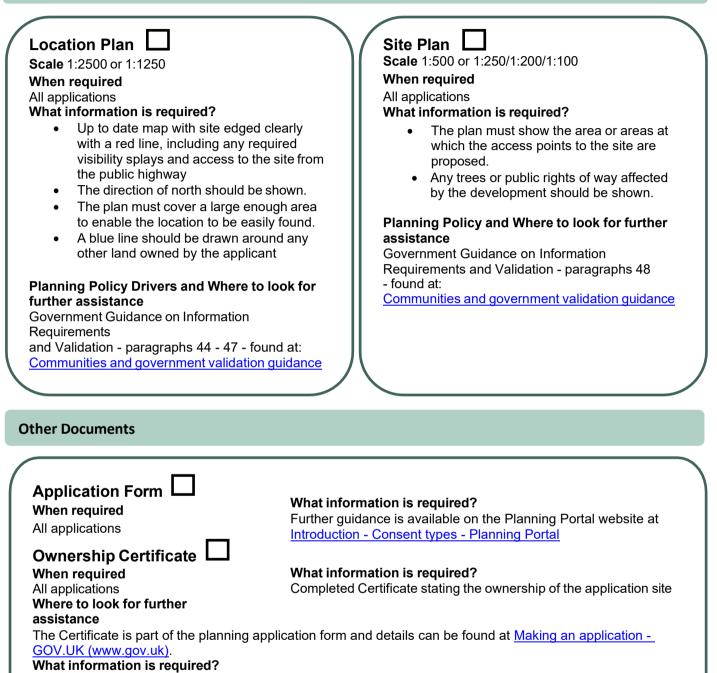
Development Management, Economic Development and Planning, County Hall, Bythesea Road, Trowbridge, BA14 8JN Tel: 0300 456 0114 Email: developmentmanagement@wiltshire.gov.uk



Outline Planning Permission Validation Checklist

National Requirements -Plans



Where a third party own all or part of the application site, Notice of the application must be given to them. Notice under article 6 can be found on the governments website <u>The Town and Country Planning (General</u> <u>Development Procedure) Order 1995 (legislation.gov.uk)</u>

Fee

When required

Planning applications incur a fee What information is required? The correct fee Planning Policy and Where to look for further assistance

For full details of fees and to calculate your planning fee, go to <u>Fees for planning applications - GOV.UK</u> (www.gov.uk) or the <u>Planning Portal</u> website

Design & Access Statement	
When required Any major development (10 houses or 1000 or more s In Conservation Areas and the Avebury/Stonehenge V development; or non residential buildings where the fl What information is required?	World Heritage Site only, any new residential
A written statement which explains the design principl development and that:	es and concepts that have been applied to the
Demonstrates the steps taken to appraise the context development takes that into account;	of the development and how the design of the
Explains the policy adopted as to access, and how de taken into account;	velopment plan policies relating to access have been
States what consultation, if any, has been undertaken taken of the outcome of any such consultation;	on issues relating to access and what account has been
Explains how any specific issues which might affect ac Planning Policy and Where to look for further assist	stance
National Planning Policy Framework paragraph 128 a Information Requirements and Validation' 2010 Comm	
Local Requirements – Plans All plans must include a	Access to the site
Scale Minimum 1:500/1:200 When required	Scale Minimum 1:500/1:200 When required
All outline planning applications What information is required?	Where approval of the access to the site is sought at this outline stage
A plan showing the approximate location of	What information is required?
buildings, routes and open spaces Planning Policy and Where to look for further assistance	Detailed plans showing the access to and within the site for vehicles, cycles and pedestrians and how these fit into the existing access network
Government Guidance on Information Requirements and Validation - paragraphs 94 & 95	Planning Policy and Where to look for further assistance
- found at: Communities and government validation guidance	Government Guidance on Information Requirements and Validation - paragraphs 94 & 95 - found at:
	<u>Communities and government validation guidance</u>
	Communities and government validation guidance

What information is required? Survey showing existing features and levels Planning Policy and Where to look for further assistance Government Guidance on Information Requirements and Validation - paragraphs 94 & 95 - found at: Communities and government validation guidance

Proposed Elevations

Scale 1:100 or 1:50 with figured dimension plans When required

Where approval of the appearance of the buildings is sought at this outline stage; OR Where new buildings are proposed within a conservation area What information is required?

