

**Full & Outline Planning Applications Checklist**

## February 2023

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**Introduction**

Submitting your application can be made easier by ensuring you have submitted all of the necessary information. Should important information be missing from your application, the application will be made invalid whilst we wait for the relevant information to be submitted.

This local validation list can be used to check requirements when making applications for Full planning permission, Outline (with some matters or all matters reserved) planning permission, Listed Building Consent, Change of use applications and applications for removal or variation of conditions (incl. Minor Material Amendments (s73) and Non-material Amendments (s96a)).

**Definition**

Development includes building, engineering or other works, in, on, over or under land, or the making of any material change in the use of any buildings or other land.

**Major Development**

Your development is considered ‘minor’ unless it meets the requirements for a major development as detailed below

‘Major Development’ is development involving any one or more of the following:

1. the winning and working of minerals or the use of land for mineral-working deposits;
2. waste development;
3. the provision of dwellinghouses where -
4. the number of dwellinghouses to be provided is 10 or more; or
5. the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);

(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or

(e) development carried out on a site having an area of 1 hectare or more

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| **National Requirements** | **Policy / Drivers** |
| **Completed, signed and dated application form** | - [Article 7 of The Town and Country Planning Development Management Procedure (England) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/7/made) |
|  Ownership Certificate (A, B, C, D as applicable)For this purpose, an owner is anyone with a freehold interest where the unexpired term is not less than 7 years. | [Article 13 & 14 of The Town and Country Planning Development Management Procedure gland) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/13/made) |
|  Agricultural Holdings Certificate | * [Article 13 & 14 of The Town and Country Planning Development Management Procedure (England) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/13/made)
 |
| **The Fee** | * The correct fee, where necessary, as outlined in the [regulation 13 of the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012](http://www.legislation.gov.uk/uksi/2012/2920/regulation/13/made)
 |
| **National Requirements** | **Policy / Drivers** |
| **Location Plan**A plan which: • identifies the land to which the application relates • is drawn to an identified scale • shows the direction of North • identifies sufficient roads / buildings to ensure the exact location is clear • shows all the land necessary to carry out the development • site outlined in red with a blueline around any other land owned by the applicant which is close to or adjoining the application site; based on an up-to date map. This should be at a scale of 1:1250 or 1:2500 • should wherever possible show at least two named roads and surrounding buildings. • the properties shown should be numbered or named to ensure that the exact location of the application site is clear. • It should include all land necessary to carry out the proposed development - for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings  | - [Article 7 of The Town and Country Planning Development Management Procedure (England) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/7/made) |
| **Proposed Site Plan (Block Plan)**A Site Plan showing **•** The direction of North;• At a scale of 1:200 or 1:500• The development in relation to the application site boundaries and existing buildings on the site;**•** All buildings, roads and footpaths on land adjoining the site,• The position of all trees on the site, and those on adjacent land (where affected by the proposal);• Boundary treatment including walls / fencing where proposed. | - [Article 7 of The Town and Country Planning Development Management Procedure (England) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/7/made) |

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| **Design and Access Statement**Major developments Listed building consent Applications for one or more dwellings or a building or buildings where the floorspace created is 100sq.m or more within a conservation area | A Design and Access Statement should be proportionate to the scale of the development. The document should be visual, using diagrams, sketches, plans and photographs to explain the evolution of the and descriptions wherever possible and appropriate.  All design and access statements must:  * explain the design principles and concepts that have been applied to the development;
* demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
* explain the policy adopted as to access, and how policies relating to access have been taken into account;
* state what, if any, consultation has been undertaken on issues relating to access to the development and what account  has been taken of the  outcome of any such consultation; and explain how any specific issues which might affect access to the development have been addressed

