



VALIDATION STATEMENT

Outline planning application for the demolition of all existing structures and redevelopment of the site with up to 45 dwellings (30% affordable (up to 14)) and 0.3 hectares of landscaped open space with vehicular access from Maypole Lane and pedestrian/cycle access only from North End Road.

Land at Street Buildings North End Road Yapton



Paul Collins MRTPI





Introduction

1. This Statement is provided to assist the Council validate the submitted application correctly, effectively and efficiently.

Compliance with Statutory and National Requirements

2. This is an outline planning application with all matters except for access reserved and the application has been made in accordance with relevant statutory requirements set out in The Town and Country Planning (Development Management Procedure) (England) Order 2015, National Validation Requirements (NVR) and as guided by the relevant NPPG at ID 14 *"Making an application"*.
3. The following documents/plans have been provided electronically and these meet/exceed the National Validation Requirements¹ and the Council's Local Validation List Requirements:
 - Completed application forms
 - Design and Access Statement
 - Tree Survey and Report
 - Affordable Housing Statement
 - Flood Risk Assessment Statement
 - Location Plan @ Scale 1: 2500
 - Topographical Site Survey @ Scale 1: 500 (Paper size A0) with all existing site features, site levels and Trees plotted
 - Existing Block Plan PPC1 @ Scale 1:500 (Paper size A1)
 - PPC2 Indicative Proposed Block Plan @ Scale 1: 500 (Paper Size A1)
 - Drg: 160602-05 Access Arrangement @ Scale 1:500 (Paper Size A3)

Compliance with Local Validation List Requirements

4. The Council's "Local Validation List" (LVL) was updated on 11 May 2017 and the submitted application has been supported with the relevant information requested on the list where we have considered it reasonable to do so having regard, in particular, to the nature and scale of the proposed development; and where it relates to a matter which it is reasonable to think will be a material consideration in the determination of the application².

¹ NPPG Paragraph: 022 Reference ID: 14-022-20140306

² 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 as guided by NPPG Paragraph: 040 Reference ID: 14-040-20140306.



5. ADC requires that all applications are accompanied by the “*Local Validation Requirements Checklist*”. This is provided in the Table below by reference to the more up to date LVL dated May 2017.

LVL item and number	Provided Yes/No	Reasons/Comments
1. Affordable Housing Statement	Yes	Separate Statement provided
2. Biodiversity Survey and Report	Yes	Completed ADC Biodiversity Check list and Bat Survey provided.
3. Land Contamination Assessment	No	Not required. No reasonable likelihood that contamination is present
4. Economic Development Statement	No	Not relevant.
5. Retail Impact Assessment	No	Not relevant
6. Flood Risk Assessment	Yes	Separate FRA Statement provided
7. Drainage Statement	Yes	Included within the FRA Statement
8. Land Engineering works Statement	No	Not relevant for an outline application where landscaping is a reserved matter
9. Landscaping Strategy	Yes	Included within the Design and Access Statement
10. Lighting Assessment	No	Not relevant for an outline application where landscaping and layout are reserved
11. Noise/Extraction Assessment	No	Not required
12. Bin Storage/collection provision	Yes	Included within the Planning Statement under “ <i>Draft Conditions and Heads of Terms for S106 Planning Obligations</i> ”.
13. Parking Plan	No	Not relevant where layout is a reserved matter
14. Planning Application Summary	Yes	See Planning Statement and Summary provided
15. Street Scene	No	Not relevant given that appearance, scale, landscaping and layout are reserved.
16. Structural Survey etc	No	Not required
17. Telecommunications Strategy	No	Not required
18. Transport Assessment	No	Not required. Maximum number of dwellings is below the specified threshold
19. Transport Statement	No	Not required. Maximum number of dwellings is below the specified threshold
20. Tree Survey and Report	Yes	Separate Report provided and see also the landscaping strategy in the Design and Access Statement.
21. Lidsey Foul Water Catchment Area	Yes	Included within the FRA Statement
22. Validation Checklist	Yes	This report and Table
23. Plan and Drawing requirements	Yes	As per the NVR – see above.
24. Historic Environment Record Search	No	Not reasonably necessary as there are no heritage assets that will be affected by the proposals.
25. Pagham Harbour Contribution	No	Not required
26. Heritage Statement	No	Not required. See comments regarding 24 above.