ul style="list-style-type: none"> • 'Bridging' document between DAS and future design details
8.	Energy Strategy	<ul style="list-style-type: none"> • Site-wide strategy
9.	Sustainability Statement	
10.	Transport Assessment	<ul style="list-style-type: none"> • Travel Plan • Public Transport Strategy • Outline Delivery and Servicing Plan
11.	Environmental Statement	<ul style="list-style-type: none"> • EIA – for full range of topics please see LPA Scoping Opinion Response
12.	Flood Risk Assessment and Drainage Strategy	
13.	Water Cycle Study	

16.	Housing Strategy	<ul style="list-style-type: none"> • Approach to meeting range of housing needs • Affordable housing statement • Housing Mix
17.	Economic Statement	<ul style="list-style-type: none"> • Economic Development Strategy • Meanwhile Use Strategy
18.	Community Infrastructure Delivery Strategy	<ul style="list-style-type: none"> • To include details of physical and social infrastructure and phased delivery (what, when and how)
19.	Health Impact Assessment	<ul style="list-style-type: none"> • Health Impact Assessment
20.	Culture Strategy	
21.	Retail Impact Assessment	<ul style="list-style-type: none"> • For retail and leisure proposals above 2,500sq.m.
22.	Minerals Assessment	
23.	Statement of Community Involvement (SCI)	<ul style="list-style-type: none"> • Report on community engagement and approach to ongoing community involvement
24.	Draft Heads of Terms	

Updated August 2018.