 **In addition:**For Outline Planning Applications where scale and/or layout are reserved, a design and access statement must include details of the design approach and design intent for future reserved matters applications Where a site is located within a conservation area, reference to this must be included within the Statement as must any Statutory   listing designation. For listed buildings, an explanation of how the historical and architectural importance of the listed building – in particular its physical features and setting – has been considered when designing the proposed development should also be provided.  Where a Heritage Statement is included, this must be a clearly titled standalone section within the document (see guidance on Heritage Statements)  **Guidance**Design and Access Statements are about the design principles and concepts that have been applied to the development and how issues relating to access to the development have been dealt with. This should help to explain the design process behind a scheme. A successful design process is key for all applications and the Council encourages early pre-application engagement based around an emerging design and access statement.  The Design and Access Statement is a useful tool to show how a site has been analysed and understood, the opportunities and constraints and how these have informed the design development. <https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement><https://www.designcouncil.org.uk/>   | - [Article 9 of the Town and Country Planning (Development Management Procedure (England) (Order) 2015](http://www.legislation.gov.uk/uksi/2015/595/article/9/made) |
| **Fire Statement**Development involving new or existing buildings 18metres or more in height; or 7 or more storeys, ior development within the curtilage of such buildings containing two or more dwellings or education accommodation | A Fire Statement must be submitted on a form published by the Secretary of State (or a form to similar effect): <https://www.gov.uk/government/publications/planning-application-forms-templates-for-local-planning-authorities>Further guidance can be found here:<https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021> |  |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Existing and Proposed Elevations (at a scale of 1:50, 1:100 or 1:200)** | Required for all applications that involve Building Works | Existing and proposed drawings of all sides of the exterior of the building. Plans must:* be at an appropriate scale, usually 1:50 or 1:100 for householders and minor applications;
* be included for all elevations, including blank elevations, except for householder applications (or applications for works to an individual flat) where a statement confirming that they will remain unchanged will be required;
* show the full elevation of a building (i.e. applications involving flats which form part of a larger converted property must provide plans showing the entire elevation of the building and not just the flat in question);
* show the relationship to neighbouring buildings and show the positions of windows and doors on all buildings
 |
| **Existing and Proposed Floor & Roof Plans (at a scale of 1:50, 1:100 or 1:200)** | All applications. | Plans must:• be at 1:50 or 1:100;• show details of the existing buildings;• show the proposed building including each floor and the roof;• be included for all floors, including floors where there are no changes proposed, except for householder applications (or applications for works to an individual flat or joint applications for development which if submitted individually would be householder applications) where a statement confirming that they will remain unchanged will be required;• show the site boundary and the outline of any existing neighbouring buildings;• show any existing buildings or walls which are to be demolished• show cycle parking arrangements (including annotation stating the number of cycle stands)• show internal storage and proposed refuse storage facilities.Applications proposing new residential accommodation, including conversions, must state room sizes and overall unit sizes on the plans (GIA). |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Existing and Proposed Sections** |   Proposals for new and altered buildings and/or changes in ground levels | Required for all applications that involve the creation of new or changes to the floor plans of a property (including roof level), where a proposal involves changes to ground levels or for any application on a sloping site.Plans Must:* be at 1:50 or 1:100;
* show cross sections through the site and buildings including details of existing site levels and finished floor levels with the levels related to a fixed datum point off-site;
* show the proposals in relation to neighbouring buildings;
* section through a building should include all floors, including the basement, loft space and roof, along with any terraces\*.

