

VALIDATION CHECKLIST: APPROVAL OF RESERVED MATTERS FOLLOWING A GRANT OF OUTLINE PLANNING PERMISSION FOR MINOR AND MAJOR DEVELOPMENTS

The following information (on both the national and local list of requirements) in the validation checklist must be submitted with your application for it to be accepted as valid and for consideration of your application to begin. We encourage you to submit all applications online via the Planning Portal. However, if you choose to post, please provide 2 copies of hard documents or 1 copy of hard documents and a CD with plans no larger than A3 and to scale. If any of the required information is not submitted with your application, you should submit written justification as to why you consider it is not appropriate in the particular circumstances of your proposed development.

National List of Requirements

Document Required	Guidance Notes	Where to look for further assistance	Policy Driver	Provided (Y/N)
Completed application form, ownership certificate and agricultural land declaration	<p>It is recommended that applications are submitted through the Planning Portal.</p> <p>Application form must be completed in full, signed and dated. The form must contain sufficient information to enable identification of the outline permission in respect of which the application is made.</p> <p>The ownership certificate must be provided where there are owners of the site other than the applicant.</p>	<p>https://www.planningportal.co.uk/applications</p> <p>https://www.gov.uk/guidance/making-an-application#Ownership-Certificate-and-Agricultural-Land-Declaration</p>	Town and Country Planning (Development Management Procedure Order) 2015 (as amended)	
Such particulars as are necessary to deal with the matters reserved in the outline planning permission.	<p>See below for further guidance on what may be required.</p> <p>You are advised that the information provided should fall within the scope of the original outline planning permission</p>	<p>https://www.gov.uk/guidance/making-an-application#approval-of-reserved-matters</p>	Town and Country Planning (Development Management Procedure Order) 2015 (as	

	that has been granted.		amended)	
Location Plan	<p>Scale 1:1250 or 1:2500 (metric) which is up to date and includes the direction of north</p> <ul style="list-style-type: none"> • Sufficient named roads to identify the exact location of the site (wherever possible at least two) • All the surrounding buildings, roads and footpaths on land adjoining the site • A red line around all land required for the development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings) • A blue line around all other land owned by the applicant close to or adjoining the application site 	<p>https://www.planningportal.co.uk/applications</p> <p>https://www.gov.uk/guidance/making-an-application#Plans-and-drawings</p>	Town and Country Planning (Development Management Procedure Order) 2015 (as amended)	
Block Plan	<ul style="list-style-type: none"> • Scale 1:200 or 1:500 (metric) • The direction of north • The proposed development in relation to the site boundaries and other existing buildings on the site with written dimensions including those to the boundaries • All buildings, roads and 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p>	

	<p>footpaths on land adjoining the site including access arrangements</p> <ul style="list-style-type: none"> • All public rights of way crossing or adjoining the site • The position of all trees on the site and adjacent land • The extent and type of any hard surfacing • The type and height of boundary treatment (e.g. walls, fences etc.) 	<p>(Development Management Procedure (England) (Order) 2015.</p>		
Existing and proposed elevations (at a scale of 1:50 or 1:100);	<ul style="list-style-type: none"> • Scale 1:50 or 1:100 (metric) and should clearly show the proposed works in relation to what is already there • All sides of the proposal • Where a proposed elevation adjoins or is in close proximity to another building, drawings should clearly show the relationship between the buildings and detail positions of the openings on each property 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p>	
Existing and proposed floor plans (at a scale of 1:50 or 1:100);	<ul style="list-style-type: none"> • Scale 1:50 or 1:100 (metric) • Written dimensions to show overall size of any new buildings or extensions. • Where existing buildings or walls are to be demolished (if applicable) 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order)</p>	

