

Planning Committee Report

London Thames Gateway Development Corporation

Introduction of New System for Submitting Planning Applications Including New Information Requirements

Report of the Director of Planning

1. Summary

- 1.1 The Government is on 6th April 2008 introducing new standard electronic application forms for planning applications (1APP) as well as introducing new information requirements for the validation of planning applications. The purpose of both measures is to introduce clarity and uniformity as to what is expected of applicants and their agents, given the multiplicity of forms used, and requirements set, currently by the individual planning authorities. The Government has, in a Guidance Note, identified minimum requirements (a national list) for different types of applications and individual planning authorities can then adopt additional requirements (a local list) drawn from a recommended national list set out in the Guidance, see Appendix 1. Consultation on local lists is encouraged with key applicants/agents and stakeholders. The boroughs within the LTGDC area have been carrying out these consultations and agreeing what they will individually require in respect of documentation for different types of applications. It is considered appropriate as well as necessary for the LTGDC to also undertake this exercise and identify what documents are required for those applications where it is the determining authority.
- 1.2 The Committee is asked to note this report and agree the list of documents attached at Appendix 2 as the basis for consultation with key stakeholders and applicants/agents and to receive a report back once consultation has been completed so as to agree a final list of documents.

2. Analysis

- 2.1 The Government (DCLG) in December 2007 published a Guidance Note on the Validation of Planning Applications. This was at the end of a detailed process of consultation with relevant parties as part of the Government's drive to provide a quicker and more efficient planning service. DCLG has published a minimum list which is concerned with forms, fee, drawings/information to describe the development and a

Design and Access Statement (if required). In addition there is a recommended national list of local requirements (Appendix 1) which is further split down as per application type, which with respect to LTGDC type applications just states that some or all of the national list might be adopted.

- 2.2 The Guidance also refers to the benefits arising from pre application discussions in assisting the submission of 'good quality' applications which can be readily validated. This is an approach already adopted by officers both in the LTGDC and the boroughs which will be further assisted by the use of Planning Performance Agreements (PPAs). PPAs will also come into force in April although developers are already being encouraged to sign up to them. If an applicant and the local planning authority enter into such an agreement then the application is not counted against the '13 week' returns to the Government. They are seen as appropriate for complex cases where all parties accept that a decision can not be reached within the 13 week period and are therefore particularly applicable to many of the applications considered by this Committee which often also require Environmental Statements and/or S106 agreements.
- 2.3 Where local planning authorities have not adopted a local list then the default position for validating applications will be the statutory national requirements although a local list can be adopted at anytime after 6th April. The provision of a local list will provide certainty and ensure the information requested is proportionate to the type and scale of application submitted.

3. Conclusion

- 3.1 Whilst there may appear to duplication in consulting the same parties that the boroughs have, as the LTGDC is a planning authority it is considered appropriate as well as necessary for such consultation to occur. It will also ensure consistency is achieved across the boroughs with regard to what information is required for LTGDC cases. Having considered the national list and the lists being adopted by the boroughs a draft list for consultation has been drafted (Appendix 2).

4. Recommendation

- 4.1 It is recommended that the Committee **NOTE** the contents of this report and **AGREE** that the local list attached at Appendix 2 be used as the basis for consultation and to receive a further report after the consultation has been carried out.

Date: 6 February 2008

Recommended list of local requirements that may be adopted

- Affordable housing statement
- Air quality
- Biodiversity survey and report
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Flood risk assessment
- Foul Sewage and utilities assessment
- Heritage Statement
- Land Contamination assessment
- Landfill applications
- Landscaping details
- Lighting assessment
- Noise assessment
- Open Space assessment
- Parking Provision
- Photographs and Photomontages
- Planning obligations – draft Head(s) of Terms
- Planning Statement
- Site Waste Management Plan
- Statement of Community Involvement
- Structural Survey
- Telecommunications Development
- Town Centre Uses – evidence in accordance with PPS6
- Transport Assessment
- Travel Plan
- Tree Survey/Arboricultural Implications
- Ventilation/Extraction statement

Draft local list for consultation

- Affordable housing statement
- Air quality assessment
- Amenity/playspace assessment
- Aviation impact assessment
- Biodiversity survey and report
- Code of construction practice
- Community involvement statement
- Daylight/sunlight assessment
- Energy efficiency statement
- Flood risk assessment
- Heritage statement
- Land contamination assessment
- Landscaping details
- Lighting assessment
- Microclimate: wind assessment
- Noise and vibration impact assessment
- Open space assessment
- Photographs and photomontages
- Planning obligations (draft)
- Planning statement
- Regeneration statement
- Refuse disposal details
- Site waste management plan
- Socio-economic assessment
- Sustainability appraisal
- Town centre uses (impact assessment)
- Town centre uses (policy tests assessment)
- Transport assessment
- Travel plan (draft)
- Tree survey/arboricultural implications
- TV and radio-reception assessment
- Utilities statement (including drainage)
- Ventilation/extraction statement
- Views assessment