


Agenda Item No:	18	
Committee:	Planning	
Date:	8th February 2023	
Report Title:	Adoption of Planning Validation Requirements	

### Cover sheet:

#### 1 Purpose / Summary

The purpose of this report is to advise Members on the requirements of the National Planning Policy Guidance in respect of the requirement and procedure to update the Council's Local Validation List.

#### 2 Key issues

- The key issues relate to the consideration of comments received following the undertaking of a consultation exercise carried out in consultation with relevant users of the service.

#### 3 Recommendations

- The recommendation is to adopt the new Local Validation List with effect from 1 April 2023.

<b>Wards Affected</b>	All
<b>Forward Plan Reference</b>	N/A
<b>Portfolio Holder(s)</b>	Cllr Mrs D Laws
<b>Report Originator(s)</b>	Emma Nasta
<b>Contact Officer(s)</b>	Emma Nasta
<b>Background Paper(s)</b>	N/A

## **Report:**

### **1 Background / introduction**

- 1.1 Local Planning Authorities are required as part of the National Planning Policy Guidance (NPPG) to publish a list of information required in order to 'validate' planning applications, known as the local validation list. The local list requirements are prepared by the Local Planning Authority to clarify what information is required to be submitted with an application.
- 1.2 The Government requires Local Planning Authorities to review their local list requirements every 2 years.

### **2 Considerations**

- 2.1 A project group formed, and draft local validation lists were updated ready for consultation. This incorporated adding:
  - Identifying features on location plans to include a road name,
  - Requiring existing site plans and roof plans for some application types,
  - Plot schedules for major housing proposals, marrying up house types and plot numbers
  - Clearer guidance on when transport assessment/statements are required, in line with current national planning legislation and local plan requirements.
- 2.2 Consultation was undertaken for a period of 4 weeks from 17 October 2022 to the 14 November 2022. The consultation was placed on Fenland District Councils website and also emailed to Developer Forum members and other agents. Comments were invited either via email or in writing.
- 2.3 A total of 3 responses were received. Highways responded with no comment. Gowler Architectural did not want to comment on any proposed changes but wanted some clarity on when a biodiversity report was required. This was provided to them. Anglia Building consultants felt the reasons for the existing roof plan were unclear.
- 2.4 The comments from Anglia Building Consultants regarding existing roof plans were considered by the project group. It was agreed that these would only be required for complex roof structures and rather than have it as a local list requirement, a caveat would be added on the list that existing roof plans may be requested during the determination of the application.

### **3 Conclusions**

- 3.1 The local validation lists have been updated to reflect current legislation and local plan requirements, they have been consulted on and comments received have been considered.
- 3.2 It is recommended that Members approve the adoption of the updated Local Validation Lists from 1 April 2023.