**Local Development Order**

**Pre Development Notice; Checklist**

Table 1 sets out all the information that must be submitted to validate the application. If this information is not submitted then the application will not be validated.

Table 2 is information that may be required but does not need submitting at the initial application stage. This information will need to be submitted and agreed before the start of the development.

Requirement (Original submitted electronically)

Completed LDO Pre Development Notice Form

**Table 1 – Mandatory information**

|  |  |
| --- | --- |
|  | Yes |
| The Pre-Development notice fee required of £500 |  |
| CIL form completed |  |
|  |  |
| **Location Plan** |  |
| A location plan (1:1250 or 1:2500) showing North point, on an up-to-date map which identifies the application site edged red and includes other land owned by the applicant in blue. |  |
| **Building plans** |  |
| Block Plan (drawn at a scale of 1:500 or 1:200 scale) |  |
| Existing and proposed floor plans (1:100 or 1:200 scale) |  |
| Existing and proposed elevations (1:50 or 1:100 scale) |  |
| Existing and proposed floor plans (1:50 or 1:100 scale) |  |
| Existing and proposed site sections and finished floor and site levels (1:50 or 1:100 scale) |  |
| **Design Guide Compliance** |  |
| Compliance statement demonstrating how the development proposals (built and landscape) respond, reﬂect and / or deliver the objectives of the Character Area, Circulation Zones and Development Plots as set out within the Order, Parameters, Conditions and the Design Guide. |  |
| **Biodiversity**  |  |
| A completed site specific Biodiversity Mitigation Plan proforma  |  |
| **Demolition** |  |
| Demolition method statement (where demolition is required) |  |
| **Landscaping** |  |
| Details of soft and hard landscaping plans, ensuring that species mix is drawn from the list as set out in the Design Guide |  |
| Where there are existing trees on the site to be retained an Arboricultural Method Statement with comprehensive detail of construction works in relation to trees |  |
| **Traffic and Movement** |  |
| Traffic and Movement - transport note to include* Access Junction Design
* On-plot parking provision and layout including detail on DCC parking standard
* Details of on-site facilities (showers changing room etc)
* Trip generation calculation for peak hours and daily period
 |  |
| Agreement to sign up to and participate in a site wide travel plan |  |
| **Drainage and Flood Risk** |  |
| Detailed design of surface water management scheme |  |
| Detail of maintenance and management of the surface water sustainable drainage scheme |  |
| Foul drainage details |  |
| Confirmation that proposed plot service conduits will connect into the site drainage infrastructure in accordance with Hydrock Drainage Strategy report August 2018.  |  |
| Development in flood zone 3a – (part Chapman plot) flood storage compensation scheme required |  |

**Table 2 – Information required prior to development commencing on site**

|  |  |  |  |
| --- | --- | --- | --- |
|  | Yes | No | N/A |
| **Ecology** |  |  |  |
| Grassland Translocation Strategy or confirmation that high quality acid grassland has been relocated |  |  |  |
| Biodiversity measures as set out in Ecological Mitigation and Enhancement Strategy to be implemented prior to occupation |  |  |  |
| Development on Zenith, Chapman or Steamer plots required to produce an integrated landscape and lighting design. The lighting design to be in accordance with the principles of dark boundary corridors as set put in the Design Guide |  |  |  |
| **Lighting**  |  |  |  |
| External lighting design must include the location, number, luminance, angle of illumination and type of each luminaire or light source and lux diagram showing light spill |  |  |  |
| **Environmental Protection** |  |  |  |
| For development in Zebra, Juno or Dimple, a system for internal air quality control for the occupants of the building.  |  |  |  |
| **Contamination** |  |  |  |
| A detailed risk assessment, site investigation and remediation scheme, if required |  |  |  |
| **Construction Management**  |  |  |  |
| Construction Environmental Management Plan – The plan must demonstrate the use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.  |  |  |  |