	<ul style="list-style-type: none"> • Details of the layout of existing building(s) as well as those for the proposed development 	and Country Planning (Development Management Procedure (England) (Order) 2015.	2015	
Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100);	<p>Scale 1:50 or 1:100 (metric). Full information should be submitted to demonstrate:</p> <ul style="list-style-type: none"> • How proposed buildings relate to existing site levels and neighbouring development (with levels related to a fixed datum point off site) • Details of existing and proposed foundations and eaves where a change is proposed and how encroachment onto adjoining land is to be avoided 	Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.	See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015	
Roof plans (at a scale of 1:50 or 1:100).	<ul style="list-style-type: none"> • Scale 1:50 or 1:100 (metric). • Roof Plan to show shape of the roof, its location and any features such as chimney positions or windows 	Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015.	See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015	
Design and Access Statement	<p>A Design and Access Statement must:</p> <ul style="list-style-type: none"> • explain the design principles and concepts that have been applied 	https://www.gov.uk/guidance/making-an-application#Design-and-	Town and Country Planning (Development	

	<p>to the development;</p> <ul style="list-style-type: none"> • demonstrate how the design of the development takes the context of the site into account; • explain the approach to access, and how Local Plan 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 how this has informed the approach to access; and • explain how any specific issues which might affect access to the development have been addressed. 	<p>Access-Statement</p> <p>https://www.designcouncil.org.uk/resources/guide/design-and-access-statements-how-write-read-and-use-them</p>	<p>Management Procedure Order) 2015 (as amended)</p> <p>Policy E2 Sandridge Neighbourhood Plan</p> <p>Policy S3 & S5 – St Stephen Parish Neighbourhood Plan</p>	
Relevant fee	<p>Cheques should be made payable to: SADC or credit card payment should be made by calling 01727 866100.</p>	<p>Please see https://www.planningportal.co.uk/services/help/faq/applications/how-much-does-a-planning-application-cost to assist in the calculation of the planning fee</p>	<p>Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended)</p>	
Local List of Requirements				
Requirements	Guidance Notes	Where to look for	Policy Driver	Provided (Y/N)

		further assistance		
The following supporting information may be required dependant upon which matters have been reserved for subsequent approval				
Street scene drawings. Normally required for layout, scale and appearance.	<p>Normally required when there is a change in height between a proposed development and the neighbouring buildings.</p> <p>These drawings should:</p> <ul style="list-style-type: none"> • Contain a scale bar • Be of a scale of 1:100 or 1:200 • As a minimum, accurately show the height and outline of neighbouring dwellings/buildings and the position and size of windows/doors • Accurately show any differences in levels, including dimensions • Include written dimensions for gaps between buildings 	<p>Additional plans and drawings will in most cases be necessary to describe the proposed development, as required by the legislation (see article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015).</p>	<p>See article 7(1)(c)(ii) of the Town and Country Planning (Development Management Procedure (England) (Order) 2015</p> <p>St Stephen Parish Neighbourhood Plan (policy S1)</p> <p>Sandridge Neighbourhood Plan (policy E2)</p>	
Affordable Housing Statement	<p>Required for applications providing 10 or more new residential units.</p> <p>The statement should set out:</p> <ul style="list-style-type: none"> • The number, size (number of bedrooms) and type and their 		<p>National Planning Policy Framework</p> <p>Policy 7A of the St Albans District Local Plan</p>	

	<p>proposed location</p> <ul style="list-style-type: none"> • Details of size of each type (square metre) • Details of future management and tenure • Contact details for the chosen Registered Provider or • Confirmation of the agreement for the financial contribution when requested 		<p>Review 1994</p> <p>SPG – Affordable Housing (March 2004)</p> <p>Policy H6 – Harpenden Neighbourhood Plan</p> <p>Policy D3 – Sandridge Neighbourhood Plan</p>	
Agricultural Appraisal	<p>You will only need to provide this information with applications that propose new dwellings for agricultural workers, or the removal of agricultural occupancy conditions on existing dwellings.</p> <p>Should include both functional and financial evidence to demonstrate that there is an agricultural need for a permanent dwelling and that there are no suitable dwellings available in the locality</p>		National Planning Policy Framework	
Agricultural Land Survey	<p>This may be required if the proposal relates to the loss of agricultural land.</p>	<p>https://www.gov.uk/government/publications/agricultural-land-assess-proposals-for-</p>	<p>Policy 102 of the St Albans District Local Plan Review 1994 and</p>	

