

# Local Requirements Checklist

Land north of Chiswell Green Lane and west of The Croft, Chiswell Green

# ADDISON PARK

local homes for local heroes



Up to 330 Discounted Affordable Homes for Key Workers

# Local Requirements Checklist

Land north of Chiswell Green Lane and west of The Croft, Chiswell Green

## Outline Planning Application with Access Sought

The demolition of existing buildings, the building of up to 330 discounted affordable homes for Key Workers, including military personnel, the creation of open space and the construction of new accesses.

On behalf of Mr Steve Collins, Headlands Way Limited

Ref: SC/AP/Irc

Brian Parker  
BA MSc MRTPI  
McPartland Planning Limited



## Summary

In addition to the National Requirements for an **Outline Application with Some Matters Reserved** (i.e.: Completed Application Form; Relevant Certificate; Location Plan; Design and Access Statement; Relevant Fee; and EIA Opinion/Statement), St Albans City and District Council has published a Validation Checklist setting out the Local Requirements to make such applications valid. The following table lists all of these documents and the associated guidance to demonstrate that everything that's required has been submitted:

Document	Guidance	Comment
Block (or Site) Plan	Required when Layout is being sought.	Whilst not required, an Existing Site Plan has been Submitted to show the current buildings and accesses.
Existing and Proposed Floor Plans	Required when Layout is being sought.	Not required, not submitted.
Existing and Proposed Site Sections and finished Floor and Site levels	Required when Scale is being sought.	Not required, not submitted.
Roof Plans	Required when Appearance is being sought.	Not required, not submitted.
Street Scene drawings	Required when Appearance and/or Scale is being sought.	Not required, not submitted.
Affordable Housing Statement	Required for developments of 15 dwellings or more	Submitted.
Agricultural Appraisal	Required when proposal seeks to build new dwellings for agricultural workers.	Not required, not submitted.
Agricultural Land Survey	May be required if agricultural land is to be lost.	Submitted
Air Quality Impact Assessment	May be required	Submitted
Archaeology Assessment	Required if groundworks are within a Scheduled Monument, an Archaeological Site for local preservation or an Archaeological Site subject to recording conditions.	Not required, not submitted.

Biodiversity Survey and Report	A Preliminary Ecological Appraisal should provide an initial assessment of the impact of the proposed development on wildlife	Submitted
Daylight/Sunlight Assessment	Required when Scale is being sought.	Not required, not submitted.
Design Codes	Required for Broad Locations only.	Not required, not submitted.
Flood Risk Assessment	Required as the Site is larger than 1 hectare.	Submitted together with a Sustainable Drainage Strategy.
Foul Sewage and Utilities Assessment	Required to assess infrastructure	Submitted
Heritage Statement	Required for applications which are likely to affect Designated Heritage Assets, Non-Designated Heritage Assets, Areas of local Archaeological importance or Locally Listed Gardens	Not required, not submitted.
Land Contamination Assessment	Required where contamination is known or suspected.	Whilst contamination was neither known nor suspected a Preliminary Risk Assessment has been submitted.
Landscape and Visual Impact Assessment	Required for all applications that would impact on the character and visual amenity of the countryside or rural fringe.	Submitted.
Landscape Strategy	Required when Landscaping is being sought.	Not required, not submitted.
Tree Survey and Arboricultural Assessment	Required when Layout is being sought.	Whilst not required, an Arboricultural Assessment has been submitted.
Lighting Assessment	Required when external floodlighting is proposed.	Not required, not submitted.
Retail Impact Assessment	Required for certain retail and leisure developments	Not required, not submitted.
Noise Impact Assessment	May be required.	Submitted

Parameter Plans	Required for schemes proposing more than 350 dwellings	Not required, not submitted.
Parking Strategy, including cycle parking provision	Reference to “maximum standards” and requirement for details on a Block Plan when Layout isn’t sought, are considered inappropriate.	The outline strategies are covered in the Design and Access Statement.
Photographs, photomontages and Contextual drawings	No Guidance is provided.	The application documents, including Site Photos, are considered sufficient.
Recycling/waste strategy	Required when Layout is being sought.	Not required, not submitted.
Supporting Planning Statement	Required for applications of 10 or more dwellings.	Submitted
Structural Survey	Required when application involves re-use of an existing building or the demolition of any part of a Heritage building.	Not required, not submitted.
Sustainable Urban Drainage System Strategy	Required for major developments.	Submitted.
Transport Assessment	Required for major developments.	Submitted.
Statement of Community Involvement	May be required if a development falls within Section 122 of the Localism Act.	Submitted
Draft S106 Heads of Terms	Required for major developments.	Submitted. To be updated, as necessary, following requests for contributions from, for example, Hertfordshire County Council and NHS Herts Valley Clinical Commissioning Group
Ventilation/Extraction Statement	Required for certain non-residential uses.	Not required, not submitted.
Viability Appraisal	Required where there is a planning policy requirement for affordable housing	There is no affordable housing policy for large sites in the Green Belt. Not required, not submitted. In any case, the

		proposal is for 100% affordable housing.
Harpden Neighbourhood Plan Requirements	Required for major applications in the HNP Area.	Not required, not submitted.
Sandridge Neighbourhood Plan Requirements	Required for major applications in the SNP Area.	Not required, not submitted.

Brian Parker  
BA MSc MRTPI  
November 2021