

## Full Planning Application (Major) Validation Checklist



Complete this checklist and submit it with your application to develop:

- 10 or more dwellings
- Dwellings on a site of 0.5 hectares or more where the number of dwellings is not known
- Creating floorspace of 1,000 sqm or more
- Sites of 1 hectare or more

**You will need to submit this completed checklist with your application. It will not be accepted without it.**

Guidance and information on the drawing and documents listed below can be found in the [Validation Guide](#).

### National requirements

Requirement	Included – Y/N	If No, short statement why detail is not required
Completed application form, signed and dated		
Completed Ownership Certificate (A, B, C or D as appropriate) – within application form		
Correct application fee		
Location Plan		
Proposed Site/Block Plan		
Existing and Proposed Elevations		
Existing and Proposed Floor Plans		
Existing and Proposed Roof Plans		

Site sections and finished floor and site levels		
Design and Access Statement		
Fire Statement <i>Where development contains two or more dwellings or educational accommodation and are 18m or more in height, or 7 or more storeys</i>		
Biodiversity Net Gain Statement		

## Local List Requirements

In addition to the national requirements set out above, the following information may also be required and this is dependent on the particulars of your application and proposal.

Please see [Planning application: what you need for a planning application | Central Bedfordshire Council](#) for further advice on the information which may need to be submitted with your application.

Requirement	Included – Y/N	If N short statement why not required
<a href="#">Completed Ecology and Trees Checklist</a>  <a href="#">(link to checklist)</a>  <b>(This should be completed for all applications and will identify if further documents required)</b>		
Ecology Report  <i>Required if identified as requirement in Ecology and Trees Checklist</i>		
Tree Report  <i>Required if identified as requirement in Ecology and Trees Checklist</i>		
Biodiversity Completed Metric		
Draft Biodiversity Net Gain Plan		
Flood Risk Assessment (site-specific)  <i>Required for the following:</i> <ul style="list-style-type: none"> <li><i>If any part of the development is located within flood zones 2 or 3</i></li> </ul>		

<ul style="list-style-type: none"> <li>• <i>If the site area is larger than 1 hectare and is located in flood zone 1.</i></li> </ul> <p><i>To check which flood zone your site is in visit <a href="https://www.gov.uk/guidance/flood-map-for-planning">Flood map for planning - GOV.UK (flood-map-for-planning.service.gov.uk)</a></i></p>		
<p style="text-align: center;"><b>Heritage Statement</b></p> <p><i>Required for the following:</i></p> <ul style="list-style-type: none"> <li>• <i>All Listed Building applications</i></li> <li>• <i>Planning applications affecting any of the following, or their setting:</i> <ul style="list-style-type: none"> <li>○ <i>Listed buildings</i></li> <li>○ <i>Conservation areas</i></li> <li>○ <i>Scheduled ancient monuments</i></li> <li>○ <i>Registered parks and gardens</i></li> <li>○ <i>Non-designated heritage assets</i></li> </ul> </li> </ul> <p><i>To check whether any of the above constraints apply visit <a href="#">My Central Bedfordshire - Central Bedfordshire Council</a></i></p>		
<p><b>Sustainability Statement</b></p> <p><i>For guidance on requirements of Sustainability Assessments please see Section 8.3 of the Validation Guide</i></p>		
<p style="text-align: center;"><b>Transport Statement/ Assessment</b></p> <p><i>Any proposal which meets or exceeds the thresholds within the Council's Guidance on Transport Statements and Assessments (or if advised during pre-application stage)</i></p> <p><i>To check whether this is a requirement for your development please use the guidance set out on our website</i></p> <p><a href="#"><u>Highways development management   Central Bedfordshire Council</u></a></p>		