

APPENDIX C

National & Local Validation List – Summary

Development Types:

- HH – Householder
- FP – Full Planning
- OP – Outline Permission
- RM – Reserved Matters
- LB – Listed Building
- CA – Conservation Area Consent
- VC – Variation or Removal of Condition
- PN – Prior Notification
- CL – Certificate of Lawfulness (Proposed and Existing)
- NMA – Non-material amendment application

National Requirements:-

Requirement	Policy Driver	Development Types Required for	Notes
Completed application form	Town and Country Planning (Development Management Procedure) Order 2010	All	
Location plan (1:1250 or 1:2500)	Town and Country Planning (Development Management Procedure) Order 2010	All	
Site Plan (1:500 or 1:200)	Town and Country Planning (Development Management Procedure) Order 2010	All	Site Plan and Block Plan can be combined if at 1:200
Completed Ownership Certificate (Part A, B, C or D as applicable)	Town and Country Planning (Development Management Procedure) Order 2010	All	
Agricultural Holdings Certificate	Town and Country Planning (Development Management Procedure) Order 2010	All	
Appropriate application Fee	Town and Country Planning (fees for applications and	All (except Listed Building and Conservation Area	

	deemed applications) Regulations 1989 (as amended). Circular 04/2008	Consent)	
Design & Access Statement	See Glossary of Terms and Criteria and/or Triggers (Appendices A and B)	FP, LB, OP, HH (if in Conservation area)	Further information can be obtained from www.cabe.org.uk
Evidence verifying the information included in the application	Town and Country Planning (Development Management Procedure) Order 2010	CL	
Information as is considered to be relevant to the application	Town and Country Planning (Development Management Procedure) Order 2010	CL	

Local Requirement List:-

Requirement	Policy Driver	Development Types Required for	Notes
Block Plan (1:100 or 1:200)	Town and Country Planning (Development Management Procedure) Order 2010	All	Site Plan and Block Plan can be combined if at 1:200
Elevations – Existing and proposed (1:50 or 1:100)	Town and Country Planning (Development Management Procedure) Order 2010	All (except OP and CA)	
Floor Plans – Existing and Proposed (1:50 or 1:100)	Town and Country Planning (Development Management	HH, FP, RM, LB, VC, CL, PN	

	Procedure) Order 2010		
Site Sections – Existing and Proposed (1:50 or 1:100)	Town and Country Planning (Development Management Procedure) Order 2010	HH, FP, RM, VC, PN	
Roof Plan – Existing and Proposed (1:50 or 1:100)	Town and Country Planning (Development Management Procedure) Order 2010MPO 2010	HH, FP, RM, LB, VC	
All plans must have a drawing number, page size and scale bar	See Glossary of Terms and Criteria and/or Triggers (Appendices A and B)	All	
Affordable Housing Statement	PPS3; Policies HSG3, HSG4 and HSG5 East Herts Local Plan 2007; Affordable Housing & Lifetime Homes SPD 2008	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Air Quality Assessment	PPS1; PPS23	All proposals that have a significant impact on air quality	
Biodiversity Survey	PPS1; PPS9 Circular 06/2005	HH, FP, OP, RM, VC subject to criteria/triggers (see Appendices A and B)	Further information at www.alge.org.uk and www.opsi.gov.uk
Conservation Area Appraisal	PPS5	CA subject to criteria/triggers (see Appendices A and B)	

Economic Statement	PPS1; PPS4	FP, OP subject to criteria/triggers (see Appendices A and B)	
Environmental Statement	Town and country Planning (Environmental Impact assessment) Regulations; PPS1; PPS9	FP, OP subject to criteria/triggers (see Appendices A and B)	
Flood Risk Assessment	PPS1; PPS25; Policy ENV19 East Herts Local Plan 2007	FP, OP subject to criteria/triggers (see Appendices A and B)	Further information at www.environment-agency.gov.uk
Foul Sewerage and Utilities Assessment		FP, OP subject to criteria/triggers (see Appendices A and B)	
Heritage Statement	PPS5; policies BH5, BH6, and BH7 East Herts Local Plan 2007	FP, OP, RM, PN, if affecting Listed Building or Ancient Monument and LB, CA	
Land Contamination Assessment	PPS1; PPS23:	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	Further information from Environmental Health and on the Council's website at www.eastherts.gov.uk
Landscaping Details	PPS1; PPS9; policies ENV2 and ENV11 East Herts Local Plan 2007	FP, OP, RM, PN subject to criteria/triggers (see Appendices A and B)	
Lighting Assessment	Policy ENV23 East Herts Local Plan 2007	FP, OP, RM subject to	

