

## **Planning Committee Report**

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### **London Thames Gateway Development Corporation**

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

##### **Report of the Director of Planning**

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### **1. Summary**

- 1.1 At the Planning Committee meeting on 14 February 2008 a report was considered regarding the introduction of new standard electronic application forms for planning applications (1APP) as well as introducing new information requirements for the validation of planning applications. The system became operative from 6 April.
- 1.2 As well as noting the report the Committee agreed a list of documents as the basis for consultation with key stakeholders and applicants/agents and agreed to receive a report back once consultation has been completed so as to agree a final list of documents. The documents were on the basis of a detailed application being submitted. It was decided to provide a separate shorter list for outline applications and one for listed building consents – whilst these are few in number they do fall to the LTGDC to determine. Therefore three lists were sent out for consultation – see Appendix 1.
- 1.3 At the time of drafting this report there has only been one response from the consultees to the draft lists of documents – an update, if required, will be provided at the Committee meeting. The Committee is asked to note this report and agree to adopt the lists of documents attached at Appendix 1 for assessing the validity of the relevant applications.

### **2. Analysis**

- 2.1 The lists of documents were sent to the main developers/agents that have been involved in proposals in our area – 53 in total – and the five boroughs plus statutory consultees – 12 in total. The lists were based on the guidance issued by CLG in December 2007 and what has been adopted by the boroughs. They were sent out on 20 March and any responses requested by 30<sup>th</sup> April. The one response to date was on the basis of what might be required for a future development on a large site linked to a masterplan rather than commenting on specifics of the lists themselves.

2.2 The boroughs when they consulted did not receive many responses which is understandable given that they also followed the CLG guidance in drafting their lists. The LTGDC lists have the additional advantage of building on local specifics from those borough lists.

### **3. Conclusion**

3.1 The lists of documents are not considered to be controversial and do not vary significantly from those adopted by the boroughs. A few documents will be specific to certain boroughs or types of applications eg aviation impact assessment; microclimate: wind assessment.

### **4. Recommendation**

4.1 It is recommended that the Committee **NOTE** the contents of this report and **AGREE** to adopt the lists of documents set out in Appendix 1 for assessing the validity of the relevant applications.

**Date:** 29 April 2008

## DETAILED APPLICATION

- 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 and renewable energy 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 including servicing arrangements
- Travel plan (draft)
- Tree survey/arboricultural implications
- TV and radio-reception assessment
- Utilities statement (including drainage)
- Ventilation/extraction statement
- Views assessment

## OUTLINE APPLICATION

- Existing buildings, including elevations, and use(s) on the site
- Use(s). Information on the use(s) proposed and any distinct development zones
- The amount of development proposed for each use
- Layout. An indicative plan showing layout and if appropriate separate development zones
- Scale. An indication of upper and lower limits for height, width and length of each building
- Access. Indicative location of access point(s) for both vehicles and pedestrians

Plus any documents considered appropriate as set out in the list of documents under Detailed Application list.

## LISTED BUILDING CONSENT

- Existing and proposed elevations (scale of 1:50 or 1:100)
- Existing and proposed floor plans (scale as elevations)
- Existing and proposed site sections and finished floor and site levels (scale as elevations)
- Roof plans (scale as elevations)
- Heritage Statement
- Structural Survey
- Photographs and photomontages
- Planning Statement
- Tree survey/Arboricultural implications