These should show any elevations that would be created or altered by the development. These should include proposed building materials and the style and materials of windows and doors.

Planning Policy and Where to look for further assistance

Government Guidance on Information

Requirements and Validation - paragraphs 94 & 95 - found at:

Communities and government validation guidance

Existing & Proposed Roof Plans

Scale 1:100 or 1:50 with figured dimension plans When required

Where approval of the appearance of the buildings is sought at this outline stage and the roof details are not evident from the elevations OR where new buildings are proposed within a conservation area

What information is required?

The shape of the roof, including any areas cutaway or proposed to be used for balconies; seating

Planning Policy and Where to look for further assistance

Government Guidance on Information

Requirements and Validation - paragraphs 94 & 95 - found at:

Communities and government validation guidance

Existing & Proposed Floor Plans

Scale 1:100 or 1:50 with figured dimension plans When required

Where approval of the appearance of the buildings is sought at this outline stage; OR Where new buildings are proposed within a conservation area

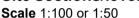
What information is required?

These should show the uses of the floorspace Planning Policy and Where to look for further assistance

Government Guidance on Information Requirements and Validation - paragraphs 94 & 95 - found at:

Communities and government validation guidance

Site Sections/levels



When required

Where approval of the appearance of the buildings is sought at this outline stage; OR Where new buildings are proposed within a conservation area

What information is required?

These should show existing and proposed site levels, and finished floor levels, with levels related to a defined datum point

Planning Policy and Where to look for further assistance

Government Guidance on Information Requirements and Validation - paragraphs 94 & 95 - found at:

Communities and government validation guidance

Other Documents

Flood Risk Assessment	
When required	

When required

When the development is within Environment Agency Flood Zone areas Areas 2 or 3 OR is over 1 hectare in size in Flood zone 1

What information is required?

Proportionate Flood Risk Assessment

Planning Policy and Where to look for further assistance

Detailed Guidance from the Environment Agency can be found at:

http://www.environment-agency.gov.uk/research/planning/82584.aspx

The site also shows flood risk areas

National Planning Policy Framework paragraphs 165-175

Ecological Assessment/ Protected Species survey

When required

Find out if your application needs to be supported by ecological information, by going to Biodiversity and development - Wiltshire Council and clicking on the guidance form "Does my application need to be supported by ecological Information?" Please note this is a guide only and may not pick up all ecological constraints relevant to your application.

What information is required?

This depends on the nature of your proposal and its geographical location within Wiltshire. This link Biodiversity and development - Wiltshire Council can help you decide what to include in ecology survey and assessment reports and what to submit if you need to demonstrate Biodiversity Net Gain and / or nutrient neutrality. From this link you can also access information about mitigation strategies and contribution rates where development affects protected sites.

Planning Policy and Where to look for further assistance

National Planning Policy Framework National Planning Policy Framework - GOV.UK (www.gov.uk); protected species and sites Protected species and development: advice for local planning authorities - GOV.UK (www.gov.uk); biodiversity net gain Biodiversity net gain - GOV.UK (www.gov.uk); nutrient neutrality Nutrient Neutrality and Mitigation: A summary guide and frequently asked questions - NE776 (naturalengland.org.uk).

Land Contamination Assessment When required

For redevelopment of former petrol filling sites; commercial garages: landfill sites and other brownfield sites where contamination is known or suspected

What information is required?

Desk based study. Report of on-site investigative reports if warranted by desk study

Planning Policy and Where to look for further assistance

National Planning Policy Framework paragraphs 189 - 194.

