

South and Vale Validation Checklist Consultation

APPENDICES FOR THE CONSULTATION REPORT

This report provides a copy of the additional documents submitted to the South and Vale Validation Checklist Consultation on behalf of John Phillips Planning Consultancy (JPPC) and Sport England.

NOVEMBER 2022

APPENDIX A - John Phillips Planning Consultancy (JPPC)

APPENDIX B – Sport England

APPENDIX A - John Phillips Planning Consultancy (JPPC)

Removal or variation of condition following grant of planning permission Validation Checklist

Complete this checklist and submit it with your application to extend or alter an existing house or for any development within the curtilage of a residential property.

You will need to submit this completed checklist with your application. It will not be accepted without it.

aka s73 application or minor material amendment application

National requirements

Requirement	Included – Y/N	If No, short statement why detail is not required
Completed application form, signed and dated		
Completed Ownership Certificate (A, B, C or D as appropriate) – within application form		
Correct application fee		
Location Plan		
Proposed Site/Block Plan		
Existing and Proposed Elevations		
Existing and Proposed Floor Plans		you don't need any existing stuff this will already be on record and there will most likely be no changes to 'existing'
Existing and Proposed Roof Plans		
Site sections and finished floor and site levels		

Local List Requirements

In addition to the national requirements set out above, the following information may also be required and this is dependent on the particulars of your application and proposal.

Please see the Validation Checklist Guidance Note for further advice on the information which may need to be submitted with your application.

Requirement	Included – Y/N	If N short statement why not required
Indicative street scenes		
Revised CIL Form 1 and measurements plan		



explanation of the changes from original approval?

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Full Planning Application Validation Checklist

Complete this checklist and submit it with your application to develop:

- 1-9 new dwellings,
- development of dwellings on a site of less than 0.5 hectares,
- applications creating floorspace of up to 999 square metres and applications for development on sites of less than 1 hectare.

(minor development category)

You will need to submit changes of use related checklist with your application. It will not be accepted without it.

Guidance and information on the drawing and documents listed below can be found in our Validation Checklist Guidance Note.


National requirements

Requirement	Included – Y/N	If No, short statement why detail is not required
Completed application form, signed and dated		
Completed Ownership Certificate (A, B, C or D as appropriate) – within application form		
Correct application fee		
Location Plan		
Proposed Site/Block Plan		
Existing and Proposed Elevations		
Existing and Proposed Floor Plans		
Existing and Proposed Roof Plans		
Site sections and finished floor and site levels		

with red and blue lines

existing site plan (showing parking)

showing parking

Requirement	Included – Y/N	If No, short statement why detail is not required
Design and Access Statement		
Fire Statement 		(for tall buildings)

Local List Requirements

In addition to the national requirements set out above, the following information may also be required and this is dependant on the particulars of your application and proposal.

Please see the Validation Checklist Guidance Note for further advice on the information which may need to be submitted with your application.

Requirement	Included – Y/N	If N short statement why not required
Acoustic Report/Noise Impact Assessment		
Affordable Housing Statement		
Agricultural, Rural or Occupational Worker Dwelling Justification and Development		
Air Quality Assessment		
Arboricultural Assessment/Tree Survey		
Archaeological Survey/Assessment		
Biodiversity Assessment and Surveys		
CIL Form 1 and measurements plan		
Contaminated Land Survey and Report		
Drainage Report – Foul and Surface Water		
Economic Statement		

Requirement	Included – Y/N	If N short statement why not required
Energy Statement (SOUTH ONLY)		
Environmental Statement		
Flood Risk Assessment (site-specific)		
Heads of Terms for S106 draft		
Heritage Statement		
Indicative street scenes		
Landscape Assessment/LVIA		
Landscaping Plan (hard and soft)		
Nutrient Neutrality Assessment (VALE ONLY)		
Planning Statement		
Recycling and Waste Management Plan		
Structural Survey		
Sustainable Design Measures Statement/Checklist		
Topographical Survey		
Transport Assessment/Statement		
Viability and Financial Information		

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Certificate of Lawfulness of Proposed Use or Development Application Validation Checklist

Complete this checklist and submit it with your certificate of lawfulness of proposed use or development to confirm that the works or development being proposed would be lawful and not require express planning permission.

You will need to submit this completed checklist with your application. It will not be accepted without it.

National requirements

Requirement	Included – Y/N	If No, short statement why detail is not required
Completed application form, signed and dated		
Completed Ownership Certificate (A, B, C or D as appropriate) – within application form		
Correct application fee		
Location Plan		
Proposed Site/Block Plan		existing site block plan
Existing and Proposed Elevations		
Existing and Proposed Floor Plans		
Existing and Proposed Roof Plans		
Site sections and finished floor and site levels		

Local List Requirements

In addition to the national requirements set out above, the following information may also be required and this is dependent on the particulars of your application and proposal.

Please see the Validation Checklist Guidance Note for further advice on the information which may need to be submitted with your application.