		development/guide-to-assessing-development-proposals-on-agricultural-land	the National Planning Policy Framework.	
Air Quality Impact Assessment	<p>This information is required for an application which proposes a use or development which has the potential to impact air quality.</p> <p>An assessment of potential impacts of the development on local air quality should be provided which should outline the proposed mitigation measures where necessary.</p>		National Planning Policy Framework	
Archaeology Assessment	<p>An archaeological desk based assessment is required for all applications where groundworks are proposed within a:</p> <ul style="list-style-type: none"> • Scheduled monument • Archaeological sites for local preservation • Archaeological sites subject to recording conditions <p>A desk based assessment should:</p> <ul style="list-style-type: none"> • Detail previous nearby finds recorded in the heritage environment record • Discuss the archaeological 	<p>Find out about archaeological assessments and evaluations at http://www.archaeologists.net/codes/ifa</p>	<p>National Planning Policy Framework</p> <p>Policy 111 of the St Albans District Local Plan Review 1994</p> <p>Policy E5 – Sandridge Neighbourhood Plan</p> <p>Policy S4 – St Stephen Parish Neighbourhood Plan</p>	

	<p>potential of the site</p> <p>A written scheme of investigation may be required.</p> <p>Where such proposals include new basements, extensions to basements or other extensive groundworks, the results of an archaeological evaluation should be included.</p>			
Biodiversity Survey and Report	<p>You will need to provide this with applications where the type and location of development are such that the impact on biodiversity may be significant.</p> <p>A Preliminary Ecological Appraisal survey and report should provide an initial assessment of the impact of the proposed development on wildlife. Proposals for mitigation or compensation measures including the protection of habitats, and provision of new habitats, should also be included where appropriate. For all sites, account should be taken of the timing of both surveys and site work, particularly in relation to nesting birds, priority species and habitats.</p> <p>Where protected and priority species are known or have the potential to be present an Extended Phase 1 Habitat</p>	<p>https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#when-applicants-need-a-species-survey</p> <p>https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/biodiversity-wildlife/hertfordshire-ecological-advice-service.aspx</p> <p>https://www.gov.uk/guidance/natural-environment</p>	<p>National Planning Policy Framework</p> <p>Policy 106 of the St Albans District Local Plan Review 1994</p> <p>Harpenden Neighbourhood Plan – Policy ESD13</p> <p>Sandridge Neighbourhood Plan – Policy E1</p> <p>Policy S7 – St Stephen Parish Neighbourhood Plan</p>	

	<p>Survey should be carried out. Depending on the results of the initial survey, further protected species surveys may be required.</p> <p>The information submitted should also be capable of assessment under the requirements of the Habitat Regulations. The demolition of buildings in areas where bat activity has been identified will require a Preliminary Roost Assessment.</p>			
Climate Change Statement	<p>For major development, this should cover:</p> <ul style="list-style-type: none"> • What measures have been/will be taken to reduce the energy demand associated with your proposed development beyond the minimum required in Building Regulations? • What measures have been/will be taken to limit the carbon consumed through the implementation and construction processes, e.g. by reusing existing on-site materials, sourcing materials locally or adopting more sustainable construction methods? • What measures have been/will be taken to utilise renewable or low carbon energy sources? • What measures have been/will be taken to reduce potential impacts of flooding associated with your proposed development? 	<p>https://www.hertfordshire.gov.uk/microsites/building-futures/building-futures.aspx</p>	<p>National Planning Policy Framework</p> <p>Harpenden Neighbourhood Plan – Policies ESD1, ESD13, ESD15, ESD16, ESD17, ESD18, ESD19</p> <p>Sandridge Neighbourhood Plan – Policy D6</p> <p>Policy S6 – St Stephen Parish Neighbourhood Plan</p>	

