YORKSHIRE DALES NATIONAL PARK AUTHORITY **ITEM 8**

Date: **26 September 2023**

Report: **PLANNING APPLICATION VALIDATION REQUIREMENTS**

Purpose of Report

1. To seek Members' agreement to adopt a revised list of 'Planning Application Validation Requirements' setting out the information the Authority requires for planning applications.

Recommendation

2. That Members approve the adoption of a revised list of Planning Application Validation Requirements.

Strategic Planning Framework

3. The information and recommendations contained in this report are consistent with the Authority's statutory purposes and its approved strategic planning framework:

   Corporate Plan objectives:
   Provide an efficient development management service that supports appropriate opportunities for economic and community development whilst helping to conserve and enhance the special qualities of the National Park, including ensuring that 65% of minor and 80% of 'other' planning applications are being determined within eight weeks and at least 80% of applicants are satisfied with the service provided.

Background

4. Local Planning Authorities are required to prepare a Local Validation List (local list) that sets out the information required to make a valid planning application. This is in addition to *National* Validation requirements, which cover the basic requirement for application forms, certificates and plans. The local list includes information needed by consultees (eg. flood risk assessment, public right of way statement) and information needed to show that the proposal complies with national and local plan policy (eg. housing need statement, protected species survey).

5. The list only covers information necessary to validate a planning application; not necessarily all of the information necessary to determine an application. Planning Officers can request further information from the applicant that is needed to fully assess the proposal during the application process (eg. following a request from a consultee).

6. The Town and Country Planning (Development Management Procedure) Order 2015 requires a planning authority to publish a local list every two years for it to remain valid. The current local list was published in June 2021.

The Review

7. Officers have reviewed the 2021 list and have made a number of minor revisions and specific updates relating to the national Biodiversity Net Gain provisions that will come into effect in November and Government requirements for development within the River Eden catchment to demonstrate that they will not increase levels of nutrients (phosphates) in the river. The approach has been to avoid overburdening applicants with information requirements where possible, ensuring that the list includes only information that is strictly necessary. A copy of the revised list is available for Members to view on the website:

   https://www.yorkshiredales.org.uk/wp-content/uploads/sites/13/2023/09/Local-validation-requirements-September-2023-REVISED.pdf

8. The local list contains 28 items. Many simple applications, such as domestic extensions, would not need to provide any of the information listed. The list includes information required by statutory consultees (eg. Flood Risk Assessments required by the Environment Agency) and information required to allow the planning application to be considered properly (eg. a structural survey or method statement for a barn conversion). As the majority of customers access the list via the Authority's website it includes links to local plan policies and places where they can find information or template documents to help them satisfy the requirements.

9. Planning agents and YDNPA staff who are often consulted on planning applications (eg. ecologists, rangers) have been consulted and the list amended where appropriate.

Conclusion

10. There are clear advantages to applicants/agents in knowing what is required before they submit their application. Timely provision of the necessary information helps the Authority, consultees and neighbours in understanding an application quickly, and supports efficient and timely decision-making. A list of local validation requirements is a helpful tool for providing an efficient development management service.

Richard Graham
Head of Development Management

7 September 2023