

Redcar and Cleveland Borough Council

Local Validation Checklist



Reviewed and re-adopted 18 June 2015

Redcar and Cleveland Borough Council Local List

The local list sets out requirements for the validation of planning applications. The items on this list are in addition to the plans and documents required on the national validation list. The Local Planning Authority retains the discretion to ask for additional information or accept applications without certain information.

The scope and degree of information required will vary according to particular circumstances of each application.

Upon viewing the file and conducting a site visit the case officer may request additional information to support the application and assist with the determination.

The information provided will be assessed during the application process and this may lead to revisions of documents and in certain circumstances a refusal of planning permission.

Air quality assessment

The assessment should indicate the change in air quality resulting from the proposed development and outline appropriate mitigation measures as necessary.

Threshold:
Applications for 200 or more dwellings
Applications with potentially air contamination uses

Further Information:
National Planning Policy Framework
Local Development Framework – DP6 Pollution Control

Affordable housing statement

Where policies or guidance requires the provision of affordable housing the Local Planning Authority (LPA) require information concerning the tenure and unit mix within the development. Clear justification should be given if the levels of affordable provision vary from the guidance.

Threshold:
Applications for 10 or more dwellings.

Further Information:
National Planning Policy Framework
Local Development Framework – CS15 Delivering Mixed and Balanced Communities and Quality Homes
Local Plan – H9 Affordable Housing
Affordable Housing Supplementary Planning Document

Biodiversity survey and report

Information should be provided on existing biodiversity interest and possible impacts. Where proposals are being made for mitigation and / or compensation measures information to support those proposals will be required. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any protected species. Information will also be required relating to protected species, any potential impacts and any mitigation proposals.

This information might form part of an Environmental Statement, where one is necessary.

Threshold:
Development on areas designated for the biodiversity interest Proposals which affect protected species

Further Information:
National Planning Policy Framework Local Development Framework – CS24 Biodiversity and Geological Conservation Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system. Wildlife and Countryside Act 1981, Conservation (Natural Habitats etc) Regulations 1994 Protection of Badgers Act 1992 www.naturalengland.org.uk

Drainage strategy

Information should be provided including details of the discharge point, the rate of discharge, the design period and the effects of the proposal downstream.

The discharge should be regulated to the existing run off from a 1 in 1 year storm, with sufficient storage within the system to accommodate at least a 1 in 30 year storm. The design should also ensure that storm water resulting from a 1 in 100 year event and surcharging the drainage system can be stored on the site without risk to people or property and without overflowing into drains or watercourses.

The information should identify the appropriate management of surface water including any sustainable drainage systems (SUDs).

Where a development is to be phased the information should include a phasing plan and a construction management plan for drainage on site.

Threshold:
Housing sites of over 10 units Buildings over 1000m ² Site areas over 1 hectare Development on a site which has a critical drainage problem as notified by the Environment Agency (EA) / Local Lead Flood Authority (LLFA)

Further Information:
National Planning Policy Framework

Energy reduction / On-site renewables statement

The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficiency standards. Information should also be provided on how the scheme aims to reduce its energy consumption and the consideration of the provision of energy from renewable sources.

Threshold:
Housing sites over 200 dwellings New buildings over 1000m ²

Further Information:
National Planning Policy Framework Local Development Framework – DP3 Sustainable Design

Environmental Impact Assessment (EIA)

To include a description of the physical characteristics of the whole development, land use requirements during construction and the likely direct and indirect effects of the development.

Threshold:
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011

Further Information:
The Town and Country Planning (Environmental Impact Assessment) Regulations 2011

Evidence to accompany town centre uses outside designated centres

If the proposal is located outside a designed centre an assessment would be required to show that there are no sequentially preferable sites.

It should also provide an assessment of the developments impact on existing centres, taking into account recently completed developments and outstanding permissions. Both quantitative and qualitative information relating to the need for the development should also be included as part of any Impact Assessment.

Threshold:
An A1, A2, A3, A4, A5, D1 or D2 use outside a design centre as identified in the Local Development Framework Proposals Map and policy CS18

Further Information:
National Planning Policy Framework Local Development Framework – CS18 Town, District and Local Centres Local Development Framework – Proposals Map

Flood risk assessment

The Flood Risk Assessment should identify opportunities to reduce the probability and consequences of flooding.

For applications located in Flood Zones 2 and 3 the sequential test should be applied.