	<ul style="list-style-type: none"> • What measures will be taken to promote biodiversity in your proposed development? 			
Construction Environment Management Plan	<p>Required for all major developments to demonstrate how negative impacts of the construction process on the amenity of neighbouring occupiers and the environment will be managed and mitigated. Details should be included of how on-site impacts will be managed during the demolition/construction phase (particularly on homes, other sensitive uses and biodiversity), including traffic management, storage and contractor parking, dust, noise, vibration and stability.</p>		National Planning Policy Framework	
Daylight/Sunlight Assessment	<p>Where there is a potential adverse impact upon the current levels of daylight/sunlight enjoyed by adjoining properties or building(s), including associated gardens or amenity space, a Daylight and Sunlight Assessment will be required in order to establish the level of harm which would occur from the proposed development.</p> <p>Should include diagrams of how the shadows of the building will impact on neighbours for all four quarters of the year. Both diagrammatic and technical information may be required (in certain circumstances therefore it may need to be demonstrated that the guidance set</p>	<p>https://www.bregroup.com/services/testing/indoor-environment-testing/natural-light/</p>	<p>National Planning Policy Framework</p> <p>Policy 70 and 72 of the St Albans District Local Plan Review 1994.</p>	

	out in the BRE's <i>Site Layout For Daylight and Sunlight: A Guide to Good Practice (2nd edition)</i> have been achieved).			
Fire Safety Statement	<p>The completion of the prescribed form for buildings that contain two or more dwellings, or educational accommodation and meet the height condition of either 18m-plus, or seven-plus storeys - whichever is reached first.</p> <p>Relevant planning applications are those that provide for one or more relevant buildings, development of an existing relevant building, or development within the curtilage of a relevant building.</p>	https://www.stalbans.gov.uk/fire-safety-and-high-rise-buildings	The Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021/746	
Flood Risk Assessment	<p>Required for sites of more than 1 ha. In Flood Zone 1.</p> <p>Required for all new development in Flood Zones 2 and 3.</p> <p>The FRA should:</p> <ul style="list-style-type: none"> • Assess the existing situation • Assess whether the proposal is likely to be affected by current or future flooding from any source • Satisfy the LPA that the development is safe and where possible reduces flood risk overall • State whether it will increase flood risk elsewhere and identify 	https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications	<p>National Planning Policy Framework</p> <p>Policy 84 of the St Albans District Local Plan Review 1994.</p> <p>Harpenden Neighbourhood Plan – Policy ESD18</p>	

	<p>opportunities to reduce the probability and consequences of flooding</p> <ul style="list-style-type: none"> • Include proposed mitigating measures to be undertaken to deal with the effects and risks of flooding, taking climate change into account <p>The FRA should include the design of surface water management systems including Sustainable Drainage (SUDS) and address the requirement for safe access to and from the development in areas at risk of flooding.</p> <p>The FRA should provide evidence that demonstrates, where required, the Sequential and Exception Test of NPPF have been met</p>			
Foul sewage and utilities assessment	Required where the proposed development involves connection to foul and storm water sewers. The applicant will be required to demonstrate that, following consultation with the service provider, the availability of drainage/sewerage infrastructure capacity has been examined and the proposal would not result in undue stress on this infrastructure.	Relevant technical guidance is provided in Building Regulations Approved Document Part H (Drainage and waste disposal).		
Heritage Statement	This is required for Applications which are likely to affect:	https://historicengland.org.uk/content/docs/guidan	National Planning	

