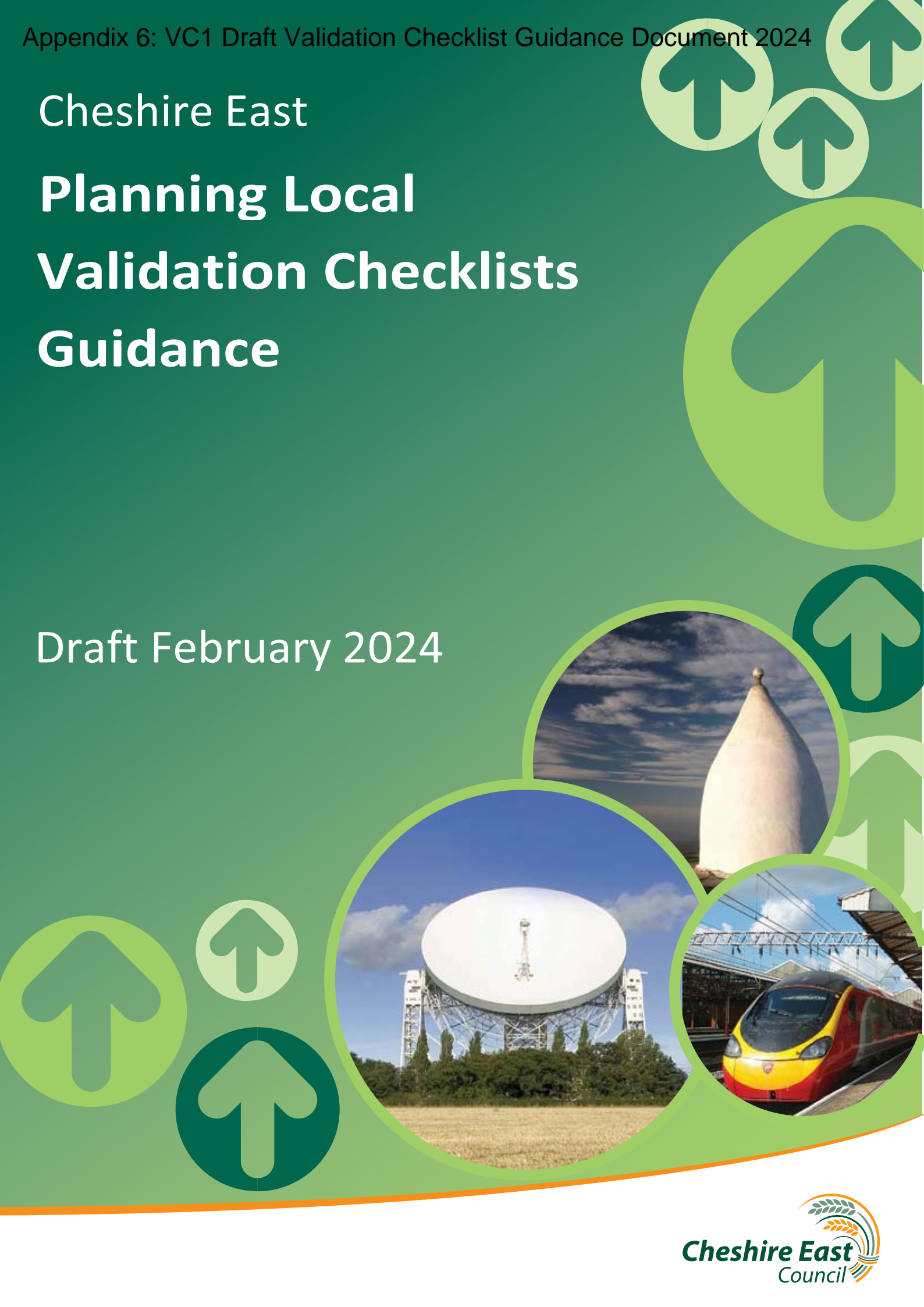


Cheshire East

Planning Local Validation Checklists Guidance

Draft February 2024





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1. Introduction

- 1.1 The national information requirements for a planning application are set out by the Planning Practice Guidance (PPG). The national information requirements set out the minimum information needed for a planning application to be registered as valid and for the Local Planning Authority (LPA) to begin processing the planning application.
- 1.2 In addition to the national information requirements, the National Planning Policy Framework (NPPF) advises that LPAs should publish a local list of their information requirements for planning applications. Local lists should clarify what information is usually required for applications of a particular type, scale or location. Information required by local lists should be relevant, necessary and material to the application in question and kept to the minimum needed to decide a planning application. These statutory tests are set out in [section 62 \(4A\) of the Town and Country Planning Act 1990](#) (inserted by the Growth and Infrastructure Act) and [article 11\(3\)\(c\) of the Town and Country Planning \(Development Management Procedure\) \(England\) \(Order\) 2015](#).
- 1.3 If a planning application is not supported by the information required by the national information requirements and an adopted local list, then the application will not be registered as valid and the formal process of considering and determining the planning application will not begin.
- 1.4 This guidance document supplements the planning local validation checklists prepared by the Council.
- 1.5 Ensuring that planning applications are supported by enough information is crucial to good decision making, provides certainty for applicants, the LPA, consultees and other interested parties and speeds up the decision-making process.
- 1.6 Local lists should be reviewed at least every 2 years.



2. Local Requirements Procedure

- 2.1 In addition to the national requirements, the details outlined in the relevant 'Local Checklist' must be submitted with your application to allow it to be registered as a valid planning application. Failure to submit any of the requirements will render your application invalid and it will not be registered.
- 2.2 Where an application is not accompanied by 'Local Checklist' requirements, a written justification must be produced by a suitably qualified person(s) giving reasons why it is not appropriate in that circumstance. In such cases the Council will consider the justification and where it is agreed, the application will be registered. However, if insufficient justification is provided, the Council will declare the application invalid and provide written reasons for the decision.
- 2.3 If there is disagreement with the Council's request for information, there is a procedure to resolve such disputes in the Development Management Procedure Order. An applicant must first send the Council a notice under article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (an 'article 12 notice'). This must set out the reasons why the applicant considers that the information requested by the Council, in refusing to register the planning application, does not meet the statutory tests. However, even if the application is accepted as valid by the Council, the requested information may still be required in to assist in the assessment of the proposals.
- 2.4 The 'Local Checklist' requirements is not exhaustive, and the Council reserves the right to request further information post-validation. A valid planning application may still be refused on the grounds of inadequate information.
- 2.5 Appendix 01 and Appendix 02 provide a useful checklist matrix for which information is required when and the policy drivers / justification for such.



