

Local Validation List for Planning Applications

Table 1 – National requirements

Requirement	Statutory Provision
Application Form	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Agricultural Holding Certificate (article 7)	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Ownership certificate (A,B,C or D as applicable)	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Site Location Plan	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Site Plan/Block Plan	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Design and Access Statement (Not required for all applications – see website for details)	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Appropriate Fee	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended; The Town and Country Planning (Fees for Applications and Deemed Applications - Requests and Site Visits) (England) Regulations 2012 as amended 2017
Existing and proposed floor plans	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended
Existing and proposed elevations, sections and roof plans	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended

Local Validation List for Planning Applications

Requirement	Statutory Provision
Outline planning applications: an indication of the area or areas where access to the development will be situated (even if access is a reserved matter)	Town and Country Planning (Development Management Procedure) (England) Order 2015 as amended

Local Validation List for Planning Applications

Table 2 – Local requirements

Requirement	Relevant Policy Provision	Types of application that may require this information
Affordable Housing Statement	Adopted Dartford Local Plan Policies CS19 and DP9	Residential development of 15 or more dwellings in the urban area or two or more dwellings in the rural area
Air Quality Assessment	Adopted Dartford Local Plan Policies CS23 and DP5	Major developments ¹ and other potentially polluting and traffic generating development or for developments within an Air Quality Management Area.
Archaeological Assessment	Adopted Dartford Local Plan Policies DP12	Developments with potential to impact on areas of archaeological interest.
Biodiversity Survey and Report	Adopted Dartford Local Plan Policies CS16 and DP25	Major developments; non-major developments in relevant or sensitive locations
Daylight/Sunlight Assessment	Adopted Dartford Local Plan Policy DP5	Major applications where there is a potential adverse impact upon the current levels of sunlight/ daylight enjoyed by adjoining properties, including associated gardens or amenity space; applications where the application site itself is subject to potential adverse impact from adjoining buildings or features or where one part of the development is affected by another part of the same development
Economic Statement	Adopted Dartford Local Plan Policies CS8 and DP20	Major developments; redevelopments where loss of employment may arise
Energy Statement	Adopted Dartford Local Plan Policies CS23 and DP11	Major developments
Financial Viability Assessment	Adopted Dartford Local Plan Policies CS19, CS21, CS26 and DP9	Major developments that do not offer the full range of planning obligations required by policy
Flood Risk Assessment	Adopted Dartford Local Plan Policies CS24, DP2 and DP5	Any development in Flood Zones 2 & 3, as defined by Environment Agency and set out in the EA standing advice
Foul Sewage and Surface Water Drainage Strategy	Adopted Dartford Local Plan Policies CS25 and DP5	Developments that will increase site coverage with buildings and hard surfaces; sites traversed by public sewers

¹ 10 or more dwellings or a site area of 0.5 hectares or more. For other users, floorspace to be built is 1,000m² or more or the site area is 1 hectare or more.

Local Validation List for Planning Applications

Requirement	Relevant Policy Provision	Types of application that may require this information
Gasping landfill site assessment	Adopted Dartford Local Plan Policy DP5	Development on or in the immediate vicinity of landfill sites
Habitat Regulation Screening Assessment and where applicable Appropriate Assessment	Adopted Dartford Local Plan Policy DP25 Habitats Regulations Assessment (as amended) 2010	Large residential developments of 15 dwellings or more on site within the Dartford 'zone of influence'. (Further information provided in the guide for developers on Large residential site in the East of the Borough – Large Sites options and Habitat Regulations in Dartford (generally applicable to large sites in the east part of the Borough)
Heritage Statement	Dartford Local Plan Policies B1, B6, B11 and B12 and NPPF.	Planning applications in Conservations Areas and affecting the setting of a Listed Building; and Listed Building Consent
Land Contamination Assessment	Adopted Dartford Local Plan Policy DP5	Any redevelopment in relevant locations, in particular where the proposed use is sensitive; residential development if the site is within 250m of a former landfill site or other potentially contaminated land
Landscape and Views Impact Assessment	Adopted Dartford Local Plan Policy DP2	Development that may affect the openness of protected open spaces including Green Belt, important local views, or views of landmarks or major skyline ridges; proposals for high buildings
Lighting Assessment	Adopted Dartford Local Plan Policy DP5	Floodlights and other lights that may impact outside the application site or may affect biodiversity.
Minerals Assessment	Kent Minerals and Waste Local Plan 2013-30. Policy DM7	Development located in Mineral Safeguarding Areas not subject to exclusions.
Noise and Vibration Impact Assessment	Adopted Dartford Local Plan Policy DP5	Noise-sensitive development (including residential) close to noise generating activities; proposals that include noise generating activities and equipment / machinery
Open Space Assessment	Adopted Dartford Local Plan Policies DP24	Development of sites that contain playing fields, sports pitches, land designated as Borough Open Space and/or other non-designated public amenity space.
Planning Obligations – Draft Head of Terms	Adopted Dartford Local Plan Policies CS21, CS26, DP3, DP4 and DP21	Major developments; non-major developments where planning obligations are necessary to mitigate the impact of the development.

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Requirement	Relevant Policy Provision	Types of application that may require this information
Planning Statement	Wide range of adopted Dartford Local Plan and Dartford Core Strategy Policies	Major developments which raise a wide range of planning issues, including justification of “very special circumstances” regarding Green Belt
Refuse and Recycling Storage	Adopted Dartford Local Plan Policies CS17 and DP2	Residential development; places of employment; education and entertainment/leisure
Residential Space Standards Statement: NDSS and M4(2) or(3)	Adopted Dartford Local Plan Policies DP8	All developments creating new dwellings
Structural Survey and Rebuilding Method Statement	Adopted Dartford Local Plan Policy DP13	Listed Building Consent; demolition of Listed Buildings; conversion/reuse of buildings in Green Belt
Sustainable Urban Drainage Strategy	Adopted Dartford Local Plan Policies CS24 and DP5	Major development; any development in a Source Protection Zone; developments that will increase site coverage with buildings and hard surfaces
Town Centre Uses/Retail Sequential Test and Retail Impact Assessment	Adopted Dartford Local Plan Policies CS12, DP14, DP15	Outside of designated centres (Dartford Town Centre, Bluewater area and District and Neighbourhood Centres) on the Policies Map a sequential site assessment is required for proposals for a net gain in A class floorspace and other applicable main town centre uses. Proposed gains of 500sqm and more in A1 floorspace in these locations must also be accompanied by a full retail impact assessment. Assessments should be produced consistent with government guidance.
Transport Assessment	Adopted Dartford Local Plan Policies CS15 and DP3	Major developments
Travel Plan	Adopted Dartford Local Plan Policies CS15, DP3 and DP4	Major developments
Tree Survey and Arboricultural Implications Report	Adopted Dartford Local Plan Policy DP2	Development of sites where there are existing trees which may be affected by development
Utilities Statement	Adopted Dartford Local Plan Policies CS26 and DP11	Major developments
Ventilation/Extraction Statement	Adopted Dartford Local Plan Policy DP19 and DP5	Restaurants, cafes & hot food takeaways

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Requirement	Relevant Policy Provision	Types of application that may require this information
Water Efficiency Statement	Adopted Dartford Local Plan Policy DP11	All developments creating new dwellings.
Community Infrastructure Levy Additional Information Requirement form	Community Infrastructure Levy Regulations 2010 as amended	Any CIL liable development identified in the Dartford Borough Council Approved Charging Schedule