

Local Requirements Checklist

Bricket Lodge Sports and Country Club and Paintball Site, Lye Lane, St Albans AL2 3TF



The demolition of existing buildings, the construction of up to 115 dwellings, the creation of a new access and associated highways improvements.

Outline Planning Application with Access Sought

The demolition of existing buildings, the construction of up to 115 dwellings, the creation a new access and associated highways improvements.

On behalf of Mr Ken Rudkin, J K Rudkin Builders Ltd

Ref: KR/BL/lrc

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Summary

In addition to the National Requirements for an **Outline Application with Some Matters Reserved**, St Albans City and District Council has published a Validation Checklist setting out the Local Requirements to make such applications valid. The following table lists all of these documents and the associated guidance to demonstrate that everything that's required has been submitted:

Document	Guidance	Comment
Block (or Site) Plan	Required when Layout is being sought.	Whilst not required, an Existing Site Plan has been Submitted to show the current buildings and accesses.
Existing and Proposed Floor Plans	Required when Layout is being sought.	Not required.
Existing and Proposed Site Sections and finished Floor and Site levels	Required when Scale is being sought.	Not required.
Roof Plans	Required when Appearance is being sought.	Not required.
Street Scene drawings	Required when Appearance and/or Scale is being sought.	Not required.
Affordable Housing Statement	Required for developments of 15 dwellings or more	Submitted.
Agricultural Appraisal	Required when proposal seeks to build new dwellings for agricultural workers.	Not required.
Agricultural Land Survey	May be required if agricultural land is to be lost.	Not applicable.
Air Quality Impact Assessment	May be required if site is in an AQMA or the proposal is for a sensitive use	Not required.
Archaeology Assessment	Required if groundworks are within a Scheduled Monument, an Archaeological Site for local preservation or an	Not required.

	Archaeological Site subject to recording conditions.	
Biodiversity Survey and Report	A Preliminary Ecological Appraisal should provide an initial assessment of the impact of the proposed development on wildlife	Submitted – including a Stage 2 Bat Survey and Full Reptile Survey
Daylight/Sunlight Assessment	Required when Scale is being sought.	Not required.
Design Codes	Required for Broad Locations only.	Not required.
Flood Risk Assessment	Required as the Site is larger than 1 hectare.	Submitted together with a Sustainable Drainage Strategy.
Foul Sewage and Utilities Assessment	Required to assess infrastructure	Submitted
Heritage Statement	Required for applications which are likely to affect Designated Heritage Assets, Non-Designated Heritage Assets, Areas of local Archaeological importance or Locally Listed Gardens	Not required.
Land Contamination Assessment	Required where contamination is known or suspected.	Not required.
Landscape and Visual Impact Assessment	Required for all applications that would impact on the character and visual amenity of the countryside or rural fringe.	Submitted.
Landscape Strategy	Required when Landscaping is being sought.	Not required.
Tree Survey and Arboricultural Assessment	Required when Layout is being sought.	Not required.
Lighting Assessment	Required when external floodlighting is proposed.	Not required.
Retail Impact Assessment	Required for certain retail and leisure developments	Not required.

Noise Impact Assessment	May be required if residential development is introduced into a noisy environment	Submitted
Parameter Plans	Required for schemes proposing more than 350 dwellings	Not required.
Parking Strategy, including cycle parking provision	Reference to “maximum standards” and requirement for details on a Block Plan when Layout isn’t sought, are considered inappropriate.	The outline strategies are covered in the Design and Access Statement and Transport Assessment.
Photographs, photomontages and Contextual drawings	No Guidance is provided.	The application documents, including Site Photos, are considered sufficient.
Recycling/waste strategy	Required when Layout is being sought.	Not required.
Supporting Planning Statement	Required for applications of 10 or more dwellings.	Submitted
Structural Survey	Required when application involves re-use of an existing building or the demolition of any part of a Heritage building.	Not required.
Sustainable Urban Drainage System Strategy	Required for major developments.	Submitted.
Transport Assessment	Required for major developments.	Submitted.
Statement of Community Involvement	May be required if a development falls within Section 122 of the Localism Act.	Not required.
Draft S106 Heads of Terms	Required for major developments.	Submitted. To be updated, as necessary, following requests for contributions from HCC etc.
Ventilation/Extraction Statement	Required for certain non-residential uses.	Not required.
Viability Appraisal	Required where there is a planning policy requirement for affordable housing	Not required.

Harpenden Neighbourhood Plan Requirements	Required for major applications in the HNP Area.	Not required.
Sandridge Neighbourhood Plan Requirements	Required for major applications in the SNP Area.	Not required.
St Stephen Neighbourhood Plan Requirements	Required for major applications in the SSNP Area.	Addressed within Planning Statement and Design and Access Statement

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September 2022