

## Delegated report

Report to the Director of Planning for Decision under Delegated Authority

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**Subject:** OPDC Validation Checklist for Planning Applications

**Decision required:** Approve, in consultation with the Chair of Planning Committee, the adoption of the revised Local Validation Checklist dated 3 January 2019

**Officer:** Rob Reeds

### 1. Background

- 1.1 The National Planning Policy Framework (NPPF) states that local planning authorities should publish a list of their information requirements for applications, which should be proportionate to the nature and scale of development proposals and reviewed on a frequent basis. The list should be subject to consultation and should be published on the local planning authority's website.
- 1.2 On 19 September 2018, OPDC Planning Committee considered a report setting out a draft validation checklist, dated October 2018. As part of the statutory process, any revisions to the LPA's local list should be issued to the local community, including applicants and agents, for consultation and any responses should be taken into account when preparing the final revised list. Planning Committee approved consultation on the draft validation checklist for a period of 6 weeks and delegated authority to the Director of Planning, in consultation with the Chair of Planning Committee, to publish the final validation checklist taking account of representations received during public consultation.
- 1.3 The draft validation checklist was subject to a six-week consultation period between 4 October 2018 and 15 November 2018. To satisfy the statutory requirements, the document was published on the OPDC website and comments were invited. The consultation was advertised through the OPDC newsletter, which is circulated to c.1000 stakeholders including local residents, businesses and applicants/agents.

### 2. Consultation responses

- 2.1 No comments were received during the consultation period.
- 2.2 Two minor changes are proposed to the Local Validation Checklist text to provide greater clarity on the requirements of the Local Validation Checklist. They do not materially change the Local Validation Checklist submission requirements.

- a) Clarification text against the requirement for a Sustainability Statement, to specify the separation between the construction waste and operational waste of the Site Waste Management Plan (to include a Refuse and Recycling Operational Waste Plan). The original draft did not distinguish between the two, as outlined in Policy EU6 of the OPDC Regulation 19(2) draft Local Plan 2018 in the policy reference column.
- b) The addition of 'Site Investigation Scheme' to the Contamination and Preliminary Risk Assessment requirement to accord with the Land Contamination Assessment Process in table 6.2 of Policy EU13 of the OPDC Regulation 19(2) draft Local Plan 2018, outlined in the policy reference column.

2.3 This report and the finalised Local Validation Checklist, along with the above minor amendments, has been discussed and agreed with the Chair of Planning Committee in accordance with the Planning Committee decision.

### 3. Recommendation

3.1 Approve the adoption of the Local Validation Checklist (Appendix 1), dated 3 January 2019.

**Date passed to Director of Planning:** 03/01/2019

**Authorised by:**



**Date:**

03/01/19

### Appendix 1

Local Validation Checklist – 3 January 2019