Threshold:

For development proposals over 1 hectare in Flood Zone 1
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All proposals located in Flood Zone 2 and 3

Development on a site which has a critical drainage problem as notified by the Environment Agency (EA) / Local Lead Flood Authority (LLFA)
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Further Information:

National Planning Policy Framework Indicative Flood Plain or 'Flood Zone' – these maps are available from the Environment Agency. www.environment-agency.gov.uk
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Heritage Statement

For applications that **affect areas of significant archaeological remains and historic landscapes**, the statement should include plans illustrating the historical features including listed buildings/structures, historic parks and gardens and historic battlefields.

For applications for **listed building consent**, the statement should include a schedule of works to the listed building(s), an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure. Consideration should also be given to the setting of the application site and the setting of any adjacent listed buildings. A method statement should also be included detailing how the works will take place.

For applications for **demolition of a listed building (including partial demolition) or demolition within a conservation area**, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure, the principles of and justification for the proposed demolition and its impact on the special character of the area will be required.

For applications **within to a conservation area**, an assessment of the impact of the development on the character and appearance of the area will be required.

Threshold:

Applications for:

Listed building consent

Demolition within a conservation area or related to a listed building

Major applications within a conservation area

Further Information:
National Planning Policy Framework Local Development Framework – CS25 Built and Historic Environment Local Development Framework – DP9 Conservation Areas Local Development Framework – DP10 Listed Buildings Local Development Framework – DP11 Archaeological Sites and Monuments Conservation Area Appraisals

Impact Assessment

A statement should be provided which assesses the impact the proposed use would have on existing designated centres. The catchment area to be assessed should be agreed with the Local Planning Authority prior to submission of the application.

Threshold:
Retail and Leisure developments over 2,500 square metres gross floor space

Further Information:
National Planning Policy Framework Local Development Framework – CS18 Town, District and Local Centres

Land contamination survey

For applications for single dwellings a screening report is required to be completed. The forms for a screening report are available from the Local Planning Authority.

For other applications with a vulnerable end user a desktop study will be required, in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*. Depending on the findings of the desktop study additional information may be required in the form of a site investigation report, a remediation statement and a validation report. This information will not be required as part of the validation process but will be dealt with throughout the life of the application or by condition.

The following are considered vulnerable end users: any residential development, schools, nurseries, crèches, recreational spaces including parks, playing fields or play grounds and allotments

Where contamination is known or suspected to exist on the application site or on land adjoining the application site a desktop study will be required, in accordance with DEFRA and the Environment Agency's *'Model Procedures for the Management of Land Contamination, CLR 11'*.

Applicants are required to consider the condition of the land on the development site as well as the historic uses of the site with regard to contamination.

Threshold:
Where an application has been submitted which has a vulnerable end user
Where contamination is known or suspected to exist on the application site or on land adjoining the application site
All major planning applications excluding change of use applications

Further Information:
National Planning Policy Framework Local Development Framework – DP6 Pollution Control Local Development Framework – DP7 Potentially Contaminated and Unstable Land DEFRA and the Environment Agency’s <i>‘Model Procedures for the Management of Land Contamination, CLR 11’</i> .

Lighting

Information on method of illumination, positioning of lights, levels of illumination and the proposed hours when the lighting would be switched on.

Threshold:
Applications for: Flood Lighting (e.g. car parks / MUGAs)

Further Information:
National Planning Policy Framework

Noise Impact Assessment

Information should be provided on the existing background noise levels at the application site.

The level of noise generated by the development should also be provided at

- the application site
- at the façade of the nearest residential dwelling
- at the façade of the closest adjoining neighbour

Information should also be provided identifying mitigation measures when necessary.

Threshold:
Applications for: All applications for wind turbines Air conditioning units Ventilation/Extraction systems Plant/Machinery Any application which has the potential to generate noise and disturbance

Further Information:
National Planning Policy Framework Local Development Framework – DP6 Pollution Control

Open Space

Proposals should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site. An applicant may wish to demonstrate through an independent assessment that the land or buildings are surplus to local requirements. Any such evidence should accompany the planning application.

Threshold:

Development within designated open spaces

Further Information:

National Planning Policy Framework Local Development Framework – CS22 Protecting and Enhancing the Boroughs Landscape Local Development Framework – CS23 Green Infrastructure Local Development Framework – DP13 Protecting Open Space

Parking Provision

The block plan submitted with the application should clearly show the parking arrangements for the site, including the dimensions of the spaces. Information should also be provided relating to secure cycle parking (location and size).

