

Outline Planning Permission with all Matters Reserved

DRAWINGS – Drawings are preferred at A4 or A3, however where this is inappropriate larger drawings are acceptable.

All drawings **MUST** include the following information:

- The scale of the drawing (e.g. 1:100, 1:200 – should be a metric scale). Drawings which say ‘Do not scale’, or similar will not be accepted.
- Indicate the direction of North on layout and location plans.

Drawings should also include the following information:

- A scale bar indicating a minimum of 0-10 meters.
- Have a title to identify the development and subject of the drawing (e.g. Residential development at Forest Road, Tunbridge Wells – Site Layout).
- Have a unique drawing number which also indicates any revisions (e.g. 1234 Revision B).
- All revisions should be described to identify any changes (e.g. Revision A – Layout changed).
- The date the drawing was drawn or any changes made.
- Annotation against the drawing to indicate all key external dimensions.

If not applying electronically, please provide if possible an electronic copy of the application on a CD ROM in pdf format. Please limit individual file sizes to less than 5Mb.

A minimum of 4 sets of all documentation relating to the application should be submitted EXCEPT if the application is submitted electronically when a single copy is sufficient.

Documents that **must** be included with your application:

- **Correct Fee¹**
- **Application Form, completed, signed** (unless submitted electronically) **and dated**
- **Ownership Certificate:**
- A** (included in Application Form: the applicant owns the land) **OR**
- B** (Form Part 2(1): the applicant does not own the land but has served certificate of notice on owner) **OR**
- C** (Form Part 2(2): the applicant does not own the land, is unable to issue certificate but has notified owners) **OR**
- D** (Form Part 2(2): the applicant does not own the land, is unable to issue certificate and is trying to ascertain the names and details of the owner)
- Agricultural Holdings Certificate**
- **Site Location Plan (Scale 1:1250 or 1:2500)** with the application site outlined in red and any other land owned by the applicant outlined in blue

¹ see Fees for Applications Guidance Note

Validation Checklist – V6

- **Details** of the **use or uses** proposed for the development and any distinct development zones within the site identified
- **Details** of the **amount of development** proposed for each use
- **Site Layout Plan/Block Plan (Scale 1:500 or 1:200)** showing **indicative layout** with the separate development zones proposed within the site boundary where appropriate
- **Details of Scale Parameters** indicating the upper and lower limits for height, width and length of each building within the site boundary
- **Drawings** showing an area or areas in which the **access point** or access points to the site will be situated
- **Planning Statement**
- **A Design and Access Statement²**

Part 2: OTHER REQUIREMENTS

Having read our Validation Advice Note does your proposal require the submission of any of the following? Please tick the appropriate box and submit the relevant documents with your application.

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Affordable Housing Statement |
| <input type="checkbox"/> | <input type="checkbox"/> | Air Quality Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Biodiversity: Ecological Site Assessment, Ecological Survey and Protected Species Survey. |
| <input type="checkbox"/> | <input type="checkbox"/> | Archaeological Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Contaminated Land Investigation |
| <input type="checkbox"/> | <input type="checkbox"/> | Drainage |
| <input type="checkbox"/> | <input type="checkbox"/> | Development Contributions Viability Statement |

Continued

² See Design and Access Statement Guidance Notes

Validation Checklist – V6

YES NO

- | | | |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | Economic Statement |
| <input type="checkbox"/> | <input type="checkbox"/> | Employment Land Study |
| <input type="checkbox"/> | <input type="checkbox"/> | Environmental Impact Statement |
| <input type="checkbox"/> | <input type="checkbox"/> | Flood Risk Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Heritage Statement |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping |
| <input type="checkbox"/> | <input type="checkbox"/> | Landscape and Visual Impact Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Lighting Assessment/Details of Lighting Scheme |
| <input type="checkbox"/> | <input type="checkbox"/> | Listed Building and Conservation Area Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Noise Impact Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Other Plans to describe the proposal |
| <input type="checkbox"/> | <input type="checkbox"/> | Open Space Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Parking/Servicing Details |
| <input type="checkbox"/> | <input type="checkbox"/> | Photographs/photomontages showing the whole of the building and its setting and/or the particular section of the building affected by the proposal(s) |
| <input type="checkbox"/> | <input type="checkbox"/> | Planning Obligation(s)/Draft Heads Of Terms for S106 Agreement |
| <input type="checkbox"/> | <input type="checkbox"/> | Refuse Disposal including Site Waste Management Details |
| <input type="checkbox"/> | <input type="checkbox"/> | Renewable Energy Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Retail Assessments - Need, Sequential Approach And Impact Assessments |
| <input type="checkbox"/> | <input type="checkbox"/> | Statement Of Community Involvement |
| <input type="checkbox"/> | <input type="checkbox"/> | Structural Survey |
| <input type="checkbox"/> | <input type="checkbox"/> | Sunlight/Daylight Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Sustainable Design and Construction Assessment |
| <input type="checkbox"/> | <input type="checkbox"/> | Transport Assessment And Travel Plan |

Continued

Validation Checklist – V6

YES NO

- Tree Survey
- Utilities Statement
- Ventilation/Extraction Details

If you do not consider that any of the above are required to be submitted please explain why in an accompanying statement.

If you answered yes to any of the above but did not supply the information your application will be invalid.

Further guidance on completing and submitting a planning application is available on our web site.

If we require further information to process your application we will contact you: Your application will then be made invalid until the requested information is received.

If you believe that the information highlighted on the Checklist is not required then you must state the reasons why we should not make your application invalid.

N.B. Failure to submit any of the requirements will result in the application not being registered.

If you require this information in other formats (large print, Braille, audiotape, other language) please phone 01892 526121 or planningcomments@tunbridgewells.gov.uk.

Signed:.....

Date:.....