In the case of householder development and works to individual flats, the levels may be evident from floor plans and elevations. However, in the case of sloping sites it will be necessary to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.For major applications, plans at 1:10 must be provided to show typical window sections, entrances and balconies. Further detailed guidance on requirements can be found under ‘Materials’. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Affordable Housing Appraisal** | Development proposals which would provide 10 or more new residential units / proposals for residential development on sites with the potential to provide 10 or more residential units | Please see our Full Local Validation List for detailed guidance. |
| **Air Quality Impact Assessment** | Proposals introducing residential use (or other sensitive uses) within areas of particularly significant air quality, including Air Quality Management Areas (AQMAs) and other applications likely to have impact on road traffic; applications where the grant of planning permission would conflict with, or render unworkable, elements of the Council’s Air Quality Action Plan/ Air Quality Strategy. | Please see our Full Local Validation List for detailed guidance. |
| **Archaeological desk-based assessment** | Proposals within Archaeological Priority Areas likely to affect important archaeological remains. Proposals that involve any form of excavation or piling within an Archaeological Priority Area. | Please see our Full Local Validation List for detailed guidance. |
| **Basement Impact Assessment** | All applications which propose a basement | Please see our Full Local Validation List for detailed guidance. |
| **Biodiversity survey / report** | Proposals on sites within or adjacent to a Site of Importance for Nature Conservation, or which may have impacts on biodiversity or protected speciesAll major applications for residential developmentAll major applications for residential development | Please see our Full Local Validation List for detailed guidance.  |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **CIL – Additional Information Requirement Form** | Proposals including new buildings or extensions which involve the creation of 100 square metres or more of gross internal floorspace, or involve the creation of one or more dwellings (even where this is below 100 square metres) | CIL is a charge on new development to pay for infrastructure (e.g., sports facilities, early years provision (0-4yrs CCTV and the associated infrastructure works schools, parks, health facilities and transport). Proposals must include a completed Planning Application Additional Information Requirement Form to assist the council in determining whether a development is CIL liable and to calculate the CIL charge amount. This form requires a breakdown of the proposed residential and non-residential GIA floorspace and the GIA of existing uses to be demolished or retained on the site. It is an offence to knowingly or recklessly provide inaccurate information.A fully completed form should be submitted, it is available on the Council’s website.In line with CIL regulations this is required to calculate CIL for the Mayor of London and the LBWF CIL. |
| **Circular Economy Statement** | GLA referable applications |  Please see our Full Local Validation List for detailed guidance. |
| **Construction and Demolition Method Statement** |  All major applications All applications for new residential development  Other Applications likely to have a significant impact on traffic congestion or pedestrian safety. |   Please see our Full Local Validation List for detailed guidance. |
| **Outline Construction Logistics Plan** | All major applications - All applications for new residential development (except for internal conversions to residential units where no external works are proposed).All applications where the site is located on Strategic Roads namely A112 and A503 | Please see our Full Local Validation List for detailed guidance. |
| **Crime Prevention/Safer Places report** | Major developments that propose areas of public realm and/or publicly accessible open spaceAll application for developments over 10 residential units.Proposals involving uses of buildings (including change of use and extensions) as betting shops, bail hostels, HMOs, Faith Centre, Medical Centres, Hotels or other uses that could give rise to anti-social activity or fear of crime.A Crime Prevention/Safer Places Statement must be submitted for all applications for developments under 10 residential units. |   Please see our Full Local Validation List for detailed guidance.  |
| **Daylight/Sunlight Assessment** | All Major ApplicationsProposals where there may be a potential adverse impact on current levels of sunlight / daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space. Or where new residential properties are created within a restricted setting |   The assessment should conform to the methodology identified in the most recently published Building Research Establishment guidance ‘Site layout planning for daylight and sunlight: A guide to good practice’. It should identify and examine the impacts upon existing properties and sites with extant planning permissions. In restricted settings the report should also cover the final daylight and sunlight values achieved within the proposed scheme. Please see our Full Local Validation List for detailed guidance. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Delivery & Servicing Plan** | All Major applications Any application for A1 use (including change of use) over 100sq.mAny application likely to result in a high number of deliveries or servicing movementsAny application where the refuse storage area is located more than 10m away from the public highway. |  Please see our Full Local Validation List for detailed guidance. |
