

Validation requirements for planning applications August 2015

Table 1 – National requirements

Requirement	Statutory Provision
Application Form	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Agricultural Holding Certificate (article 7)	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Ownership certificate (A,B,C or D as applicable)	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Site Location Plan	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Site Plan/Block Plan	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Design and Access Statement (Not required for all applications – see website for details)	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Appropriate Fee	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended; The Town and Country Planning (Fees for Applications and Deemed Applications - Requests and Site Visits) (England) Regulations 2012

Requirement	Statutory Provision
Existing and proposed floor plans	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended
Existing and proposed elevations, sections and roof plans	Town and Country Planning (Development Management Procedure) (England) Order 2010 as amended

Table 2 – Local requirements

Requirement	Relevant Policy Provision	Types of application that may require this information
Affordable Housing Statement	Dartford Core Strategy Policy CS19	Residential development of 15 or more dwellings in the urban area or two or more dwellings in the rural area
Air Quality Assessment	Dartford Core Strategy Policy CS23	Major developments ¹ and other potentially polluting and traffic generating development
Biodiversity Survey and Report	Dartford Core Strategy Policy CS16	Major developments; non-major developments in relevant or sensitive locations
Daylight/Sunlight Assessment	Dartford Local Plan Policy B1	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	Dartford Local Plan Policies E10, E13, E14 and Dartford Core Strategy Policy CS8	Major developments; redevelopments where loss of employment may arise
Energy Statement	Dartford Core Strategy Policy CS23	Major developments

¹ 10 or more dwellings or a site area of 0.5 hectare or more. For other uses, floor space to be built is 1,000 m² or more or site area is 1 hectare or more.

Requirement	Relevant Policy Provision	Types of application that may require this information
Financial Viability Assessment	Dartford Core Strategy Policies CS21 and CS26	Major developments that do not offer the full range of planning obligations required by policy or other developments where policy requirements for affordable housing are not met
Flood Risk Assessment	Dartford Core Strategy Policy CS24	Any development in Flood Zones 2 & 3, as defined by Environment Agency
Foul Sewage and Surface Water Drainage Strategy	Dartford Local Plan Policy B1 and Dartford Core Strategy Policy CS25	Developments that will increase site coverage with buildings and hard surfaces; sites traversed by public sewers
Sustainable Urban Drainage Strategy	Dartford Local Plan Policy B1 and Dartford Core Strategy Policy CS24	Major development; any development in a Source Protection Zone; developments that will increase site coverage with buildings and hard surfaces
Heritage Statement	Dartford Local Plan Policies B1, B6, B11 and B12	Planning applications in Conservations Areas and affecting the setting of a Listed Building; Conservation Area Consent; Listed Building Consent
Land Contamination Assessment	Dartford Local Plan Policy DL4	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	Dartford Local Plan Policies B1 and B3	Development that may affect the openness of protected open spaces, important local views, or views of landmarks or major skyline ridges; proposals for high buildings
Lighting Assessment	Dartford Local Plan Policy B1	Floodlights and other lights that may impact outside the application site
Noise and Vibration Impact Assessment	Dartford Local Plan Policy B1	Noise-sensitive development (including residential) close to noise generating activities; proposals that include noise generating activities and equipment / machinery
Planning Obligations – Draft Head of Terms	Dartford Core Strategy Policies CS21 and CS26	Major developments; non-major developments where planning obligations are necessary to mitigate the impact of the development. centres
Planning Statement	Wide range of 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

Requirement	Relevant Policy Provision	Types of application that may require this information
Refuse and Recycling Storage	Dartford Core Strategy Policy CS17	Residential development; places of employment; education and entertainment/leisure
Structural Survey and Rebuilding Method Statement	Dartford Local Plan Policies B6, B8 and B9	Listed Building Consent; demolition of Listed Buildings; conversion/reuse of buildings in Green Belt
Town Centre Uses and Retail Impact Assessment	Dartford Core Strategy Policy CS12	Major developments; non-major developments including changes of use of retail premises
Transport Assessment	Dartford Core Strategy Policy CS15	Major developments
Travel Plan	Dartford Core Strategy Policy CS15	Major developments
Tree Survey and Arboricultural Implications Report	Dartford Local Plan Policies B1 and B3	Development of sites where there are existing trees which may be affected by development
Utilities Statement	Dartford Local Plan Policy B1 and Dartford Core Strategy Policy CS26	Major developments
Ventilation/Extraction Statement	Dartford Local Plan Policy R9	Restaurants, cafes & hot food takeaways
Windfall site Assessment	Dartford Core Strategy Policy CS10 and Housing Windfall Site Supplementary Planning Document	Residential development on sites not identified in the Strategic Housing Land Availability Assessment
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