	<ul style="list-style-type: none"> • Designated heritage assets • Non designated heritage assets such as Locally Listed Buildings, Areas of local archaeological importance and Locally Listed Gardens <p>The Statement should:</p> <ul style="list-style-type: none"> • As a minimum reference the appropriate Historic Environment Records. • Shall state the significance of the heritage asset, including any contribution made by its setting. In some applications this may be limited to the areas affected by the proposals. • Shall contain an impact assessment which describes any potential impact of the proposals on the significance of heritage assets affected, including any contribution made by their setting. In some applications this may be limited to the areas affected by the proposals • Include a structural survey (if required) 	<p>ce/statements-of-heritage-significance-consultation-draft/</p> <p>This information can be found by using the Planning Constraints map layers in our Local Information Service on the Council's website: http://gis.stalbans.gov.uk/wmlcustomerservice/</p>	<p>Policy Framework</p> <p>Policy S4 – St Stephen Parish Neighbourhood Plan</p> <p>Policy E5 – Sandridge Neighbourhood Plan</p>	
Land Contamination Assessment	Where contamination is known or suspected, i.e. potentially contaminative		National Planning	

	former use such as industrial/commercial/agricultural. A Land Contamination Assessment should be carried out by or under the direction of a suitably qualified competent person.		Policy Framework	
Landscape and Visual Appraisal or Landscape and Visual Impact Assessment (including proposed landscaping details where necessary)	All applications that would impact on the character and visual amenity of the countryside or rural fringe. Where the impact is judged to need a more rigorous assessment, for instance where the proposal is for major residential development of 10 or more units or where the floor space to be created is greater than 1000m ² , the application may require instead a formal Landscape and Visual Impact Assessment. Landscape and Visual Impact Assessments are more detailed and technical studies and should be carried out by a suitably qualified landscape professional, in line with current guidelines.	Guidelines for Landscape and Visual Impact Assessment, 3 rd Edition; Landscape Institute and I.E.M.A. Appointment of a landscape professional https://www.landscapeinstitute.org/technical-resource/appointing-landscape-professional/ https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape.aspx	National Planning Policy Framework Policy 104 – Landscape Conservation – St Albans District Local Plan Review 1994.	
Landscape Details including Maintenance	Required for all major developments. Landscape schemes should be underpinned by a comprehensive site survey and analysis, identify key environmental constraints and opportunities in line with national and local landscape, green infrastructure,	https://www.hertfordshire.gov.uk/services/recycling-waste-and-environment/landscape/landscape.aspx	National Planning Policy Framework Policy 74 – Landscaping and Tree Preservation – St Albans District Local	

	<p>biodiversity, and historic environment policy.</p> <p>The landscape strategy shall cover all public and private spaces including open space, sports pitches and play facilities, green infrastructure, biodiversity habitats, water bodies and landscape buffers, and provide details of hard surfaces, boundary treatment and all soft landscaping proposed. The strategy should build on principles set out in a Design and Access Statement (where relevant).</p>		Plan Review 1994.	
Tree Survey and Arboricultural Implications Assessment including Tree Protection Method Statement	<p>This is required where:</p> <ul style="list-style-type: none"> • There are significant trees within the site or street trees that may be affected by the development or construction works, including storage of materials; or • There is a Tree Preservation Order protecting trees on the application site; or • The proposed development is sited near to a protected tree(s) on neighbouring land; or • For application sites within Conservation Areas where trees are present. 	BS5837:2012 Trees in relation to design, demolition and construction - Recommendations	<p>National Planning Policy Framework</p> <p>Policy 74 – Landscaping and Tree Preservation – St Albans District Local Plan Review 1994.</p> <p>Harpenden Neighbourhood Plan – Policy ESD14</p>	
Lighting Assessment	Required for all applications where it is proposed to incorporate external flood		National Planning Policy Framework	

	lighting. A contour plan should be provided which shows the layout of the proposed lighting scheme with beam orientation and lighting spill.			
Materials Schedule (and samples)	Required if appearance is being sought. It is recommended that a materials panel is constructed on site to allow for an assessment of the materials in context.		Policies 69 and 70 of the St Albans District Local Plan Review 1994 and the National Planning Policy Framework.	
Retail Impact Assessment	<p>Retail and leisure developments over 2500 square metres.</p> <p>Smaller retail and leisure developments likely to have a significant impact on smaller centres.</p> <p>Applications for other main town centre uses when they are an edge of centre or out of centre location; and not in accordance with the Development Plan</p> <p>Should include details of the sequential test process that supports the chosen site location.</p>	https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres	National Planning Policy Framework	
Noise Impact Assessment / Acoustic Report	<p>Such an Assessment may be required in the following circumstances (this list is not exhaustive):</p> <ul style="list-style-type: none"> Where it is proposed to introduce 	https://www.gov.uk/guidance/noise--2	National Planning Policy Framework	