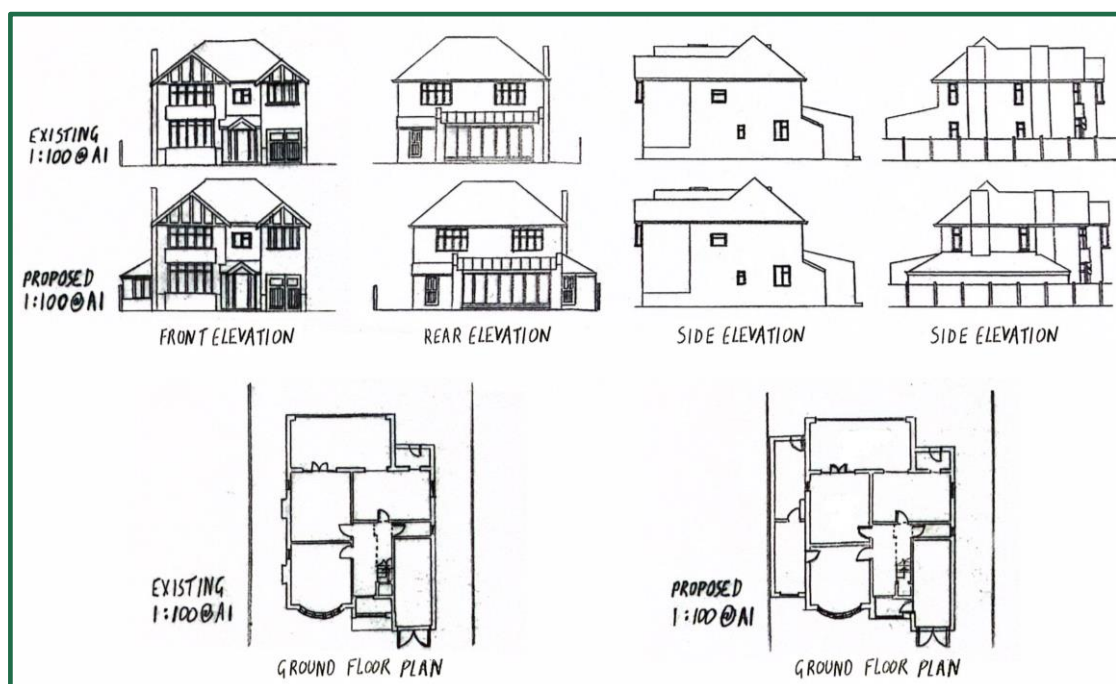
3. Submitting a Planning Application

- 3.1 The simplest and preferred way to submit a planning application is online via the [Planning Portal](#). Registration is easy and you can complete your application form, upload supporting documents and pay fees online. A planning application cannot be progressed until all the necessary supporting information required by the national and local lists and the appropriate fee is received. You can [pay for your planning application online](#) - you will need your Planning Portal or planning application reference number. The Planning Portal will calculate fees for you or you can see the [full list of planning fees \(PDF, 69KB\)](#).
- 3.2 Alternatively, you can submit via email. If you do submit your planning application in paper form, please provide 1 original copy of each document.
- 3.3 If you submit your planning application electronically, please ensure the following:
- File types: documents should be provided in pdf, Microsoft Word.doc, JPEG form and unsecured so that sensitive information can be redacted.
 - File names: each document should be clearly labelled so it is easy to understand what information it contains e.g.
 - Site Location Plan - 123 Rev A pdf.
 - Design & Access Statement - 123 Rev A pdf.
 - File size: does not exceed the limit for upload onto the portal (10mb)
 - Do not submit documents on CD file or memory stick: In exceptional cases where files are of a size that exceed the above limit, contact planning@cheshireeast.gov.uk to discuss arrangements for submitting.
- 3.4 Personal Information: Except for the application form and fee payment, please limit the inclusion of personal information and details within the submission (i.e. signatures, names, telephone numbers, personal email addresses) as these must be redacted before being published to the planning register in line with data protection policies. Whilst every attempt will be made to redact sensitive information, it would assist the Council if documents are provided without personal data in the first instance.



