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Existing local validation checklist

Last Modified May 25, 2023



Blackpool validation checklist

This validation checklist was subject to public consultation between 9 April and 7 May 2021. No objections were received and so this list was formally adopted on 10 May 2021

The following information must be submitted with your application in order for it to be made valid. Please note that no work will be carried out on your application and no decision will be made unless your application is valid.

All applications must comply with the national submission requirements.

These are [currently set out in the National Planning Policy Framework](#). Any change to the national requirements will not be considered to be a charge to this local validation checklist but this link will be updated for clarity and convenience.

In addition to the national requirement, the following local requirements will apply:

By area

Conservation areas – a heritage statement will be required for all schemes that could have a material impact upon the character of the conservation area. A tree survey will be required for any scheme within a conservation area that may affect the root protection area of a tree or result in the removal of a tree.

Key promenade frontage – all proposals for new-build developments within the defined key promenade frontage must be accompanied by a streetscene drawing and computer-generated image showing the proposed building within the context of the Promenade.

Town centre - all proposals for new-build developments within the defined town centre boundary must be accompanied by a streetscene drawing and computer-generated image showing the proposed building within the context of the site.

Holiday accommodation areas – proposals for change-of-use from holiday accommodation to other uses must be accompanied by a viability study to demonstrate that the property has no realistic future in holiday accommodation use.

Blackpool Airport Enterprise Zone – all applications for new-build developments (other than extensions) must be accompanied by Technical Impact Appraisal to demonstrate that the development would not have unacceptable impact on nearby aerodromes or technical sites, and this should be produced by a suitably qualified and experienced consultant.

Sites within 6 km of Blackpool Airport – all applications other than change of use must specify the maximum height of development above ordnance datum.

Flood zones 2 and 3 – you can identify the flood zone of your site here: [Environment Agency - Flood Map for Planning \(environment-agency.gov.uk\)](#). All applications for new-build developments within flood zones 2 and 3 must be accompanied by sequential appraisals and, where necessary, by a demonstration of compliance with the exceptions test. [Further details of these national requirements](#).

By application/Proposal type

General - planning obligations – depending upon the type of application, the council may require planning obligations in the form of financial contributions towards the provision of affordable housing, public open space, local education or health-care. These

obligations are set out in Policies CS11, CS14 and CS15 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027 and Policy BH10 of the Blackpool Local Plan 2001-2016. They will generally be secured through the imposition of planning conditions or a legal agreement. If you consider your proposal to be exempt or partially-exempt from such obligations, you must submit a viability assessment with your application to demonstrate that they would make your scheme financially unviable.

Proposals involving demolition – all applications that involve full or partial demolition of a building must be accompanied by a bat survey or a statement from a suitably qualified and experienced ecologist to confirm that no such survey is required. This validation requirement does not apply to householder schemes although, where necessary, this information may be required before a decision can be made on your application.

Major scale proposals – all major scale proposals other than change of use must be accompanied by a SUDS proforma and concept drainage strategy.

New build developments of 5 storeys (or equivalent) or more in height – all such developments must be accompanied by a Townscape Visual Impact Assessment (TVIA).

Retail development outside of a defined centre – all retail proposals that fall outside of a designated centre must be accompanied by a sequential appraisal and an assessment of impact to meet the requirements of Policy CS4 of the Blackpool Local Plan Part 1: Core Strategy 2012-2027. For the purpose of this requirement, ‘retail development’ relates to uses falling within Class E(a) of the Town and Country Planning (Use Classes) Order 1987 (as amended) and ‘a defined centre’ would include the district and local centres and the primary shopping area of the town centre as defined on the Proposals Map to the Blackpool Local Plan 2001-2016.

Leisure uses outside of the defined resort core and town centre – all major-scale proposals for non-sports/fitness leisure schemes outside of the Resort Core must be accompanied by a Leisure Impact Assessment.

Affordable housing – all residential proposals for 15 dwellings or more that include on-site affordable housing provision must be accompanied by an affordable housing statement to set out the proposed housing types, how the properties would be managed and how their affordable status would be maintained.

Non-residential schemes over 1000 sqm floorspace – all such proposals must be accompanied by a BREEAM statement to demonstrate how a BREEAM level of ‘very good’ would be achieved. If BREEAM ‘very good’ is considered to be unattainable, a statement providing robust justification of this and setting out alternative mitigation measures must be submitted.

Loss of community facility – any proposal for the loss of a community facility must be accompanied by a statement demonstrating that the existing use (if applicable) is no longer financially viable, that the premises has been robustly and appropriately marketed, and that the site has no viable future in community use.

Residential care uses – all proposals for residential care uses must be supported by a Management Plan explaining how the premises would be managed and operated.

Certificates of lawfulness for existing residential uses – must be supported by one or more of the following: sworn statement(s), Council Tax evidence, housing benefit information, electoral registration records, utilities bills, rent book records or tenancy agreements. All applications must be supported with plans which accurately show the layout of the property.

Recommendations

The information set out above is that required, as a minimum, to make an application valid. The information listed below is not necessary to validate your application, but may be helpful to illustrate your proposal. This is particularly true if your application is for a new-build proposal or in a sensitive location. In such cases, it is strongly recommended that the following information be submitted:

- Levels plans to illustrate the relationship between the proposed building and those existing
- Streetscene drawings to illustrate the relationship between the proposed building and those existing
- Section drawings to illustrate the architectural detailing on a building
- Photographs and photo-montages or computer generated images

General Data Protection Regulation

The information provided on application forms will be held for the purpose of carrying out the planning service to meet the council's statutory duties. The information will be made available for public inspection, included on the councils website and will be disclosed to other council sections and other statutory bodies.

Blackpool Council

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