

REVISED GUIDANCE ON THE VALIDATION OF PLANNING APPLICATIONS

REPORT OF THE COMMERCIAL DEVELOPMENT DIRECTORATE

PURPOSE OF THE REPORT

- 1.1 As part of the drive to provide a quicker, more predictable and efficient planning service, the Government introduced new information requirements for the validation of planning applications by Local Planning Authorities in 2007.
- 1.2 The first Tyne & Wear Validation List was adopted in 2008. In March 2010 The Government produced “guidance on information requirements and validation” and in response to this the Tyne & Wear Authorities worked together to update their requirements lists and the second version of the Tyne & Wear List was adopted in 2011 and third version in 2013. Sunderland has now opted for its own listed from July 2016.
- 1.3 Local lists can be a very useful guide, helping applicants establish the information the local authority will require to validate a planning application. An up to date local list can give applicants certainty about what information is necessary at an early stage in the design process, reducing delays at the validation stage.
- 1.4 Paragraph 193 of the National Planning Policy Framework makes it clear that local planning authorities should only request supporting information that is relevant, necessary and material to the application. The government has made clear that they want this principle to apply to every piece of information requested by the authority. The Tyne and Wear councils are mindful of this both in terms of reviewing the validation list and in terms of its actual usage. Government is also introducing provisions to ensure that Councils review local lists at least every two years.

2.0 BACKGROUND

Changes between the 2013 and the 2016 versions

- 2.1 This new version does not change either the list of national validation (items 1 to 8) or local validation information requirements (items 9 to 31) that were included in the 2011 version. Local validation information requirements (items 8 to 31) that were included in the 2013 version are largely unchanged. An additional requirements relating to daylight/sunlight and microclimate HRA and SUDs considerations have been added.
- 2.2 It does, however, include updates to reflect changes to planning policy, either nationally due to the publication of the National Planning Policy Framework, or locally where there have been advances in each council’s local development plan. Also, there have been some general revisions to the text to improve its clarity.

2.3 A consultation period was undertaken on the draft validation list during July 2016. 4 responses were received.

2.4 The responses were analysed and where appropriate the Local List of validation requirements was amended. The validation list as amended is appended to this report.

3.0 **SUMMARY**

There have been improvements to the layout, format and type faces used in the document to make it easier to use

4.0 **RECOMMENDATION**

The Committee is recommended to note and endorse the contents of this report and to note that the new Sunderland Validation List will be brought into use immediately from 13th October 2016.