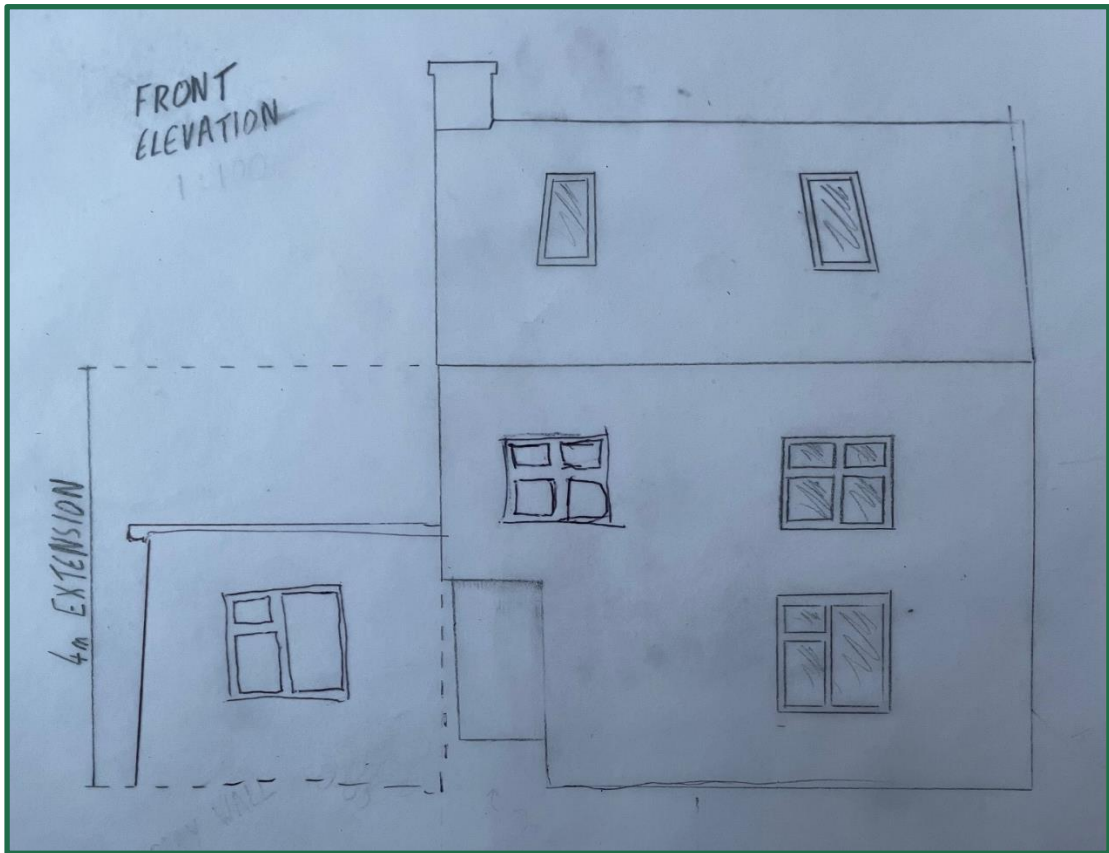
4. Plans and Drawings

- 4.1 Plans and drawings submitted with your planning application must be clear, legible, and accurate. If the plans and drawings that you send us do not contain the necessary information or are not of a standard to allow your application to be assessed properly, your planning application will not be registered.
- 4.2 The quality of any plans / drawings needs to be clearly defined so that they are capable of being scanned and displayed electronically, particularly if they are submitted in paper form.
- 4.3 For minor proposals, such as those seeking householder planning permission, the best way to present proposals is to limit the number of separate plans and if possible, display existing and proposed elevations side by side on the same plan / drawing at the same scale so that they can be viewed together.
- 4.4 Whilst drawings and plans can be hand drawn, these must be done by someone who is competent at drawing. The Council will not accept poor quality / inaccurate drawings. A good example of a hand drawing would be as follows:





A bad example of a hand drawing would be as follows:



- 4.5 The above is not accurate, is not to any recognisable metric scale, contains errors which mean that the proposal is not clear or easy to understand and would not be able to be built out. The Council needs to be able to ensure that any proposals which receive planning approval are built in accordance with the approved plans / drawings.
- 4.6 Please do not use graph paper when drawing plans and make sure there are no background images / watermarks on the drawing.
- 4.7 It is also important to make sure that your location plan is correctly edged red to accord with the lawful planning unit (i.e. lawful curtilage) with any other land owned by the applicant edged blue.
- 4.8 Following the above criteria aids in the swift validation and publication of an application and assists both officers and third parties to quickly identify those documents relevant to their interests and provide comments accordingly.



5. Describing Your Proposal

- 5.1 The description of proposed works is a key part of your planning application and defines the scope and nature of the proposal. It should be accurate, clear and concise. Descriptions should identify the key elements of the proposal for which planning permission is being sought and should not include unnecessary or irrelevant information. The following is a good example of a description of development:

“Single storey side extension” or

“Erection of a two storey ‘self-build’ dwelling with access from Chester Road”

