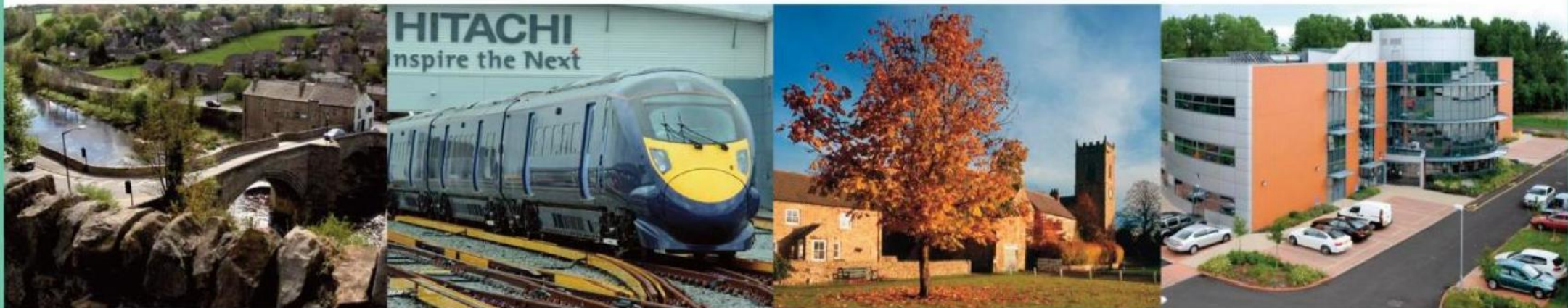


Planning validation requirements

Guidance note on the validation requirements
for planning and other types of applications

1st August 2019



INTRODUCTION

In order to assess a planning application we need appropriate supporting information. Certain national requirements are mandatory (see 1-6 below) but we have discretion to adopt a local list of validation requirements (see 7-30 below). Local validation criteria must comply with the following statutory tests¹:

- i. must be reasonable having regard, in particular, to the nature and scale of the proposed development; and,
- ii. may require particulars of, or evidence about, a matter only if it is reasonable to think that the matter will be a material consideration in the determination of the application.

For your application to be accepted as valid, you must provide all of the required information (or a reasoned justification for not providing it). This guidance notes sets out the information that must be submitted with certain types of application and further information on thresholds when the information will be required.

Where an Environmental Statement is required, that will encompass most, if not all, of the supplementary information. In other cases, the Design and Access Statement or Planning Statement may be a useful covering document. If you do incorporate requirements in this way, please make sure that you use the appropriate sub-headings so that each requirement can be readily identified.

If you are in any doubt as to the level and type of information required speak to a planning officer before submitting the application. For all but the most straightforward developments you are strongly encouraged to enter into pre-application discussions prior to submission of an application.

Where you disagree with a decision to invalidate a planning application you should follow this up in writing setting out why you do not consider the information is necessary. The requirement will then be reviewed by the Council. If there remains a dispute, there is a procedure² to resolve such issues. If necessary you can, after the statutory time period for determining the application has expired, appeal against non-determination. In considering such an appeal the inspector will consider both the dispute regarding invalidity and the merits of the application itself.

Submitting applications online

Applicants are encouraged to submit applications online by registering with either the Planning Portal or the iApply website. Choose which provider you wish to use - it makes no difference to the way we deal with your application.

[Apply for planning permission via Planning Portal](#)

¹ Section 62 (4A) of the Town and Country Planning Act 1990 and Article 34(6) c of the Town and Country Planning (Development Management Procedure) (England) Order 2015, Para 44 of the NPPF.

² set out in Article 12 of the Development Management Procedure Order 2015

For further information, please contact: planning@durham.gov.uk or 03000 262 830

| | National Requirements-mandatory for all applications | Can be included in D&A Statement | Applicant checklist |
|----|---|----------------------------------|---------------------------------------|
| 1 | Application Form | | Completed |
| 2 | Location Plan | | Yes |
| 3 | Ownership Certificates & Agricultural Declaration | | Completed |
| 4 | The Appropriate Fee | | Yes |
| 5 | Design and Access Statement | | N/A Waste development |
| | Local Requirements-see specific thresholds | | |
| 6 | Additional Plans and Drawings | | Yes |
| 7 | Agricultural Land Classification Statement | | Yes |
| 8 | Air Quality Assessment | | Contained within ES Chapter 10 |
| 9 | Biodiversity and Geology Survey and Report | | Stand Alone Report |
| 10 | Building for Life Assessment | <input type="checkbox"/> | The development is an Energy Facility |
| 11 | Coal Mining Risk Assessment | | Contained within Appendix 8.2 of ES |
| 12 | Construction Management Plan | | As part of condition |
| 13 | Environmental Statement | | Yes |
| 14 | Heritage Statement | <input type="checkbox"/> | Stand Alone Report |
| 15 | Hydrogeological Risk Assessment | | Contained within ES Chapter 8 |
| 16 | Land Contamination Assessment | | Contained within ES Chapter 8 |
| 17 | Levels | | Contained within Elevations |
| 18 | Lighting Assessment | | N/A |
| 19 | Meeting Housing Needs Statement | | N/A |
| 20 | Minerals and Waste Safeguarding Assessment | | The site has previously been quarried |
| 21 | Noise Assessment | | Contained within Chapter 9 of ES |
| 22 | Open Space, Sport, Play and Leisure Assessment | <input type="checkbox"/> | N/A |
| 23 | Planning Statement | <input type="checkbox"/> | Yes |
| 24 | Sequential Test & Impact Assessment for Town Centre Uses | | N/A |
| 25 | Structural Survey | | N/A |
| 26 | Surface Water Management Assessment & Flood Risk Assessment | | Contained within Chapter 11 of ES |
| 27 | Telecommunications Assessment | | N/A |
| 28 | Transport Assessment | | N/A |
| 29 | Transport Statement | <input type="checkbox"/> | Stand Alone Report |
| 30 | Travel Plan | | N/A |
| 31 | Tree Assessment | | N/A |
| 32 | Ventilation/Extraction Statement | | Details provided in Chapter 5 of ES |
| 33 | Viability Assessment | | N/A |