| **Demolition Method Statement** | All applications for Prior Approval relating to the Method of DemolitionApplications for demolition:* in Conservation Areas
* of Listing Buildings
* of Locally listed buildings
* in AQMAs
 | A method statement detailing:• what the works comprise of• details of how the building(s) would be demolished• the proposed hours of working Please see our Full Local Validation List for detailed guidance. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Details of materials** | All developments involving building work |  Details of materials should be stated including make/ model/ serial number/ colour, they should be detailed on plans separate to the Design and Access Statement. Please see our Full Local Validation List for detailed guidance.  |
| **Economic Statement**  | Major developments incorporating employment uses |   Please see our Full Local Validation List for detailed guidance.  |
| **Electronic Communications Code Operators supplementary information / Telecommunications Development** | Planning applications for mast and antenna development by Electronic Communications Code Operators and mobile phone network operators in England |   Please see our Full Local Validation List for detailed guidance.  |
| **Energy Statement – Major applications** |  All Major applications |  Please see our Full Local Validation List for detailed guidance.  |
| **Energy Statement – Minor applications** |  For all new Minor residential development of more than 1 unit or all new Minor non-residential development greater than 100 sq.m. |   Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Environmental Statement** |   The Town and Country Planning (Environmental Impact Assessment) Regulations (SI 2017/571), as amended, set out the circumstances in which an Environmental Impact Assessment (EIA) is required. The need for an Environmental Statement shall bedetermined through a formal Screening Opinion. |   Please see our Full Local Validation List for detailedguidance. |
| **Fire Statement/Planning Fire Safety Strategy/Reasonable Exception statement** | All Major applicationsHouseholders & Non-major development | All major development proposals must be submitted with a Fire Statement, which is an independent fire strategy, produced by a third party suitably qualified assessor.Non-major developments must submit a Planning Fire Safety Strategy (PFSS) or a Reasonable Exception Statement, if it is considered that parts or all of policy D12A of the London Plan are not relevant.Please see our Full Local Validation List for detailedguidance. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Flood Risk Assessment** | Developments:In flood zone 2 or 3 including minor development and change of use More than 1 hectare (ha) in flood zone 1Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs)In an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency | Please see our Full Local Validation List for detailedguidance. |
| **Foul sewage and utilities assessment** | Applications where the proposed development involves connection to foul and storm water sewers | Please see our Full Local Validation List for detailed guidance. |
| **Heritage Statement***Note: Scope and degree of* *detail necessary will vary according to the particular circumstances of each application. Applicants are advised to discuss proposals through the pre- application process.* | All applications within or affecting conservation areas, listed buildings, locally listed buildings, archaeological remains and Scheduled Ancient Monuments. This includes householder applications. | Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Health Impact Assessment** | All Major applications | A Health Impact Assessment (HIA) should be submitted demonstrating the impacts of the proposal on health, wellbeing and health in equalities.Please see our Full Local Validation List for detailed guidance. |
| **Land Contamination Assessment** | Any application on or adjacent to potentially contaminated landAny application for a particularly sensitive use such as a nursery, school or housing likely to be used by families with children. | Please see our Full Local Validation List for detailed guidance. |
| **Landscaping scheme** | Major developmentsMinor developments which contain a significant element of landscaping or that result in a loss of private open space Applications for front garden hardstanding and basements which extend beyond the footprint of a building. | Please see our Full Local Validation List for detailedguidance. |
| **Large Scale Shared Living Management Plan** |  Large Scale Shared Living (more than 50 bed- spaces). |  A management plan must be produced and submitted with the planning application showing how the whole development will be managed and maintained to ensure the continued quality of the accommodation, communal facilities and services, and that it will positively integrate into the surrounding communities. It should include, but not be limited to, detailed information on.  Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** |  **Requirement** |  **Guidance** |
| **Lighting Assessment** | Proposals for external lighting or floodlighting in connection with publicly accessible development or development which is in the vicinity of a residential property, listed building, conservation area or Site of Importance for Nature Conservation. | Please see our Full Local Validation List for detailed guidance.  |
| **Marketing Assessment** | Applications for change of use / redevelopment of existing Classes E and B use floorspace within designated employment areas or town centres and non-designated employment areasLoss of social infrastructure – community, leisure or educational usesAny application proposing the demolition of a designated or undesignated heritage asset, on grounds of redundancy. |  |