- 5.2 The following is a bad example of a description of development as it contains unnecessary and irrelevant details:

“We would like to build an open plan kitchen extension with bifold doors and an extra seating area for our growing family”.

- 5.3 The description of development will appear on the council’s web portal and on any subsequent decision notice to describe and define the application. Where descriptions of development do not accurately reflect what is being applied for, the Council will reserve the right to amend and clarify descriptions of development prior to registering the application.



6. Pre-application Advice

- 6.1 The Council provides a pre-application advice service and encourages potential applicants to discuss their scheme with planning officers prior to submission. This is particularly important for large scale developments which will have a major impact on the surrounding area. This service helps to ensure a better understanding of planning issues and will help to identify what information needs to be submitted with your application resulting in a faster decision-making process. This can help minimise subsequent planning application costs and avoid abortive applications.

7. Building Control

- 7.1 We also offer a Building Control Service. If you submit a planning application to us, you may be contacted by independent building control inspection companies who obtain your information from our statutory public register of planning applications. Whilst you can use independent services, Cheshire East Council's local authority building control service would be able to offer you a quote for any building regulations approval. For further information and advice regarding building regulations, please see the following:

https://www.cheshireeast.gov.uk/planning/building_control/building-control-and-building-regulations.aspx

LABC website: www.labc.co.uk

8. Further Information and Advice

- 8.1 The Council has a number of [Supplementary Planning Documents](#) which may be of use when considering submitting your planning application. Some [further planning information](#) is also available, giving additional information on various aspects of the built environment and the planning system. The [planning policy documents index](#) provides a list of all planning policy documents.



9. Glossary of Validation Checklists

Active Travel England Planning Application Assessment Toolkit - The planning application assessment toolkit helps to gather evidence and assess the active travel merits – walking, wheeling and cycling – of a development proposal.