	<p>residential development to a noisy environment</p> <ul style="list-style-type: none"> • Where it is proposed to introduce noisy uses/processes which are likely to impact on existing residential development or open countryside • The provision of new plant or machinery including (but not limited to) air source heat pumps and air conditioning. <p>A Noise Impact Assessment prepared by a suitably qualified acoustician</p>			
Parking Strategy including cycle parking provision	<p>Any new development proposal which provides a level of parking which falls below maximum standards should include a justification for the quantum of parking that is proposed.</p> <p>Existing and proposed arrangements for:</p> <ul style="list-style-type: none"> • Parking and cycle storage • Access and turning arrangements for vehicles and pedestrians. <p>This may be shown on the block plan.</p> <p>Details of the materials to be used in the construction of any external facilities.</p>		<p>National Planning Policy Framework</p> <p>Policies 39, 40, 42-45, 47-49 of the St Albans District Local Plan Review 1994</p> <p>Policy S12 – St Stephen Parish Neighbourhood Plan</p>	
Photographs/Photomontages and Contextual Drawings			<p>See article 7(1)(c)(ii) of the Town and Country Planning</p>	

			(Development Management Procedure (England) (Order) 2015)	
<p>Recycling / Waste Strategy</p> <p>Required for layout, scale and appearance.</p>	<p>Required for any new mixed use development, any major development and any development involving blocks of apartments.</p> <p>Strategy will need to demonstrate:</p> <ul style="list-style-type: none"> • How refuse and recycling will be stored and collected • That the proposal will meet the current waste and recycling requirements and is flexible enough to adapt to future needs • Details of the materials to be used in the construction of any external facilities. 		<p>National Planning Policy Framework</p> <p>Harpenden Neighbourhood Plan – Policy ESD6</p>	
<p>Supporting Planning Statement</p>	<p>Required for:</p> <p>Applications for 10 or more dwellings, or 0.5 hectares if is not known how many dwellings are proposed</p> <p>Applications for a building or buildings where the floor space to be created by the development is 1,000 square metres</p> <p>Application on a site having an area of 1</p>		<p>National Planning Policy Framework</p> <p>St Albans District Local Plan Review 1994</p> <p>Harpenden Neighbourhood Plan 2019</p>	

	<p>hectare or more</p> <p>Statements should:</p> <ul style="list-style-type: none"> • Include a full explanation of the proposal including any relevant background or site history • Identify the context and need for the proposed development including justifications for proposed change of use where appropriate • Include an overview of how the proposal accords with the Local Plan and other relevant documents • Details of any consultation undertaken with statutory consultees and the local community 		<p>National Planning Practice Guidance</p> <p>Sandridge Neighbourhood Plan – Policies D4 and D5</p>	
Structural Survey	<p>Applications involving the reuse of existing buildings or where it is proposed to demolish part of any heritage building due to its condition will require a structural survey.</p> <p>A structural survey should be carried out by a structural engineer or a suitably qualified person</p> <p>Where alteration/demolition is proposed, this should be clearly shown on the floor plans and elevations of the proposal and be cross referenced to the structural survey</p>		<p>National Planning Policy Framework</p> <p>Policy 87 of the St Albans District Local Plan Review 1994</p> <p>Harpenden Neighbourhood Plan – Policy H2</p>	
Sustainable Urban Drainage	Legislation now requires major to	https://www.hertfordshire	National Planning	

