

Draft list for the Validation of Planning Applications

Report by the Director for the Economy

1.0 Summary

- 1.1 A local planning authority may request supporting information with a planning application. Its requirements should be specified on a formally adopted 'local list' which has been published on its website less than two years before an application is submitted. Local information requirements have no bearing on whether an application is valid unless they are set out on such a list.

2.0 Background

- 2.1 Since it is in excess of 2 years since the local list was reviewed, it is necessary to review the requirements of the local list. Additionally, as members will be aware, the Community Infrastructure Levy (CIL) will be introduced in Worthing from 1 October 2015. Your officers have consulted with other authorities that are already operating CIL and it is felt necessary that reference to CIL be included within the local list and therefore it is also necessary to revise the list before CIL is introduced.
- 2.2 The local list is prepared by the local planning authority to clarify what information is usually required for applications of a particular, type, scale or location. Government guidance states that information requested with a particular application must be:
- reasonable having regard, in particular, to the nature and scale of the proposed development; and
 - about a matter which it is reasonable to think will be a material consideration in the determination of the application

3.0 Proposals

- 3.1 Attached to this report is a draft local list and list of documents required with the submission of all planning applications. Members are asked to note the requirements as set out and make any comments where necessary.

4.0 Legal

4.1 These statutory tests are set out in Section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and Article 11 (3) (c) of the Town and Country Planning (Development Management Procedure) (England) (Order) 2015.

5.0 Financial Implications

5.1 None directly. However, the submission of applications by applicants which lack the necessary information and therefore have to be regarded as invalid on receipt results in additional work for officers which may be reduced if clear guidance is produced for applicants to follow.

6.0 Recommendation

6.0 It is recommended that members note and comment on this report and the appended Local Validation List. Any comments will be forwarded to the Executive Member for Regeneration prior to the documents being adopted for use.

Local Government Act 1972

Background Papers:

- List of documents required for the validation of applications (appended)
- Local Validation List (appended)
- National Planning Policy Framework
- Planning Practice Guidance

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