Requirement	Included – Y/N	If N short statement why not required
Planning Statement		

 other evidence?

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Certificate of Existing Use or Development Application Validation Checklist

Complete this checklist and submit it with your certificate of lawfulness of existing use or development to confirm that any existing use/operation/activity that has already taken place is lawful on the date specified in the application.

You will need to submit this completed checklist with your application. It will not be accepted without it.

National requirements

Requirement	Included – Y/N	If No, short statement why detail is not required
Completed application form, signed and dated		
Completed Ownership Certificate (A, B, C or D as appropriate) – within application form		
Correct application fee	delete	
Location Plan		
Proposed Site/Block Plan		
Existing and Proposed Elevations		
Existing and Proposed Floor Plans		
Existing and Proposed Roof Plans		
Site sections and finished floor and site levels		why is this needed? the building will be there if it is existing!

Local List Requirements

In addition to the national requirements set out above, the following information may also be required and this is dependent on the particulars of your application and proposal.

Please see the Validation Checklist Guidance Note for further advice on the information which may need to be submitted with your application.

Requirement	Included – Y/N	If N short statement why not required
Planning Statement		
Sworn Statement/Affidavit(s) from individuals with person knowledge of the development/operations carried out		
Photographic record		

other evidence'?

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APPENDIX B - Sport England

Checklist of Recommended Information Requirements

In addition to the national validation requirements set out within the Government's [Planning Practice Guidance](#), Sport England recommends that planning applications affecting playing field land should provide sport specific information in line with the below checklist. This information will enable Sport England to provide a substantive response to applications on which it is consulted. It will also aid the LPA to assess an application in light of [P.99 of the NPPF](#) and relevant Local Plan policies.

The checklist presents the recommended requirements for all applications. It also indicates the information that Sport England recommends should be submitted where an applicant feels their development may meet with one of the exceptions to Sport England's [Playing Fields Policy](#).

Document	Presenting details on.....	
Required for all applications		
Consultation Notice	1. The development proposed (description), timescales, case officer contact details and how information can be viewed.	
Existing site plan	2. Extent of the playing field as defined by The Town and Country Planning (Development Management Procedure) (England) Order 2015	
	3. Location and nature of existing buildings.	
	4. Location and nature of existing sports facilities (including the layout of summer and winter playing pitches).	
	5. Significant features (e.g. trees, slopes, paths, fences, sewers) ¹ .	
	6. Existing levels across the site ¹ .	
Proposed site plan	7. Location and nature of the proposed development.	
	8. Extent of playing field area to be lost (including the area covered by the proposed development and any associated works e.g. landscaping).	
	9. Location and nature of all existing sports facilities (clearly showing any revised locations from the existing plan).	
	10. Any changes to existing features and levels ¹ .	
Supporting Statements	11. Extent of playing field area to be lost (area in hectares and see point 8 above).	
	12. Reason for the chosen location and alternatives considered.	
	13. Any proposed changes in the provision of indoor and outdoor sports facilities on the site (including ancillary facilities).	
Required in relation to specific policy exceptions		Exceptions
Drawings	14. Internal layouts and elevations for proposed new, extended or enhanced sports facilities (including relevant ancillary facilities) ¹ .	2, 4 & 5
Supporting Statements	15. Current and recent users of the playing field and the nature and extent of their use.	1,4 & 5
	16. How the development fits with the findings of any relevant assessment of need and/or sports related strategy (a copy of, or a web link to, the assessment or strategy should be provided) ^{1 2} .	1, 4 & 5
	17. How the development will be of benefit to sport (including benefit to existing and potential users) ² .	2, 4 & 5
	18. The specification of any ancillary facilities e.g. floodlights ¹ .	2, 4 & 5
	19. The specification of any Artificial Grass Pitch and reason for the chosen surface type ² .	4 & 5
	20. How any replacement area of playing field and ancillary facilities will be delivered (including to what timescale).	4
	21. How, for any replacement area of playing field, equivalent or better quality will be achieved and maintained, including ³ : a. An assessment of the performance of the existing area; b. The programme of works (including pitch construction) for the creation of the proposed replacement area; c. A management and monitoring plan for the replacement area.	4

1. Level of detail to be proportionate to the nature of the development and its impact on the playing field.
2. Relevant for Exception 4 where the loss of an area of playing field with a natural grass surface is proposed to be replaced elsewhere by a new area of playing field with an artificial surface.
3. All details should be undertaken and developed by a suitably qualified and experienced sports turf consultant, satisfy appropriate Sport England and NGB design guidance, and have regard to Sport England's 'Equivalent Quality Assessment of Natural Turf Playing Fields' briefing note.

Note: As set out within the Government's Planning Practice Guidance any plans or drawings must be drawn to an identified scale, and in the case of plans, must show the direction of north. Although not a requirement of legislation, the inclusion of a linear scale bar is also useful, particularly in the case of electronic submissions.