

COMPLETED BY SVA
ARCHITECTS AS PART OF
NORTH HINKSEY PARISH COUNCIL
APPLICATION FOR COVE MEMORIAL HALL SITE

Major Development Application Validation Checklist

(Version 12.12.3.19)

This checklist should be completed and submitted with applications seeking to develop 10 or more new dwellings, development of dwellings on a site of 0.5 hectares or more where number of dwellings is not known, applications creating floor space of 1000 square metres or more and applications for development on sites of 1 hectare or more.

Please note we require 3 hard copies of all documents submitted as part of a major development application

National requirements (please see <http://planningguidance.communities.gov.uk/blog/guidance/making-an-application/validation-requirements/national-information-requirements/>)

Requirement	Development types	Included - Y/N	If N short statement why not required
Completed application form, signed and dated. Complete contact details should be provided.	ALL	Y (✓)	
Location plan showing application site and surrounding area (1:1250 or 1:2500)	ALL The application site must be indicated using a red edge. Any other land outside the application site in the applicants control should be edged in blue	✓	
Completed Ownership Certificate (A, B, C or D as appropriate)	ALL	✓	
Correct fee	ALL (see fee calculator https://1app.planningportal.co.uk/FeeCalculator/Stan-alone)	N	APPLICANT WILL PAY DIRECT TO VOWHDC. NOTE APPLICANT IS A PARISH COUNCIL
Agricultural holdings certificate	ALL	✓	
Design and Access statement	See guidance at (http://planningguidance.communities.gov.uk/blog/guidance/making-an-application/validation-requirements/national-information-requirements/#paragraph_029)	✓	INCLUDED

Local Requirements

Requirement	Development types	Included - Y/N	If N short statement why not required
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Block plan (1:200 or 1:500)	ALL	✓	
Existing floor plans (1:50 or 1:100)	ALL	✓	EXISTING BUILDINGS TO BE DEMOLISHED: SHOWN ON PLANS + PHOTOS
Existing elevations (1:50 or 1:100)	ALL	✓	
Proposed floor plans (1:50 or 1:100)	ALL	✓	
Proposed elevations (1:50 or 1:100)	ALL	✓	
(Existing and proposed site sections) and finished floor and site levels (1:50 or 1:100)	ALL	✓	(LEVELS ONLY)
Existing and proposed roof plans (1:50 or 1:100)	ALL	✓	
Existing site survey with levels or spot heights (1:200 or 1:500)	ALL	✓	
Indicative Street Scenes	ALL	N	
Supporting planning statement appraising the scheme against relevant planning policy and guidelines	ALL	✓	FORMING PART OF DESIGN & ACCESS STATEMENT
Site specific flood risk assessment	Developments in an area liable to flood or developments with a site area over 1 hectare (https://www.gov.uk/guidance/flood-risk-and-coastal-change)	N	NOT APPLICABLE SEE NOTES & APPENDICES TO DESIGN & ACCESS STATEMENT
Foul drainage analysis	ALL It is recommended you seek input from Thames Water prior to submitting your application	N	EXISTING IN PLACE & DESCRIBED ON APPLICATION FORM
Biodiversity survey/protected species report	This should be submitted for All Major applications (see appendix A of the Local Authority Design Guide)	✓	SEE D+A STATEMENT & SEPARATE ECOLOGY REPORT
Rights of Way and Countryside access and survey report	Where there is a possibility of impacts on public rights of way http://www.southoxon.gov.uk/services-and-advice/planning-and-building/local-land-charges/submit-search	N	NO IMPACT ON ANY RIGHTS OF WAY

