

Darlington Borough Council ▪ Local List of Validation Requirements for Planning Applications ▪ April 2008

No	Information Item	POTENTIALLY REQUIRED FOR SPECIFIC APPLICATION TYPES (BY FORM)																			
		Householder	Full	Outline with some matters reserved	Outline with all matters reserved	Conservation Area Demolition	Listed Building Consent	Advertisement	Lawful Use Certificate - existing	Lawful Use Certificate - proposed	Agricultural - proposed building	Agricultural - proposed road	Agricultural - proposed excavation	Agricultural - proposed fish tank	Telecomm Notification/Application	Hedgerow	Demolition Notification	Reserved Matters	Variation of Condition	Details reserved by condition	Tree Works
1	Photographs	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Photomontages		✓	✓	✓	✓		✓	✓	✓							✓	✓	✓	✓	
3	Affordable Housing Statement		✓	✓	✓													✓	✓		
4	Air Quality Assessment	✓	✓	✓	✓	✓												✓	✓		
5	Biodiversity survey and report	✓	✓	✓	✓	✓									✓	✓	✓	✓			
6	Daylight/Sunlight assessment	✓	✓	✓	✓													✓	✓		
7	Economic statement		✓	✓	✓													✓	✓		
8	Environmental Statement		✓	✓	✓													✓	✓		
9	Flood risk assessment	✓	✓	✓	✓													✓	✓		
10	Foul sewage and utilities assessment		✓	✓	✓													✓	✓		
11	Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)		✓	✓	✓	✓	✓											✓	✓		
12	Land Contamination assessment	✓	✓	✓	✓	✓												✓	✓		
13	Landfill statement		✓	✓	✓													✓	✓		
14	Landscaping details		✓	✓	✓					✓	✓	✓	✓		✓	✓	✓	✓	✓		
15	Lighting assessment		✓	✓	✓			✓										✓	✓		
16	Noise impact assessment	✓	✓	✓	✓													✓	✓		
17	Open Space assessment		✓	✓	✓													✓	✓		
18	Parking Provision	✓	✓	✓	✓													✓	✓		
19	Planning obligations (Section 106 Agreements) – Draft Head(s) of Terms		✓	✓	✓													✓	✓		
20	Planning Statement	✓	✓	✓	✓	✓		✓	✓	✓	✓	✓	✓				✓	✓	✓	✓	
21	Site Waste Management Plan	✓	✓	✓	✓	✓												✓	✓		
22	Statement of Community Involvement		✓	✓	✓													✓	✓		
23	Structural Survey		✓	✓	✓	✓											✓	✓	✓		
24	Transport assessment		✓	✓	✓													✓	✓		
25	Travel Plan		✓	✓	✓													✓	✓		
26	Tree survey/Arboricultural implications	✓	✓	✓	✓	✓									✓	✓	✓	✓	✓		✓
27	Ventilation/Extraction statement		✓	✓	✓													✓	✓		
28	Planning applications for mast and antenna development by mobile phone network operators should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development														✓						
29	Planning applications for mast and antenna development should be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP)														✓						
30	Acoustic Report														✓						
31	For Landfill applications, applicants should provide sufficient information to enable the waste planning authority to fulfil its requirements under the Landfill (England and Wales) Regulations 2002		✓	✓	✓																
32	Town Centre Uses – Evidence to accompany applications		✓	✓	✓																
33	Bat & Owl Survey		✓	✓	✓	✓	✓			✓	✓	✓	✓	✓							
34	Information and evidence of existing use								✓												
35	Evidence of information provided								✓	✓											
36	Tree works applications should include a report by a tree professional (arboriculturist)														✓						✓
37	Hedgerow Removal applications should include a plan or plans that clearly identifies the location and length of the hedgerow(s) to be removed														✓						
38	Hedgerow Removal applications should include evidence of the date of planting														✓						
39	Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100) (showing advertisement size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination [if applicable])							✓													
40	Appropriate background information about the use of the site along with supporting evidence								✓	✓											

Please note:

This list represents an upper limit for information that may be requested to accompany an application. In practice only a small number of these items will be required for the vast majority of applications. Many of the items listed here refer to specific pieces of information to be included within plans, reports, forms, etc. rather than items that need to be supplied separately. On some occasions, standard items may not be requested if they are deemed irrelevant to the application in question. This will be at the discretion of the LPA.