Affordable Housing Statement - A statement including a site plan showing the number of residential units and the mix of housing type, for example, affordable housing, low-cost housing and any market housing and tenure split. For each unit, the number of bedrooms and the floor space of habitable areas should be provided in accordance NDSS standards .

Agricultural Land Quality Assessment - Where proposals involve the loss of best and most versatile agricultural land to development, the council may require detailed field assessments in accordance with technical advice or information from Natural England.

Air Quality Assessment - All Air Quality Assessments should indicate the change in air quality resulting from the proposed development and outline appropriate mitigation measures as necessary.

Archaeological Assessment - For applications affecting areas of archaeological potential, a desk-based archaeological assessment and/or field evaluation in accordance with National Planning Policy Framework should be carried out. Such assessments should establish the nature and extent of any further predetermination works that may be necessary, including geophysical surveys and/or field evaluation. In the case of field evaluation, a written scheme of investigation should be provided.

Bio-Aerosol Assessment – The objective is to appraise the potential for significant risks to human health in the workplace, dwellings or other buildings within the vicinity of the proposed development to demonstrate that bioaerosol risks can be maintained at acceptable levels taking into account the tonnages to be accepted and stored on site.



Blasting Assessment - Risk assessment to safely manage flyrock danger zone distances and other blast related impacts.

Borehole or Trial Pit Analysis - This geotechnical drilling technique is used to assess the ground, soil profiles and groundwater conditions prior to construction work.

Coal Mining Risk Assessment – An assessment to identify site specific coal mining risks relative to the development proposed including details of any mitigation to demonstrate that the site can be made safe and stable for the proposed development.

Community Infrastructure Levy (CIL) - A levy allowing Local Authorities to raise funds from owners or developers of land undertaking new building projects in their area.

Construction Management Plan – Construction management plans address how adverse impacts associated with development and cumulative impacts of any other nearby construction sites will be managed in terms of amenity, traffic etc.

Contaminated Land Assessment - The contaminated land assessment procedure will identify the potential for contamination and identify possible areas that may require remedial works to make a site 'suitable for its end use'.

Design Quality Assessment – Design quality assessments assist with the design formulation of schemes and supplement Building for Life 12, the industry design standard for new housing.

Dust Impact Assessment – A dust assessment study mainly applicable to applications for new Minerals and Waste development but also for applications for lateral and temporal extensions of existing facilities, where dust impact is a recognised issue, or for changes to operations.

Ecological and Geodiversity Assessment - Assess the potential impact of proposed development on protected species, ecology / biodiversity and geodiversity.

Ecological Enhancement Strategy – A strategy to mitigate and enhance impacts of proposals on priority and protected habitats or species e.g. bats or Great Crested Newts, or international, national or local site of nature conservation importance etc.



Energy / Sustainability Statement - Information on how a proposal seeks to meet energy efficiency and decentralised energy, renewable and/or low carbon energy standards.

Environmental Statement/Environmental Outcomes Report – for development considered to be EIA Development, as defined by the EIA Regulations, an environmental statement or as a result of a Screening Opinion, an addendum to the original environmental statement.

Flood Risk Assessment - Flood Risk Assessments identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. This will include sequential and exception tests for development as appropriate to the scale of development proposed.

Geotechnical and Land Stability Appraisal – Appraisal to ensure that development is suitable to its ground condition and aims to avoid risks caused by unstable land or subsidence.

Green Belt / Open Countryside Statement - An assessment to help the Council to understand the impact of proposed developments on the Green Belt / Open Countryside. This should provide details of the footprint and volume calculations (in cubic metres) of the “original” property and the footprint and volume calculations of the proposal accounting for any previous additions. NB: The “original” property refers to the building as first constructed or the property as it was as of the 1st April 1948.

Health Impact Assessment - a tool that enables assessment of the potential effects of a development on the health and wellbeing of the local population such as poor air quality and noise pollution as well as highlighting any positive health benefits it brings to an area for example.

Heritage Statement - Describes the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and can include works in Conservation Areas, listed buildings and structures, locally listed buildings, scheduled monuments, historic parks and gardens and historic battlefields and non-designated heritage assets.



Housing Mix Statement - provide or contribute to an appropriate mix of housing including details of tenure, type and sizes to help support the creation of mixed, balanced and inclusive communities.

