



Major Development Validation Checklist

This checklist should be completed and submitted with applications seeking to develop 10 or more new dwellings, development of dwellings on a site of 0.5 hectares or more where number of dwellings is not known, applications creating floor space of 1000 square metres or more and applications for development on sites of 1 hectare or more.

Please note you may be contacted by the relevant town or parish council/meeting to provide a hard copy of your application.

National requirements

Requirement	Development types	Included – Y/N	If N short statement why not required
Completed application form, signed and dated	ALL		
Completed Ownership Certificate (A, B, C or D as appropriate) - included on the application form	ALL		
Correct fee (https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf)	ALL		
Design and access statement (https://www.gov.uk/guidance/making-an-application#types-of-application)	ALL		
Location plan showing application site and surrounding area (to scale 1:1250 or 1:2500)	ALL		

Local Requirements

In addition to the information that must be submitted with your application, the following information may also be required, depending on the particulars of your application. See the Validation Checklist Guidance Notes for further advice on the information which may need to be submitted with your application.

Requirement	Development types	Include d – Y/N	If N short statement why not required
Block plan (to scale 1:200 or 1:500)	ALL		
Existing floor plans (to scale 1:50 or 1:00)	ALL		
Existing elevations (to scale 1:50 or 1:100)	ALL		
Proposed floor plans (to scale 1:50 or 1:100)	ALL		
Proposed elevations	ALL		

(to scale 1:50 or 1:100)			
Existing and proposed site sections and finished floor and site levels (to scale 1:50 or 1:100)	ALL		
Existing and proposed roof plans (to scale 1:50 or 1:100)	ALL		
Existing site survey with levels or spot heights (to scale 1:200 or 1:500)	ALL		
Indicative Street Scenes	ALL		
Supporting planning statement appraising the scheme against relevant planning policy and guidelines	ALL		
Site specific flood risk assessment (https://www.gov.uk/guidance/flood-risk-and-coastal-change)	Developments in an area liable to flood or developments with a site area over 1 hectare		
Foul drainage analysis	ALL It is recommended you seek input from Thames Water prior to submitting your application		
Biodiversity survey/protected species report	This should be submitted for All Major applications (see appendix A of the Local Authority Design Guide)		
Rights of Way and Countryside access and survey report	Where there is a possibility of impacts on public rights of way		
Heritage statement	Applications affecting a listed building or where the site falls within a conservation area		
Transport Assessment/Statement to include existing and proposed access/parking (https://www.oxfordshire.gov.uk/residents/roads-and-transport/transport-policies-and-plans/transport-new-developments/transport-planning-advice)	ALL		
Landscape assessment/landscaping scheme	ALL		

<p>Planning Obligations to include draft Heads of Terms for S106 (to be discussed prior to submission of the application) Development proposals (including retail and employment) will need to address their direct impacts to make the development acceptable in planning terms. In the main we will secure S106 planning obligations for:</p> <ul style="list-style-type: none"> - Affordable housing - On-site provision and maintenance of open space and play areas - On-site habitat creation and mitigation - Site specific transport infrastructure and Travel Plan monitoring - Street Naming and street nameplates - Bins - Improvements to the public realm and town centres - Air quality measures - Flood protection & water management - On- and off-site infrastructure for the strategic sites North-East Didcot, Ladygrove-East Didcot and site B Wallingford will be secured through S106 planning obligations. Please refer to the S106 Planning Obligations SPD for South Oxfordshire - http://www.southoxon.gov.uk/services-and-advice/planning-and-building/planning-policy/delivering-infrastructure/section-106 	<p>ALL</p>		
<p>CIL additional information form</p>	<p>ALL (https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_cil_additional_information.pdf)</p>		
<p>Annotated plans detailing measurements of CIL liable floor space</p>	<p>ALL</p>		
<p>Completed plot schedule</p>	<p>ALL</p>		
<p>Noise Impact Assessment (https://www.gov.uk/government/collections/planning-practice-guidance)</p>	<p>Applications likely to be noise sensitive development</p>		
<p>Affordable housing statement for residential developments in line with</p>	<p>ALL</p>		

current policy (this can form part of the planning statement)			
Environmental Statement	Where required by the Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015		
Refuse Disposal statement Details regarding refuse and re-cycling facilities including refuse vehicle tracking plans	ALL		
Topographical survey	ALL		
Arboricultural assessment	Where there are trees or hedges to be removed or affected by development		
Phase 1 land contamination survey and completed contaminated land questionnaire	ALL		
Viability Assessment (Please note this information will be made available on our website as part of the application)	ALL		

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