| **Details of materials** | All developments involving building work | Please see our Full Local Validation List for detailed |
| **Microclimate impact assessment** |  All applications for new buildings or extensions over 30m in height |  Please see our Full Local Validation List for detailed guidance. |
| **Noise and Vibration Assessment (see also Ventilation/Extraction Statement)** | Proposals for residential and other noise sensitive development close to existing sources of noise; noise generating uses that raise disturbance issues to existing buildings; applications involving installation of flues, air conditioning, plant, extraction etc. |  Please see our Full Local Validation List for detailed guidance.  |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Open Space Assessment** | Development on open spaces or play, sports and recreation facilitiesMajor residential developmentsCreation of public open space | Please see our Full Local Validation List for detailed guidance.  |
| **Parking Management Plan** | All major applicationsAny scheme over 5 units proposed within a Controlled Parking Zone Any application for retail/commercial/ employment generating uses proposing off-street parkingAny residential scheme over 2 units proposing off-street parking (including conversions) | Please see our Full Local Validation List for detailed guidance. |
| **Photographs and CGIs** | All major applicationsDevelopment affecting a heritage asset or its setting; demolition of an existing building Certificates of lawfulness | Please see our Full Local Validation List for detailed guidance. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Planning Statement***Note: Scope and content dependent on the nature of the proposed development,* *the type of application, and the sensitivity of the proposed development’s location. May vary in format from a short summary (i.e.* *a covering letter) to a detailed document that includes information and commentary on all planning issues relevant to the proposal. The council will exercise proportionality when advising what should be included in the statement and will only require inclusion of information necessary to* *enable the assessment of the* *proposed development.* | Minor applications for full planning permission |   A short-written description and explanation of the proposal including a justification of the scheme against key planning policies and why any other submission documents are not appropriate in the particular circumstances.  |
| Major developments (including applications for outline permission and approval of reserved matters) | A summary of the proposed development, its key impacts and the contents of other supporting application documents for applications. |
| Proposals involving A3, A4 or A5 uses, nightclubs, places of worship, minicab offices, community facilities or other uses with the potential for significant impacts upon neighbouring residential amenity. |  As per the requirements for other applications for full planning permission, together with details of opening hours, covers, staff and customer numbers, means of transport used by staff and customers, refuse storage and collection, activities to be held on the premises, and ancillary uses; and where it involves a minicab office detail of the number of minicabs operating and whether drivers will be remote or office based. |
| Applications involving a change of use from retail/main town centre uses, business or community use; amalgamation of retail units; change of use from A4 within a Public House; and loss of a heritage asset |  As per the requirements for other applications for full planning permission, together with marketing information and evidence of lack of demand for the protected use; evidence that alternative employment and community uses have been considered (where relevant); and other information relevant to any exception criteria set out in the relevant planning policies. |
| Applications for variation or removal of conditions and for material and non-material amendments |  An explanation as to how the proposed development differs to the approved scheme; a summary of relevant national, regional and local planning policies and guidance adopted since the previous permission was issued (without reproducing their full text) and explanations as to how/why the proposed development accords or fails to accord with them; and an explanation as to why the alterations are required.  |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Planning Obligations Statement** | Applications which require the council and applicant to enter into a legal agreement (a planning obligation); for example, to secure affordable housing on site. |  Please see our Full Local Validation List for detailed guidance. |
| **Retail Impact Assessment** | All applications for retail of 1000sq.m and above on the edge or outside of the town and district centres. |  Please see our Full Local Validation List for detailed guidance. |
| **Sequential Test and Impact Assessment** | Proposals for new, or extension to, existing edge or out-of-centre Class A uses, entertainment or leisure development in excess of 200 sqm gross floorspace must submit a sequential test and an impact assessment |  Please see our Full Local Validation List for detailed guidance. |
| **Site Waste Management Plan (see also Delivery and Servicing Plan)** | Major developments where demolition, excavation and/or substantial site clearance is necessary |  Please see our Full Local Validation List for detailed guidance. |
| **Statement of Community Engagement** | All major applications |   The statement shall demonstrate how:* how the views of the local community have been sought and taken into account in the formulation of development proposals