Housing Needs Survey - An up to date (within the last five years) housing needs survey that identifies the need for such provision within the parish. Where an up-to-date survey does not exist, the applicant must conduct a survey, based on the Cheshire East Council model survey, in conjunction with and ensuring appropriate levels of engagement with the parish council where possible.

Hydrological and Hydrogeological Assessment – a systematic study of geology, hydrogeology, geochemistry and contamination at a site. An essential component of an HA is the development of a clear conceptual model of the hydrogeology, the contamination and the potential human health and ecological risks.

Jodrell Bank Mitigation Statement – Statement of the effect of any development proposal falling within the Observatory's Buffer Zone on the operational efficiency of the telescopes through radio interference; and the effect of any development proposal on all other historic attributes of the Observatory, including its setting.

Landscape / Visual Impact Appraisal - An assessment which identifies the effects of the development on views and on the landscape itself, considering the various receptors of those effects and establishing the degree of harm or benefit which arises. The assessment should be carried out in line with the current Landscape Institute's published Guidelines for Landscape and Visual Impact Assessment.

Leisure / Recreation Facilities Needs Assessment - Needs assessment proving that any leisure / recreation facilities to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Lighting Scheme (including spillage / contour details) - A technical assessment to identify the impact on adjoining property, the natural environment and night sky from external lighting. The assessment should be accompanied by analysis of light spill, glare and contour details.



‘Major Development’ - Residential developments of 10 or more dwellings or a site area of more than 0.5ha; Retail, commercial Major Development or industrial or other developments with a floorspace of more than 1,000 square metres or a site area of more than 1ha.

Noise Impact Assessment – A technical assessment usually informed by a site specific noise survey identifying the impact of the development on the existing environment and/or the impact of existing neighbouring and transport uses on the occupiers of development including any mitigation measures as required.

Odour Impact Assessment - An odour impact assessment is a survey that provides a qualitative analysis of the impacts of odours within a local vicinity.

Parking & Access Arrangements – Details of existing and proposed parking in accordance with the Council’s Parking Standards at Appendix C of the Cheshire East Local Plan Strategy.

S106 Planning Obligations / Heads of Terms – Details of financial contributions and on or off-site infrastructure improvements necessary to make the development acceptable in planning terms and to secure by way of a legal agreement.

Planning Statement (including Statement of Community Involvement) - A statement which identifies the context and need for a proposed development providing information and evidence to show how the proposed development accords with relevant Development Plan policies, Supplementary Planning Documents and Guidance, the NPPF and PPG. It should also include the details of any pre-application consultation in accordance with Council’s Statement of Community Involvement.

Public Open Space Assessment – A statement identifying that proposals which generate need for public open space can be accommodated on site or at existing facilities or a needs assessment proving that any public open space to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Retail, Office and Leisure Impact Statement / Assessment – Establish the impacts of out of centre and edge of centre town centre uses on existing town and local centres



is or is not significantly adverse in terms of vitality and viability using the sequential and impact tests as appropriate.

Shadow Flicker / Reflected Light Assessment – An assessment of shadow flicker or reflected light that from wind energy development that might affect nearby land uses and/or properties together with appropriate mitigation measures.

Restoration and Aftercare Scheme – to secure and manage the appropriate restoration and future management of land following its development and impact from minerals and / or waste development.

Site Waste Management Plan - A plan indicating the location of bin stores and details of the materials; design and type enclosure to be used and proximity to the point of collection.

Sports Need Statement/Assessment - A statement identifying that proposals which generate need for sports use can be accommodated on site or at existing facilities or a needs assessment proving that any sports facilities to be lost are surplus to requirements to local community needs or alternative provision, of equivalent or better quality, is to be made.

Structural Survey - A survey carried out by a suitably qualified structural engineer or other qualified person of the structural stability of a building / structure to establish the extent of any reconstruction required including drawings and method statement indicating the extent of any rebuilding.

SUDS / Drainage Design - A sustainable surface water drainage system strategy for how foul and surface water flows from the development will be controlled and managed.

Transport Statement / Assessment / Travel Plan – An assessment of traffic generation to identify measures to reduce traffic congestion and improve accessibility by facilitating and encouraging sustainable modes of transport (walking, cycling, public transport use and car sharing).

Tree Survey/Arboricultural Implications - Tree Surveys carried out in accordance with BS5837:2012 Trees in relation to design, demolition and construction –



recommendations (or any subsequent replacement BS) to show how a proposed development will impact on existing and proposed trees.