System Strategy	address the management of surface water drainage for statutory assessment by the Lead Local Flood Authority (LLFA) prior to determination by the Local Authority.	.gov.uk/services/recycling-waste-and-environment/water/surface-water-drainage/surface-water-drainage.aspx#DynamicJumpMenuManager_1Anchor_3	Policy Framework	
Transport Assessment	<p>All developments which are likely to generate significant amount of vehicle movement i.e. major developments</p> <p>Should include sufficient information such that an assessment as to the highways and traffic impact arising from the proposed development can be made. Likely to include:</p> <ul style="list-style-type: none"> • the existing conditions • development details • predicted person trip generation and mode splits • predicted residual vehicular trip generation based on proposed travel plan measures • distribution of residual vehicular trips • junction capacity assessments • details of the proposed mitigation measures 	https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#preapplication	<p>National Planning Policy Framework</p> <p>Policy 34 St Albans District Local Plan Review 1994</p> <p>Sandridge Neighbourhood Plan – Policies T1, T2 and T3</p> <p>Policies S11, S13, S14 & S15 – St Stephen Parish Neighbourhood Plan</p>	

	A Green Travel Plan may also be required by the Local Highway Authority.			
Statement of Community Involvement	May be required where development falls within the requirements of Section 122 of the Localism Act 2011 (amending Section 61 of the Town and Country Planning Act 1990).		National Planning Practice Guidance	
Draft S106 Heads of Terms	<p>Required for all Major developments.</p> <p>This information should set out what planning obligations may be required, to mitigate the impact of the development proposed on social and community infrastructure.</p>	<p>https://www.hertfordshire.gov.uk/about-the-council/freedom-of-information-and-council-data/open-data-statistics-about-hertfordshire/who-we-are-and-what-we-do/property/planning-obligations-guidance.aspx#</p> <p>https://www.hertfordshire.gov.uk/services/highways-roads-and-pavements/business-and-developer-information/development-management/highways-development-management.aspx#preapplication</p>	National Planning Policy Framework	

		The District Council's Community Services Team will also be consulted on any application and may request financial contributions towards Leisure facilities.		
Ventilation/Extraction Statement	Required for all applications for non-residential use where ventilation or extraction equipment is proposed or will be required.	Details of the position and design of ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics are required.	National Planning Policy Framework	
Viability Appraisal	A financial viability appraisal is required where there is a planning policy requirement to provide affordable housing or where the proposed development departs from other planning policy requirements due to viability.	Financial viability appraisals should be accompanied by: <ul style="list-style-type: none"> • an executive summary which outlines the key conclusions being drawn from the appraisal for the lay reader; and • a fully testable and editable electronic/software model which explicitly shows the calculations and assumptions used in the planning application. 	National Planning Policy Framework Policy 7A of the St Albans District Local Plan Review 1994 SPG – Affordable Housing (March 2004)	

		Applicants should meet the cost of reviewing financial viability appraisals, or provide a solicitor's undertaking to pay, for an application requiring a financial viability appraisal to be validated.		
Neighbourhood Plan Requirements: Harpenden Sandridge St Stephen Parish	In addition to the above requirements, for major applications within the Neighbourhood Plan area(s), the following documents may also be required (this list is not exhaustive): <ul style="list-style-type: none"> • Sustainability Statement • Dwelling Mix Statement • Public Open Space Provision Statement • Design Brief • Utilities and Infrastructure Statement • Carbon Dioxide Emissions Statement • Healthcare Provision Statement • Retail and Employment Statement 		Harpenden Neighbourhood Plan 2019 https://www.harpenden.gov.uk/neighbourhood-plan https://www.harpenden.gov.uk/neighbourhood-plan Sandridge Neighbourhood Plan St Stephen Parish Neighbourhood Plan	

Applicants are referred to Paragraphs 39-42 of the National Planning Policy Framework (2021) regarding pre-application engagement. The Council has a pre-application advice service and encourages applicants to use this service. Further details can be found on the Council's website: <https://www.stalbans.gov.uk/pre-application-advice>