Archaeological Assessment

When required

Where the site includes, or has the potential to include, a heritage asset of archaeological interest What information is required?

Desk-based assessment Field evaluation if desk based assessment points to its necessity Planning Policy and Where to look for further assistance National Planning Policy Framework paragraph 200

Waste Audit When required

For residential developments of 10 or more houses; new employment premises of 300m2; new retail facilities 500m2

What information is required?

Details of means of minimising waste during the development process; and for encouraging post development recycling

Planning Policy and Where to look for further assistance

Wiltshire and Swindon Waste Core Strategy 2006 - 2026

Transport Assessment



When required Residential development of 100 dwellings; Retail and/or employment/leisure uses of 1000m2.or more; and waste management facilities

What information is required?

Transport implications of the proposal, including access to the site by different modes and impact on any nearby trunk road

Planning Policy and Where to look for further assistance

National Planning Policy Framework paragraphs 108 - 117

Functional and viability assessment When required

When the proposal includes an isolated dwelling in the countryside for agricultural; equestrian or other rural based enterprises business

What information is required?

Professional assessment by independent expert/consultant on whether there is an essential need for a rural worker to live near their place of work in the countryside

Planning Policy and Where to look for further assistance

PPS7 Annex A - Whilst withdrawn as Government guidance offers sound advice on contents of any assessment

Ventilation/Extraction Details

When required

For proposed new restaurants; hot food takeaways and public houses and other premises selling/serving hot food

What information is required?

Details of the ventilation/extraction proposals. including the associated alterations/additions to the external appearance of the building required to accommodate them

Planning Policy and Where to look for further assistance

National Planning Policy Framework

	Noise Impact Assessment	
	When required	
	For industrial uses falling within class B2 (general	
	industrial uses) and that are proposed within 10 metres of a boundary with residential property and waste	
	management facilities. For proposed residential uses that are adjacent to or within close proximity of noise	
	generating industrial uses	
	What information is required?	
	A professional noise assessment that demonstrates the impact of the use on the amenity of existing residential	
	properties or in the case of proposed new residential development demonstrates the likely impact on the amenity	
	of the occupiers of the proposed dwellings including any mitigation proposals Planning Policy and Where to look for further assistance	
	National Planning Policy Framework paragraph 180 and 191	
	Statement of Community Involvement - Wiltshire Council	
		Ϊ
r .	Landscape and visual impact appraisal	
	When required	
	Proposals for major development or waste management facility within or adjacent to an area of outstanding	
	natural beauty	
	What information is required?	
	A professional landscape and visual impact assessment that demonstrates the impacts on the character and	
	appearance of the landscape and includes an appropriate mitigation strategy	
	Planning Policy and Where to look for further assistance	
	National Planning Policy Framework Section 12 'Achieving well-designed and beautiful places' and Wiltshire	
	and Swindon Waste Core Strategy 2006 – 2026	
	Statement of Community Involvement	1
	Statement of Community Involvement	
	When required	
	Major developments of 10 dwellings or more, including sheltered housing	
	Retail developments of 1,000 square metres or more	
	Waste management facilities	
	large road schemes	
	 Mineral extraction; and other developments of 1,000 square metres or more likely to generate significant 	
	public interest	
	What information is required?	
	Submission of a report outlining what public consultation has been undertaken and how the results have been	
	taken into account in the application	
	Planning Policy and Where to look for further assistance	
	Statement of Community Involvement - Wiltshire Council	
	Planning Obligations Draft Heads of Terms	
	When required	
	For any proposal that requires the completion of a legal agreement or where one is being offered, including those	
	where the Council has given written confirmation in pre-application discussions that an agreement will be required	
	What information is required?	

Heads of Terms covering the relevant areas **Planning Policy and Where to look for further assistance** <u>Statement of Community Involvement - Wiltshire Council</u>