  Please see our Full Local Validation List for detailed guidance. |

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| **Local Requirements** | **Requirement** | **Guidance** |
| **Structural Survey** | Applications which require the council and applicant to enter into a legal agreement (a planning obligation); for example, to secure affordable housing on site. |  Please see our Full Local Validation List for detailed guidance. |
| **Surface Water Drainage Assessment** | Development proposals for all buildings / non permeable hard surfacing / extensions. |  Please see our Full Local Validation List for detailed guidance. |
| **Sustainability Statement** | For all new Major developmentAnd For all new Minor residential development of more than 1 unit or all new Minor non-residential development greater than 100 sq.m. |  Please see our Full Local Validation List for detailed guidance. |
| **Transport Assessment (see also Transport Statement)** | Major Applications for over 50 residential unitsApplications for commercial development (including retail) of over 1000 sqm,Applications for schools and nurseries, hospitals, places of worship and others where the proposed development would have significant transport implications. |  Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Travel Plan** | All major planning applicationsOthers which are likely to have significant transport implications (such as schools, nurseries and hotels) or where there is no parking or a low level of car parking proposed.All applications requiring the submission of a Transport Assessment. |  Please see our Full Local Validation List for detailed guidance.  |
| **Tree Survey/Arboricultural implications** | All applications where there are trees within the application site, or on land adjacent to trees that would influence or be affected by the development (including street trees). |  Please see our Full Local Validation List for detailed guidance. |
| **Ventilation/ Extraction Statement (see also Noise and Vibration Assessment)** | Any proposal for the use of premises that require ventilation or extraction which is likely to include uses within Use Classes A3, A4, A5, B1 or B2  |  Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** | **Requirement** | **Guidance** |
| **Viability Appraisal****(see Marketing Assessment)** | All major developments that include residential unitsAny other major development where the deliverability of the scheme as designed needs to be understoodAny development proposing a reduction in existing housing numbers on the siteAny application proposing the loss of a public house (including a change of use)Any application proposing the demolition of or substantial harm to a designated or undesignated heritage assetAny application where the viability of the existing use is relevant |  Viability information should be set out in writing (prior to submission) and include a scheme layout plan, TR1 (Land Registry Title), with a Statement of Ownership giving the purchase price and also an explanation of the conditions of purchase and build (where applicable). The Statement must be linked to the required Planning Obligations Statement. The assumptions for the following matters will need to be detailed. Please see our Full Local Validation List for detailed guidance. |
| **Accommodation Schedule** | · Residential care homes and residential institutions (excludes nursing homes)· Residential caravan sites (excludes holiday caravans and campsites)· Gypsies, travellers and travelling show people plots. | Proposals that provide one or more residential units must provide an accommodation schedule as a validation requirement for all proposals.   Information requirements per unit:* Block
* Unit number
* Floor
* Type
* GIA (m2)
* NIA (m2)
* Habitable Rooms
* Tenure
* Wheelchair Accessible?

Please see our Full Local Validation List for detailed guidance. |
| **Local Requirements** | **Requirement** | **Guidance** |
| **58. Project level Habitats Regulations Assessment** |  Applications proposing  · New dwellings of 1+ units (excludes replacement dwellings and extensions)· Houses in Multiple Occupancy (HMOs)· Student · Residential care homes and residential institutions (excludes nursing homes)· Residential caravan sites (excludes holiday caravans and campsites)· Gypsies, travellers and travelling show people plots **Within 400m of the SAC boundary** Applications proposing  · New dwellings of 1+ units (excludes replacement dwellings and extensions)· Houses in Multiple Occupancy (HMOs)· Student · Residential care homes and residential institutions (excludes nursing homes)· Residential caravan sites (excludes holiday caravans and campsites)· Gypsies, travellers and travelling show people plots | Please see our Full Local Validation List for detailed guidance. |