Threshold:

Any householder application affecting the existing parking arrangements or relating to the provision of additional bedrooms

All full planning applications

Applications relating to parking layouts
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Further information:

National Planning Policy Framework Local Development Framework – DP3 Sustainable Design Tees Valley Highways Design Guide

Photographs and Photomontages

Photographs showing the existing building in the context of the wider area and any specific features affected by the development.

Threshold:

Any works to a Listed Building

Demolition and major applications within a Conservation Area
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Wind turbines

All major applications for commercial and industrial uses

Any application supported by an Environmental Impact Assessment

Further Information:

National Planning Policy Framework Local Development Framework – CS25 Built and Historic Environment Local Development Framework – DP9 Conservation Areas Local Development Framework – DP10 Listed Buildings Conservation Area Appraisals
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Planning Statement

A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies.

A supporting statement of any regeneration benefits from the proposed development, should also be provided, including, details of any new jobs that might be created or supported; the relative floor space totals for each proposed use (where known); any community benefits; and reference to any regeneration strategies that might lie behind or be supported by the proposal.

Threshold:

Housing sites of over 10 units Buildings over 1000m ² Site areas over 1 hectare
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Statement of Community Involvement

The statement should demonstrate how the views of the local community has been sought and taken into account in the formulation of the development proposals.

Threshold:

Housing sites of over 10 units Buildings over 1000m ² Site areas over 1 hectare
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Further Information:

Local Development Framework – Statement of Community Involvement
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Structural survey

Information should be provided to assess the structural stability of the building and highlight measures to protect the integrity of the building.

Threshold:

Reuse or conversion of a building outside the limits to development Reuse or conversion of any agricultural building Works including the demolition of a listed building
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Further Information:
National Planning Policy Framework Local Development Framework – DP14 Conversion of Existing Buildings in the Countryside Local Development Framework – DP15 Replacement of Existing Dwellings in the Countryside

Telecommunications

Applications should be accompanied by a statement of compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines, evidence of assessment of alternative sites and/or mast sharing, and a justification for why the installation is needed.

Threshold:
All telecommunications applications.

Further Information:
National Planning Policy Framework

Transport assessment

The relevant junctions for assessment, trip rates and distribution should be agreed with the Councils Highway Engineer prior to the completion of the assessment.

Information should be provided on the existing site conditions including an assessment of public transport, walking / cycling assessment and an assessment of the existing road network. Traffic data and a traffic forecast should also be provided along with consideration of safety and an analysis of accidents.

In terms an assessment of the proposed development information should be proposed on the impacts and mitigation measures proposed, accessibility and safety considerations as well as information on the integration of the proposed development. The assessment should cover the implementation year and further analysis period(s).

The assessment should be provided as per the information contained within the Guidance on Transport Assessments document from the Department of Transport.

Threshold:
As per Appendix B of the Guidance on Transport Assessments from the Department of Transport

Further Information:
National Planning Policy Framework Department of Transport – Guidance on Transport Assessments

Transport Statement

Should include information on the existing conditions relating to the development site, and details of the development proposal as per the information contained within the Guidance on Transport Assessments document from the Department of Transport.

Threshold:

As per Appendix B of the Guidance on Transport Assessments from the Department of Transport

Further Information:

National Planning Policy Framework
Department of Transport – Guidance on Transport Assessments

Travel Plan

A travel plan is a package of site-specific initiatives aimed at improving the availability and choice of travel modes to and from a development. It should also promote practices or policies that reduce the need for travel.

Threshold:

As per Appendix B of the Guidance on Transport Assessments from the Department of Transport

Further Information:

National Planning Policy Framework
Department of Transport – Guidance on Transport Assessments

Tree Survey

Information will be required on which trees are to be retained and on the means of protecting these trees during construction works.

Threshold:

Applications where the site includes or adjoins:
TPO trees
Trees within a Conservation Area
Applications that include the loss of existing trees

Further Information:

BS5837 'Trees in relation to construction – Recommendations'.

Ventilation/extraction

Information should include a diagram of the proposed system showing where the flue is positioned on the building and where the filters are located. Details on how the flue will be mounted, noise levels, odour abatement and the types of filters to be used should also be provided.

Threshold:

Applications for or including:

A3 uses

A4 uses

A5 uses

Significant retail, business, industrial, leisure or other developments where substantial ventilation or extraction equipment is proposed to be installed.
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Further Information:

National Planning Policy Framework Local Development Framework – DP6 Pollution Control
