

14. LOCAL VALIDATION LIST (JEN)

1. A 'Validation List' is the list of items that must be submitted with a planning application in order for it to be registered.
2. Validation requirements are not intended to be an exhaustive assessment of exactly what will be required to determine every application. In many circumstances, additional information will be requested in the course of dealing with an application in order to properly assess the impacts of the proposal.

The National List

3. The national validation list requirements include that the following be submitted with a planning application:
 - Completed application form
 - Correct application fee
 - Ownership certificate
 - Agricultural holdings certificate
 - Design and Access statement
 - Site location plan
 - Other plans and drawings necessary to describe the application
 - Environmental Statement where applicable
4. Failure to supply the above information will result in the application being declared invalid. However, Planning Authorities are unable, to treat applications as invalid if they meet these statutory requirements, unless and until they have adopted a local list of further information requirements.

Local List

5. Section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 11(3)(c) of the Town and Country Planning (Development Management Procedure) (England) Order 2015 as well as the National Planning Policy Framework (NPPF) states that local planning authorities should publish a list of their information requirements for planning applications and that this list, known as the "local validation checklist", should be reviewed every two years. This list should be subject to consultation and should be published on the local planning authority's website.
6. Section 62 requires that information requested by a local planning authority for submission with a particular planning application must be:
 - reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
7. Regard has been had to these tests in producing the local validation checklist which was agreed by May planning committee and includes the following requirements:
 - A plan which is sufficient to identify the land which the application relates to and its location relative to other features, drawn to an identified scale and showing the direction of north

- Block plan of the site (e.g. at a scale of 1:500 or 1:200) showing any site boundaries
- Existing and proposed elevations (e.g. at a scale of 1:50 or 1:100)
- Existing and proposed floor plans (e.g. at a scale of 1:50 or 1:100)
- For new buildings: existing and proposed site sections, and finished floor and site levels (e.g. at a scale of 1:50 or 1:100)
- Roof plans where changes are proposed (e.g. at a scale of 1:50 or 1:100)
- Supporting Statement or Design and Access Statement to describe the proposal
- Flood Risk Assessment
- Completed Protected Species form and Wildlife and Protected Species report where the Protected Species Form indicates this is required.
- Tree survey including location and position where trees will be removed
- **For listed building applications only** - Plans to a scale of not less than 1:20 showing full details of all new features including doors, windows, shopfronts, panelling, fireplaces, plaster moulding, staircases and other decorative details
- The appropriate fee. (Cheque's made payable to the 'Peak District National Park Authority')

Climate Change Mitigation and Adaption

8. Policy CC1 of the Core Strategy requires that all development must:
 - 1) Make the most efficient and sustainable use of land, buildings and natural resources.
 - 2) Take account of the energy hierarchy by:
 - reducing the need for energy;
 - using energy more efficiently;
 - supplying energy efficiently; and
 - using low carbon and renewable energy.
 - 3) Be directed away from flood risk areas, and seek to reduce overall risk from flooding within the National Park and areas outside it, upstream and downstream.
 - 4) Achieve the highest possible standards of carbon reductions.
 - 5) Achieve the highest possible standards of water efficiency.
9. In all new and replacement housing, other than affordable housing of less than 3 units, a minimum sustainability standard, equivalent to that required by the government of affordable housing, shall be achieved unless the applicant provides evidence to demonstrate that it is not viable for a particular development.
10. Non-residential major development above 1000m² floorspace must achieve a Buildings

Emissions Rate at least 10% less than the Target Emissions Rate.

11. In many cases applicants are very willing to build into their proposals measures which satisfy the requirements of this policy. However, this is not universally the case. It can be difficult to encourage applicants to consider the contribution their scheme will make to reducing carbon emissions and to include measures to reduce their contribution to climate change. By making it a validation requirement we can ensure that all applicants consider what measures they can design into schemes at the beginning of their development.

RECOMMENDATION

That it is delegated to the Head of Development Management to amend the validation requirements to include that all planning applications must be accompanied by a statement to set out how the application addresses the requirements of policy CC1.

Human Rights

Any human rights issues have been considered and addressed in the preparation of this report.

List of Background Papers (not previously published)

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