	http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/local-land-charges/request-copy-documents-local-land-charg		
Heritage statement	Applications affecting a listed building or where the site falls within a conservation area http://www.southoxon.gov.uk/services-and-advice/planning-and-building/conservation-and-design/conservation-areas/list-areas-and http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/conservation-and-listed-buildings/conservation-areas/conse	N	SITE DOES NOT FALL WITHIN A CONSERVATION AREA
Transport Assessment/Statement to include existing and proposed access/parking	ALL (https://www.oxfordshire.gov.uk/cms/content/transport-planning-application-advice)	✓	FORMS PART OF D+A STATEMENT
(Landscape assessment/landscaping scheme)	ALL http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/evidence-studies/policy-publications/south http://www.whitehorsedc.gov.uk/services-and-advice/planning-and-building/planning-policy/local-development-framework/core-strategy/landscape-assessment%20	✓	PLANNED + SOFT LANDSCAPE DESIGN PROPOSAL INCLUDED: MINIMAL IMPACT OF PROPOSALS ON WIDER VIEWS & OPEN SPACES
Planning Obligations to include draft Heads of Terms for S106 (to be discussed prior to submission of the application) Development proposals (including retail and employment) will need to address their direct impacts to make the development acceptable in planning terms. In the main we will secure S106 planning obligations for: - Affordable housing	ALL	N	APPLICANT PARISH COUNCIL DOES NOT ANTICIPATE ANY SUCH OBLIGATIONS

<ul style="list-style-type: none"> - On-site provision and maintenance of open space and play areas - On-site habitat creation and mitigation - Site specific transport infrastructure and Travel Plan monitoring - Street Naming and street nameplates - Bins - Improvements to the public realm and town centres - Air quality measures - Flood protection & water management <p>On- and off-site infrastructure for the strategic sites North-East Didcot, Ladygrove-East Didcot and site B Wallingford will be secured through S106 planning obligations. Please refer to the S106 Planning Obligations SPD for South Oxfordshire http://www.southoxon.gov.uk/services-and-advice/planning-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106</p>		(N)	(SEE PREVIOUS PAGE)
<p>CIL additional information form</p>	<p>All (https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy/2)</p>	N	<p>PROPOSALS COMPRISE IN THEMSELVES AN IMPROVEMENT TO COMMUNITY INFRASTRUCTURE</p>
<p>Annotated plans detailing measurements of CIL liable floor space</p>	<p>All</p>	N	<p>SEE ABOVE</p>
<p>Completed plot schedule</p>	<p>All http://www.whitehorsedc.gov.uk/sites/default/files/Plot%20schedule%20for%20completion.xlsx0</p>	N	<p>PLOT SCHEDULE NOT APPLICABLE - APPLICATION SITE IS FOR A SINGLE NEW/REPLACEMENT BUILDING</p>
<p>Noise Impact Assessment</p>	<p>Applications likely to be noise sensitive development (http://planningguidance.communities.gov.uk/blog/guidance/noise/noise-guidance/)</p>	N	<p>NO NOISE SENSITIVITIES EXPECTED AS EXTG ACTIVITIES WILL CONTINUE. SEE ALSO</p>
<p>Affordable housing statement for residential developments in line with current policy (this can form part of the planning statement)</p>	<p>ALL</p>	N	<p>D+A STATEMENT REF ADJ AGENCY (NOT OF OWNERS) N/A</p>
<p>Environmental Statement</p>	<p>Where required by the Town and Country Planning (Environmental Impact</p>	N	<p>NOT REQUIRED UNDER THESE REGULATIONS →</p>

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	Assessment) (Amendment) Regulations 2015		
Refuse Disposal statement Details regarding refuse and re-cycling facilities including refuse vehicle tracking plans http://www.southoxon.gov.uk/services-and-advice/recycling-rubbish-and-waste/our-policies-and-your-questions/future-planning-prop http://www.whitehorsedc.gov.uk/services-and-advice/recycling-rubbish-and-waste/our-policies-and-your-questions/future-planning-pr-0	ALL	→	BUT see also accompanying ENVIRONMENTAL REPORT
		✓	SEE DRAWINGS & APPLICATION FORM FOR DESCRIPTION OF REFUSE & RECYCLING ARRANGEMENTS
Topographical survey	ALL	✓	PLANS BASED ON OS MAPS
Arboricultural assessment	Where there are trees or hedges to be removed or affected by development	N	NO REMOVAL OF ANY SIGNIFICANT TREES
Phase 1 land contamination survey and completed contaminated land questionnaire	ALL	N	NO KNOWN CONTAMINATION
Viability Assessment Please note this information will be made available on our website as part of the application	ALL	N	HOWEVER P.C. HAS PRODUCED A BUSINESS CASE WHICH MAY BE MADE AVAILABLE IF REQUIRED

Indsterholme for SVA Architects & on behalf of Applicant North Thunksey Parish Council