

Validation Requirements Table

Requirement	Major	Minor	Householder	Additional Information
Plans with critical dimensions and a recognised metric scale	✓	✓	✓	<p>All plans and drawings submitted are required to have critical dimensions and a recognised metric scale marked on them.</p> <p>Additional plans or drawings may be required in certain circumstances, dependent on factors such as the location or characteristics of the site and the scale and nature of the development, for example, landscaping plans.</p>
Affordable Housing Statement	✓			Required for all residential developments where more than 10 dwellings are proposed. The number of affordable units required varies across the borough and Policy 15 provides the detailed requirements.
Air Quality Assessment	✓	✓		<p>AQA required for all major applications.</p> <p>Also required for most developments in the vicinity of Iona Drive/Tiree Close Trowell.</p>
Biodiversity Survey / Protected Species Survey and Net Gain	✓	✓	✓	Required for development which may have impacts on wildlife and biodiversity.

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Building For Life 12	✓			Assessment for major development in relation to the 12 criteria of 'Building for Life 12'.
Coal Mining Risk Assessment	✓	✓		Only required where a development is located within a 'Development High Risk Area'.
Energy Efficiency/ Sustainability Statement	✓	✓		Any statement should detail how the proposed development incorporates energy efficiency best practice measures in its design, layout and orientation.
Electric Vehicle Charging Points	✓			EVCs required for all major housing developments and commercial developments of 1,000 sqm or more of floorspace.
Environmental Impact Assessment (EIA)	✓			The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 set out the circumstances in which an Environmental Impact Assessment (EIA) is required.
Flood Risk Assessment	✓	✓	✓	Required for all proposals for new development located in Flood Zones 2 and 3 as designated by the Environment Agency. Also required for all planning applications for development proposals of 1 hectare or greater in Flood Zone 1.

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				Required for development proposals of less than 1 hectare in Flood Zone 1 where development could be affected by sources of flooding other than rivers or in areas which have critical drainage problems.
Foul sewerage assessment	✓			Required for all major applications and should include a description of the type, quantities and means of disposal of any trade waste or effluent.
Health Impact Assessment	✓			Required for proposals of 50 or more dwellings, non-residential development over 5,000 m ² and any other development likely to have a significant impact on health and well-being.
Land Contamination Assessment	✓	✓		For development on sites known to be contaminated, or which have been previously in use for industrial processes.
Landscape Assessment	✓	✓		For developments within, or affecting the setting of a local landscape character area. Policy 30 of the Part 2 Local Plan identifies these areas.
Lighting Assessment	✓	✓		For proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, where external lighting would be provided or made necessary by the development, should be accompanied by details of external lighting (except street lighting) and the proposed hours when the lighting would be on.

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Noise Impact Assessment	✓	✓		For proposals that raise issues of disturbance or are considered to be a noise sensitive development in what are considered noise sensitive areas.
Open Space Assessment	✓	✓		For development within a public open space, planning applications should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site.
Parking and Access Arrangements	✓	✓	✓	Most applications, including some householder applications, will be required to provide details of existing and proposed vehicle parking provision and access arrangements. These details could also be shown on a site layout plan.
Planning obligations - Draft Head(s) of Terms	✓			A statement of the proposed Heads of Terms should be submitted with all major applications.
Planning Statement	✓			Should include an assessment of how the proposed development accords with relevant local and national planning policies.
Statement of Community Involvement	✓			Major applications need to be supported by a statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the local planning authority's adopted statement of community involvement.
Structural Survey	✓	✓	✓	May be required in support of an application such as a proposed barn conversion or works to a listed building.

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Transport Assessment	✓	✓		For all major development and all proposals that have significant transport implications.
Travel Plan	✓	✓		If the proposal is likely to generate significant amounts of movement.
Tree survey/Arboricultural implications	✓	✓	✓	For proposals where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees).
Impact assessment of retail, leisure, office or food and drink development outside town centres	✓			For applications which propose retail, leisure, office or food and drink development outside of town centres, the Part 2 Local Plan (Policy 13) requires an impact assessment if the development is over 2,500m ²
Ventilation/Extraction statement	✓	✓		Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics, will be required to accompany all applications for the use of premises for restaurants and cafes, drinking establishments, hot food takeaways and general industrial.

Telecommunications Development - 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. Further information can be found on the 'Additional Information on Broxtowe Borough Council Local Validation Requirements' document.