

**REPORT OF: PLANNING, BUILDING CONTROL AND LICENSING SERVICES
MANAGER**

TO: EXECUTIVE

DATE: 28th MAY, 2015

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VALIDATION REQUIREMENTS FOR PLANNING APPLICATIONS

PURPOSE OF REPORT

For the Council to agree and adopt the list of requirements for the submission of planning applications.

RECOMMENDATION

That the validation as set out in the document attached at Appendix 1 be adopted.

REASONS FOR RECOMMENDATION

In order to ensure Pendle has a formally adopted scheme.

ISSUE

The Council is required to keep an up to date list of the requirements for the validation of planning applications. This was last adopted in May 2103. Since the adoption of the list there have been no changes which would require a review of the list until April 2015.

In April 2015 the requirement to consider introducing Sustainable Urban Drainage Systems ("SUDs") on major development sites was introduced into planning policy in April 2015. The requirement is that developers, where practicable, provide SUDs to deal with surface water drainage and provide a mechanism for their long term maintenance. The validation of a planning application will need to require appropriate assessments for SUDs to accompany major planning applications,

The checklist is proposed to remain the same as adopted with the exception of adding in a requirement for a SUDs. The proposed addition is:

“Sustainable Urban Drainage (SuDs)”

The Flood and Water Management Act 2010 contains provisions for the management of Flooding. Particular concerns are to ensure that the impact of climate change is mitigated in terms of waste discharges.

The national Planning Practice Guidance (ID: 7-051-20150323) contains advice on how to deal with flooding and on the use of Sustainable Urban Drainage Systems in major development. In order to be able to assess the impacts applications for major development (Major is defined in the General Procedure Order 2015) applications for major development must be accompanied by an assessment of the provision of Sustainable Drainage on the site. This must be what is reasonably practicable to be delivered on site.

Reasonably practicable is unlikely to be achieved if SUDs is more expensive to deliver than complying with building regulations - but in all cases the risk of flooding must not be increased elsewhere.

Applications for major development must be accompanied by a SUDs assessment and a full justification must be given if the development proposes not to use SUDs. The SUDs assessment must include details for the maintenance of the SUDs which must be practicable and achievable. The National Planning Policy Practice Guidance provides technical guidance on SuDs at ID: 7-083-20150323.”

The full validation procedure incorporating the proposed changes is attached as Appendix A.

IMPLICATIONS

Policy: None

Financial: None

Legal: The Council must adopt a scheme prior to 30th May 2015.

Risk Management: None

Health and Safety: None

Sustainability: None

Community Safety: The

Equality and Diversity: None