

<b>COMMITTEE</b>	<b>PLANNING COMMITTEE</b>
<b>DATE</b>	<b>3 February 2015</b>
<b>SUBJECT</b>	<b>Local Validation List</b>
<b>REPORT OF</b>	<b>Leigh Palmer Senior Specialist Advisor (Planning)</b>
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<b>WARDS</b>	<b>All</b>
<b>PURPOSE</b>	<b>This report outlines the Council's Local Validation List</b>
<b>CONTACT</b>	<b>Leigh Palmer</b> <b><a href="mailto:Leigh.Palmer@eastbourne.gov.uk">Leigh.Palmer@eastbourne.gov.uk</a></b> <b>01323 415 215</b>
<b>RECOMMENDATION</b>	<b>That Members note the content of this report</b>

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### **Executive Summary:-**

Members of Planning Committee requested at its September Committee that the results of the public consultation into the Councils Local Validation List be reported to Planning Committee so that any changes could be ratified prior to formal adoption.

### **Purpose of this report:-**

The purpose of this information item is for Members to note the content of this report and endorse the Local Validation List for adoption following the consultation period.

The LVL is prepared by the Local Planning Authority to clarify to Applicants what information is usually required for planning applications of a particular type, scale or location. The LVL will be available to members of the public through our website.

In addition to being specified on an up-to-date LVL information requested with a particular planning application must be:

- Reasonable having regard, in particular, to the nature and scale of the proposed development; and
- About a matter it is reasonable to think will be a material consideration in the determination of the application.

The statutory tests are set out in section 62 (4A) of the Town and Country Planning Act 1990 (inserted by the Growth and Infrastructure Act) and article 29(4) (bb) of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

## **SUMMARY OF CHANGES**

There has been very few comments (2 emails) received from interested parties in relation to the LVL consultation, these responses related to clarification of elements of the LVL. In conversations with our regular planning agents however, there was an overwhelming support for the proposed LVL list as it is seen as reducing the requirements for supporting documentation and thereby reducing the burden upon applicants.

The main change made from the initial draft LVL identifies the changes to the requirements in relation to Affordable Housing following Government advice published in December 2014. This guidance as part of the National Planning Policy Guidance (NPPG) raised the threshold for seeking affordable housing contributions on proposed developments to the creation of 11 or more units.

### **Recommendation:-**

1. That the Local Validation List be adopted and used for validation purposes incorporating the changes to the affordable housing thresholds as referred to in this report.
2. That the Senior Specialist Advisor (Planning) be given delegated authority to make changes to the LVL if required by the changes to National and Local Policy in the interim, prior to the documents formal re-ratification in two years time at Planning Committee.