

1 APP VALIDATION CRITERIA CHECK SHEET

Please note **ALL** plans and drawings should include: unique reference numbers / letters / date (if applicable), paper size, key dimensions and scale bar indicating a minimum of 0-10 metres. Where possible drawings should not exceed A3 size and at least 1 **copy** of all documents should be provided

Please make sure you have checked the national and local level requirements before submitting your application. If you do not send all the information we need your application will be deemed invalid.

6 - Application for outline planning permission with ALL matters reserved

National Requirements

Completed form (signed and dated)

The completed Ownership Certificate (A, B, C or D – as applicable) stating the ownership of the land to which the application relates under Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 – must be signed

A Site Location Plan to a scale of 1:1250 or 1:2500 which identifies the land to which the application relates outlined in red and any other land owned by the applicant, close to or adjoining the application site outlined in blue and **showing the direction of North.**

A copy of other plans and drawings or information necessary to describe the subject of the application including:

- o Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries

Design and Access Statement – This is a mandatory requirement for certain applications please refer to Design & Access Guidance to check if applicable

<http://www.middevon.gov.uk/planning>

The appropriate fee

In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 must be given and/or published in accordance with this Article

Local Requirements:

YES

N/A

Major commercial – design code BREEAM assessment to meet ‘very good’ from 2013 and ‘excellent’ from 2016

Major Applications - Carbon Reduction Statement to set out how landform, layout, building orientation, massing and landscaping to minimise energy consumption have been taken account of in the final design.

Retail Assessment for all major retail proposals

Waste Audit Statement – **all major development** - Should be specific to the development being applied for and include waste arising from the construction and operational stages of a development. Further information and guidance can be found on Devon County Council’s website at: <https://new.devon.gov.uk/planning/planning-policies/minerals-and-waste-policy/supplementary-planning-document>

Farm Waste Management Plan – for all accommodation of livestock buildings and storage of slurry over 465sqm. Waste management plan could be incorporated into waste audit statement for major agricultural developments

Flood Risk Assessment (FRA) required for all applications in Environment Agency Flood Zones 2 and/or 3

Form FDA1 required for all new or connections to existing non-mains drainage

Surface water drainage strategy

Justification for works to a listed building & schedule of works

Heritage Statement - a written statement that includes an analysis of the significance of the archaeology, history and character of the building/structure), (where proposed development is likely to affect heritage assets or their settings)	<input type="checkbox"/>	<input type="checkbox"/>
Structural survey of the property – when application involves conversion only	<input type="checkbox"/>	<input type="checkbox"/>
Ecology survey and report – trigger list and guidance available on planning web page	<input type="checkbox"/>	<input type="checkbox"/>
Landscape and Visual Impact Assessment – seek advice of local planning authority, potentially required for all renewable energy projects	<input type="checkbox"/>	<input type="checkbox"/>
Parking and Access details required if application proposes changes to parking or access (must be shown on block plan or other drawings)	<input type="checkbox"/>	<input type="checkbox"/>
Pollution Impact Assessment and mitigation scheme (refer to Policy DM/7 of LP3)	<input type="checkbox"/>	<input type="checkbox"/>
Transport Assessment/Travel Plan/Traffic Pollution Assessment/Low Emission Assessment – required for all development proposals that would give rise to significant levels of vehicle movement	<input type="checkbox"/>	<input type="checkbox"/>
Environment Impact Assessment for EIA development only	<input type="checkbox"/>	<input type="checkbox"/>

All Outline Applications **must** show the following detail on:

Use – The use or proposed uses for the development and any distinct development zones within the site identified.

Amount of development – The amount of development proposed for each use.

Indicative access points – An area or areas in which the access point or points to the site will be situated.

Official Use

Checked by:

Dated: