Gateshead Council

TITLE OF REPORT: **Validation of Planning Applications**

REPORT OF: **Anneliese Hutchinson, Service Director, Development, Transport and Public Protection**

Purpose of the Report

1.   To inform members of the review of the guidance on the information requirements and validation of planning applications document - Validation of Planning Applications in Tyne and Wear - 2019.

Background

2.   As part of the drive to provide a quicker, more predictable and efficient planning service, the Government introduced new information requirements for the validation of planning applications by Local Planning Authorities in 2007.

3.   The first Tyne & Wear Validation List was adopted in 2008. In March 2010 The Government produced "guidance on information requirements and validation" and in response to this the Tyne & Wear Authorities worked together to update their requirements lists and the list has since been up dated every 2 years.

4.   Local lists can be a very useful guide, helping applicants establish the information the local authority will require to validate a planning application. An up to date local list can give applicants certainty about what information is necessary at an early stage in the design process, reducing delays at the validation stage.

5.   Paragraph 193 of the National Planning Policy Framework makes it clear that local planning authorities should only request supporting information that is relevant, necessary and material to the application. Government has also introduced provisions to ensure that Councils review local lists at least every two years.

Changes between the 2016 and the 2019 versions

6.   This new version includes updates to reflect changes to planning policy, either nationally due to the publication of the National Planning Policy Framework and the National Planning Policy Guidance, or locally where there have been advances in each council's local development plan. Also, there have been some general revisions to the text to improve its clarity and on advice from statutory consultees.

7.   Please note that Sunderland City Council have opted to produce their own bespoke validation checklist. Therefore, the validation requirements for Sunderland have not been included in this document.

8. As with previous versions of this document, Tyne & Wear authorities worked together to review the validation list and have consulted regular service users (agents) and statutory consultees. Comments were received from South Tyneside Council, Durham Bird Club, Sport England, Historic England, Highways England, Natural England, the Theatres Trust, Northumbrian Water and The Coal Authority along with three agents/architects. (comments are summarised in Appendix 3)

9. It is anticipated to review the guidance every 2 years, or earlier should legislation change to an extent that would require a significant change to the guidance.

10. A copy of the revised guidance can be found in Appendix 2.

Recommendations

It is recommended that the Committee note the contents of this report and accept the revised Validation of Planning Applications in Tyne and Wear - 2019 to replace the previous 2016 guidance.

Contact: Emma Lucas - extension 3747

1. **FINANCIAL IMPLICATIONS**

   Nil

2. **RISK MANAGEMENT IMPLICATIONS**

   Nil.

3. **HUMAN RESOURCES IMPLICATIONS**

   Nil

4. **EQUALITY AND DIVERSITY IMPLICATIONS**

   Nil

5. **CRIME AND DISORDER IMPLICATIONS**

   Nil

6. **SUSTAINABILITY IMPLICATIONS**

   Nil.

7. **HUMAN RIGHTS IMPLICATIONS**

   Nil.

8. **WARD IMPLICATIONS**

   Nil.

9. **BACKGROUND INFORMATION**
   CLG: Guidance on information requirements and validation (March 2010)

   http://www.communities.gov.uk/publications/planningandbuilding/validationguidance
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   http://www.communities.gov.uk/documents/planningandbuilding/pdf/1505012.pdf

   NPPF

APPENDIX 3 Consultation responses.