

Subject: Local Validation Checklist for Planning Applications (2026) - Consultation Summary Report and Adoption

- 1.1 Local Validation Checklists set out the level of information needed to support a planning application and guidance to explain when each document is required. The National Planning Policy Framework (NPPF) (2024) states that this list should be subject to consultation and should be published on the local planning authority's website.
- 1.2 The Draft OPDC Validation Checklist (2026) was presented to OPDC Planning Committee on 19 March 2026. Planning Committee resolved to:
- Approve the 2026 Draft Local Validation Checklist for a 6-week consultation period; and
 - Delegate authority to the Director of Planning to adopt the final Local Validation Checklist, taking account of representations received in response to public consultation.
- 1.3 The Draft Checklist was published on OPDC's website and consulted upon for a period of 6-weeks, between 8 May 2026 and 19 June 2026. Key stakeholders were notified of the consultation by email and a hard copy of the consultation document was available to view at OPDC's offices. Planning officers also made applicants aware of the Draft Validation Checklist during pre-application discussions.
- 1.4 This report sets out the consultation responses that were received and explains how they have been taken into account in the Final Checklist (see Table 1 below).

Table 1 – Consultation comments and OPDC response

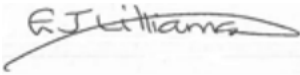
Respondent	Comment	OPDC response
Environment Agency	Satisfied with the validation documents. No further comments.	Noted

Canal and River Trust	Requested that the first bullet point in the Biodiversity Net Gain item includes a reference to the need for a statement/ evidence to support the applicant's understanding that BNG is not required (if applicable).	Change made
Greater London Archaeological Advisory Service (GLAAS)	Welcomed the inclusion of a need for archaeological desk based assessments to ensure compliance with the OPDC Local Plan and London Plan. Recommend highlighting that those areas where a "development that has the potential to affect archaeological heritage assets" can be determined through the location of Archaeological Priority Areas, development size, or pre-app consultation with GLAAS.	Noted. Change not made to avoid any confusion for applicants, given that there are not currently any Archaeological Priority Areas within the OPDC area. The current wording is considered to be appropriate.
Historic England	Welcomed the additional guidance provided within the 'what is required' column. Reference made to heritage submission requirements within draft Policy HE5(2) of the revised draft NPPF, which proposes that Heritage Statements should explicitly identify whether a proposal is likely to result in a positive impact, no effect, harm (including the level of harm), or the total loss of significance of a heritage	Noted. Change made.

	asset. While this broadly reflects existing best practice, should this policy be taken forward in the final published NPPF, OPDC may wish to update Point 5 of the 'what is required' section for Heritage Statements in the validation checklist to reflect this requirement.	
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- 1.5 Accordingly, it is recommended that the final 2026 Validation Checklist is formally adopted.

Dated this: 17 July 2026



Emma Williamson
Director of Planning