		criteria/triggers (see Appendices A and B)	
Noise Assessment	PPS1; PPG24; Policies ENV24 and ENV25 East Herts Local Plan 2007	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	Further information from Environmental Health
Open Space Assessment	PPG17; Open Space, Sport & Recreation SPD 2009	FP, OP subject to criteria/triggers (see Appendices A and B)	
Parking and Access Arrangements	PPS1; PPG13; Policies TR7 and TR8 East Herts Local Plan 2007; Vehicle parking Provision at New Development SPD 2008	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Photographs and Photomontages	See Glossary of Terms and Criteria and/or Triggers (Appendices A and B)	HH, FP, OP, RM, PN, LB, CA	
Planning Obligations – Draft Heads Of Terms	s.106 Town and Country Planning Act 1990 (as amended); Circular 5/2005; CIL Regulations 2010; Planning Obligations SPD 2008	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Planning Statement	PPS1	FP, OP, RM, VC, LB, PN, NMA	Further information at Chapter 7 Creating Local Development Frameworks: A Companion Guide to PPS12

Refuse Disposal arrangements	PPS; PPS10	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Retail Impact Assessment	PPS4	FP, OP subject to criteria/triggers (see Appendices A and B)	
Site Waste Management Plan	PPS1; PPS10	FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Statement of Community Involvement	Statement of Community Involvement 2007	FP, OP (Major Applications Only), PN	Further information at Chapter 7 Creating Local Development Frameworks: A Companion Guide to PPS12
Structural Survey	PPS1; PPS5; policies GBC8; GBC9; HSG8 East Herts Local Plan 2007	FP, OP, RM, CA, LB, PN subject to criteria/triggers (see Appendices A and B)	
Sustainability Statement	PPS1; policy SD1 East Herts Local Plan 2007	FP, OP subject to criteria/triggers (see Appendices A and B)	
Telecommunications Development	PPG8; policy ENV28 East Herts Local Plan 2007	FP, PN	
Town Centre Uses	PPS4;	FP, OP subject to criteria/triggers (see Appendices A and B)	
Transport Assessment	PPS1; PPG13; policies TR1, TR2, TR3 East Herts Local Plan 2007	FP, OP subject to criteria/triggers (see Appendices	

		A and B	
Travel Plan	PPS1; PPG13; policy TR4 East Herts Local Plan 2007	FP, OP subject to criteria/triggers (see Appendices A and B)	
Tree Survey / Arboricultural Report	PPS1; Policies ENV2 and ENV11 East Herts Local Plan 2007	HH, FP, OP, RM subject to criteria/triggers (see Appendices A and B)	
Ventilation / Extraction Statement	PPS1; PPS23; PPG24; Policies ENV24 and ENV25 East Herts Local Plan 2007	FP, OP subject to criteria/triggers (see Appendices A and B)	
Viability Assessment	PPS1; PPS5; s.106 Town and Country Planning Act 1990 (as amended)	All – where an exception to policy is proposed on financial grounds	Advice from a professional valuer should be sought and the Council will expect the developer to meet the costs of an independent assessment of the Viability report
Details of alternative sites rejected with justification for rejection	PPG8; policy ENV28 East Herts Local Plan 2007	PN, FP	Electronic Communications Code Operators only
Map Showing the relationship of site to schools, playgrounds and other communications equipment in vicinity	PPG8; policy ENV28 East Herts Local Plan 2007	PN, FP	Electronic Communications Code Operators only
Supplementary Information template	As set out in Annex F of the code of best practice on Mobile Phone Network Development)	PN, FP	Electronic Communications Code Operators only
Telecommunication development supplementary	PPG8; policy ENV28 East Herts Local Plan 2007	PN, FP	Electronic Communications Code Operators only

information			
All Applications for Major developments will require the submission of the application on CD in PDF format	See main Local Validation list	FP, OP, RM	