Ventilation/Extraction Statement – To manage the odour impacts relating to the sale or preparation of cooked food and other uses where air conditioning or extraction equipment is required.

Viability Appraisal – A report, including an ‘open-book’ financial appraisal, to establish the profit or loss arising from a proposed development. It will usually provide an analysis Viability Study of both the figures inputted and output results together with other matters of relevance. An assessment will normally provide a judgement as to the profitability, or loss, of a development.



Appendix 01 - Checklist Matrix

	Householder Application	Full Application	Outline Application	Reserved Matters	Conservation Area Consent	Listed Building Consent	Prior Notification	Non Material Amendment	Discharge of Condition	Certificate of Lawfulness
Plans and Drawings	X	X	X	X	X	X	X	X	X	X
Active Travel England Planning Application Assessment Toolkit		X	X	X						
Affordable Housing Statement		X	X	X						
Agricultural Land Quality Assessment		X	X	X						
Air Quality Assessment		X	X	X						
Archaeological Assessment		X	X	X					X	
Biodiversity Net Gain Statement of Intent		X	X	X					X	
Community Infrastructure Levy (CIL)	X	X	X	X			X	X		X
Contaminated Land Assessment		X	X	X					X	
Construction Management Plan		X	X	X					X	
Design Quality Assessment		X	X	X						
Ecological and Geodiversity Assessment		X	X	X					X	
Ecological Enhancement Strategy		X	X	X					X	
Energy / Sustainability Statement		X	X	X					X	
Flood Risk Assessment	X	X	X	X						
Heritage Statement	X	X	X	X	X	X			X	



Green Belt / Open Countryside Statement	X	X	X	X						
Housing Mix Statement		X	X	X						
Housing Needs Survey		X	X							
Landscape / Visual Impact Appraisal		X	X	X						
Leisure / Recreation Facilities Needs Assessment		X	X	X						
Lighting Scheme		X	X	X					X	
Location Plan	X	X	X	X	X	X	X			X
Noise Impact Assessment		X	X	X					X	
Parking & Access arrangements		X	X	X					X	
Planning Statement (including Community Involvement)		X	X	X						
Public Open Space Statement		X	X	X						
Retail Office and Leisure Impact Statement / Assessment		X	X	X						
S106 Planning Obligations / Heads of Terms		X	X							
Shadow Flicker / Reflected Light Assessment	X	X	X	X						
Site Waste Management Plan		X	X	X					X	
Sports Needs Assessment		X	X	X						
Structural Survey		X	X	X					X	
Transport Statement / Assessment / Travel Plan		X	X	X					X	
Tree Survey/Arboricultural Implications	X	X	X	X					X	
Ventilation / Extraction statement		X	X	X					X	
Viability Assessment		X	X	X						



Appendix 02 - Checklist Policy Drivers

REQUIREMENT	Key Policy Drivers
Plans and Drawings	National Requirement: Town and County Planning (Development Management Procedure) (England) Order 2015
Aerodrome Safeguarding Assessment	SADPD Policy GEN5
Active Travel England Planning Application Assessment Toolkit	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Affordable Housing Statement	Cheshire East Local Plan Strategy Policy SC5 SC6
Agricultural Land Quality Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SE2 SADPD Policy RUR5
Air Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE12 SADPD Policy ENV 12
Archaeological Assessment	Cheshire East Local Plan Strategy Policy SD2 SE7 SADPD Policy HER 8
Bio-Aerosol Assessment	Cheshire Replacement Waste Local Plan policy 12, SADPD policy HOU12, NPPW paragraph 7 and Appendix B (part g)
Blasting Assessment	Cheshire Replacement Minerals Local Plan policy 9 and policy 39 NPPF paragraph 189
Borehole or Trial Pit Analysis	Cheshire Replacement Minerals Local Plan policy 10
Coal Mining Risk Assessment	NPPF paragraph 189
Community Infrastructure Levy (CIL)	Cheshire East Local Plan Strategy Policy SD1 SE12 Adopted Community Infrastructure Levy (CIL)
Construction Management Plan	Cheshire East Local Plan Strategy Policy SD1 SD2 SE3 SADPD Policy ENV17
Contaminated Land Assessment	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2 SE 12
Design Quality Assessment	Cheshire East Local Plan Strategy Policy SD2 SE1 SE6 SC4 SADPD Policy GEN 1 Cheshire East Design SPD
Dust Impact Assessment	Cheshire Replacement Minerals Local Plan policy 28, Cheshire Replacement Waste Local Plan policy 24 Cheshire East Local Plan Strategy Policy SE12



