

ST ALBANS

Validation checklist

December 2024

REQUIREMENTS FOR OUTLINE APPLICATION WITH SOME MATTERS RESERVED

1. Application forms with ownership certificate and agricultural land declaration (LRM)
2. Design and Access Statement (Define) including Landscape Strategy (Define) and Photographs / photomontages and contextual drawings (Define)
3. Development Specification and Parameters (LRM)
4. Environmental Impact Assessment / Environmental Statement (LRM):
 - Ecology and biodiversity
 - Landscape and visual
 - Agriculture and soil
 - Heritage and archaeology
 - Ground conditions
 - Water resources
 - Socio-economics
 - Waste and material assets
 - Climate change
 - Traffic and movement;
 - Noise and vibration; and
 - Air quality.
5. Affordable Housing Statement (LRM)
6. Agricultural Land Survey (Reading Agricultural Consultants)
7. Archaeology Assessment, including geophysics survey (Orion)
8. Biodiversity Survey and Report (FPCR)
9. Biodiversity Metric (FPCR)
10. Climate Change Statement (Turley)
11. Flood Risk Assessment and Drainage Strategy, including sequential test (PJA)
12. Utilities assessment (Brookbanks)
13. Heritage Statement (Orion)
14. Landscape and Visual Impact Assessment (Define)

15. Tree Survey and Arboricultural Implications Assessment including Tree Protection Method Statement (FPCR)
16. Noise Impact Assessment / Acoustic Report (Noise Consultants)
17. Lighting Assessment (Brookbanks)
18. Air Quality Assessment (Air Quality Consultants)
19. Planning Statement, to include a section to cover off Retail Sequential Test (LRM)
20. Transport Assessment (PJA)
21. Framework Travel Plan (PJA)
22. Statement of Community Involvement (Cratus)
23. Draft S106 Heads of Terms (LRM)
24. Plans (Define / PJA)
 - Site Location Plan
 - Land Use Parameter Plan
 - Access and Movement Parameter Plan
 - Green Infrastructure and Open Space Parameter Plan
 - Building Heights and Levels Parameter Plan
 - Phasing Plan
 - Illustrative Masterplan
 - Topographical Survey
 - Access Drawings

ADDITIONAL REQUIREMENTS FOR FULL APPLICATION ELEMENTS (I.E PLAYING PITCHES AND ACCESS)

25. Design and Access Statement (Define)
26. Block plan (Define)
27. Existing and proposed elevations (Define)
28. Existing and proposed floor plans (Define)
29. Existing and proposed site sections (Define)
30. Roof plans (Define)
31. Streetscene drawings (Define)
32. Landscape plans (Define)