Ecological and Geodiversity Assessment	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Ecological Enhancement Strategy	Cheshire East Local Plan Strategy Policy SE3 SE6 SADPD Policy ENV 2
Energy / Sustainability Statement	Cheshire East Local Plan Strategy Policy SD1 SE1 SE8 SADPD Policy ENV 7
Environmental Statement/Environmental Outcomes Report	Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (or as amended)
Flood Risk Assessment	Cheshire East Local Plan Strategy Policy SD2 SE13
Geotechnical and Land Stability Appraisal	Cheshire Replacement Minerals Local Plan Policy 39, Cheshire East Local Plan Strategy Policy SE12 NPPF paragraph 189
Green Belt / Open Countryside Statement	Cheshire East Local Plan Strategy Policy PG3 PG6 SADPD Policy RUR11 RUR13
Health Impact Assessment	SADPD Policy SC 3 Health and well-being
Heritage Statement	Cheshire East Local Plan Strategy Policy SD2 SE7
Housing Mix Statement	SADPD Policy HOU1
Housing Needs Survey	Cheshire East Local Plan Strategy Policy SC6 SADPD Policy RUR4
Hydrological and Hydrogeological Assessment	Cheshire Replacement Minerals Local Plan Policy 25, Cheshire Replacement Waste Local Plan Policy 18, Cheshire East Local Plan Strategy Policy SE12 and SE13, SADPD Policy ENV17
Jodrell Bank Mitigation Statement	Cheshire East Local Plan Strategy Policy SE14 SADPD Policy HER9
Landscape / Visual Impact statement	Cheshire East Local Plan Strategy Policy SD2 SE4 SE6 SADPD Policy ENV 9 & ENV 10
Leisure / Recreation Facilities Needs Assessment	Cheshire East Local Plan Strategy Policy SC1
Lighting Scheme (including spillage / contour details)	Cheshire East Local Plan Strategy Policy SE12 SADPD Policy ENV14
Noise Impact Assessment	Cheshire East Local Plan Strategy Policy SE12 SADPD ENV 13



Odour Impact Assessment	Cheshire Replacement Waste Local Plan Policy 12, Policy 26, Cheshire East Local Plan Strategy Policy SE12
Parking & Access arrangements	Cheshire East Local Plan Strategy Policy SD2 SE1 Appendix C Cheshire East Design Guide SPD
Planning Obligations	Cheshire East Local Plan Strategy Policy SD2 IN1 IN2
Planning Statement (including Community Involvement)	NPPF paragraph 38 and Cheshire East Statement of Community Involvement (SCI)
Public Open Space Assessment	Cheshire East Local Plan Strategy Policy SD1 SD2 SC3
Retail Office and Leisure Impact Statement / Assessment	Cheshire East Local Plan Strategy Policy SADPD Policy RET3
Shadow Flicker / Reflected Light Assessment	SADPD Policy ENV9
Restoration and Aftercare Scheme	Cheshire Replacement Minerals Local Plan Policy 41, Cheshire Replacement Waste Local Plan Policy 32, Cheshire East Local Plan Strategy Policy SE10
Site Waste Management Plan	Cheshire East Local Plan Strategy Policy SD1 SD2 SE11
Sports Need Statement/Assessment	Cheshire East Local Plan Strategy Policy SC2 SD1 SADPD Policy REC 2
Structural Survey	Cheshire East Local Plan Strategy Policy EG2 SE7 SADPD Policy HER 1
SUDS Drainage Design	SADPD Policy ENV7 ENV16
Transport Statement / Assessment / Travel Plan	Cheshire East Local Plan Strategy Policy CO1 CO4 SADPD Policy INF 3
Tree Survey / Arboricultural Implications	Cheshire East Local Plan Strategy Policy SE5 SADPD Policy ENV 6
Ventilation / Extraction statement	Cheshire East Local Plan Strategy Policy SE12
Viability Assessment	Cheshire East Local Plan Strategy Policy IN2 SC5 SC6 SADPD Policy GEN 7



Cheshire East Council

Email: CEPlanning@cheshireeast.gov.uk

<https://www.cheshireeast.gov.uk/planning/planning-validation-checklists.aspx>

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