



LAND TO THE EAST OF LONGWATER ROAD, FINCHAMPSTEAD

FULL PLANNING APPLICATION PURSUANT TO PLANNING PORTAL REFERENCE: PP-13069509

Validation Document Schedule

The following schedule reproduces Wokingham Borough Council's published Local Validation List (September 2023) to identify what documents apply to the above application, and where they do apply, which documents are submitted to fulfil their requirements.

Please refer to the list of submitted application documents contained within the Planning and Affordable Housing Statement for a full and comprehensive list.

Validation Requirement	Submitted	Notes	Submitted Document Reference
Completed Application Form	Yes	Via the Planning Portal	
Combined Ownership Certificates and Agricultural Land Declaration	Yes	Via the Planning Portal	
Site Location Plan	Yes		Location Plan - LP.01 A
Application Fee	Yes	Paid via BACS	
Design and Access Statement	Yes		Design and Access Statement
Fire Statement	No	The application does not meet the required thresholds.	
Affordable Housing Statement	Yes		Planning and Affordable Housing Statement
Arboricultural Assessment	Yes		Arboricultural Impact Assessment
Atomic Weapons Establishment (AWE) Impact Assessment	No	The site is not within consultation zones of the AWE in Burghfield	
Badger Survey	Yes		Ecological Appraisal and BNG Assessment

Validation Requirement	Submitted	Notes	Submitted Document Reference
Bat Survey	Yes		Ecological Appraisal and BNG Assessment
Biodiversity Net Gain Information	Yes		Ecological Appraisal and BNG Assessment (Appendix EDP 8) BNG Metric
Biodiversity Net Gain Report	Yes		Ecological Appraisal and BNG Assessment (Appendix EDP 8)
CIL Additional Information Form	Yes		CIL Additional Information Form
Daylight / Sunlight Assessment	No	Not applicable. The proposed development comprises residential development of comparable scale to nearby dwellings.	
Delivery Management Plan	No	Not applicable. The development does not include employment or retail uses.	
Economic Viability Appraisal	No	Not applicable.	
Economic Statement	No	Not applicable. The development does not relate to, or result in the loss of, employment land.	
Electric Vehicle Charging Strategy	Yes		Design and Access Statement (Page 17)
Floor Space Calculations	Yes		Plot by Plot Schedule
Foul Drainage Assessment	Yes		Flood Risk Assessment and Conceptual Drainage Strategy
Great Crested Newt Statement	Yes		Ecological Appraisal, including Biodiversity Net Gain Assessment
Heritage Assessment	Yes		Archaeological and Heritage Assessment

Validation Requirement	Submitted	Notes	Submitted Document Reference
Infrastructure Delivery Plan	No	Not applicable. The site is not in a Strategic Development Location.	
Landscape and Visual Impact Assessment	Yes		Landscape and Visual Appraisal
Land Contamination Assessment	Yes		Phase 1 Ground Desk Study
Lighting Assessment	Yes		Lighting Impact Assessment
Noise Impact Assessment	Yes		Noise Impact Assessment Report
Photographs	Yes	The proposal does not impact on a Conservation Area nor does it relate to a listed building. However photographs are contained with the submission documentation.	
Plans – Elevations	Yes	There are no existing buildings on site so existing elevations and plans are not submitted.	House Type A1.2 - End Terrace - Floor Plans and Elevations - HT.A1.2-END.pe A House Type A2.2.2 - End Terrace - Floor Plans and Elevations - HT.A2.2.2-END.pe A
Plans – Floor Plans	Yes		House Type A2.7 - End Terrace - Option 1 - Floor Plans and Elevations - HT.A2.7-END-1.pe A House Type A2.7 - End Terrace - Option 2 - Floor Plans and Elevations - HT.A2.7-END-2.pe A House Type A2.7 - End Terrace - Option 3 - Floor Plans and Elevations - HT.A2.7-END-3.pe A House Type A2.7 - End Terrace - Option 4 - Floor Plans and Elevations - HT.A2.7-END-4.pe A House Type A3.3 - Detached - Floor Plans - HT.A3.3-DET.p A House Type A3.3 - Detached - Option 1 - Elevations - HT.A3.3-DET-1.e A House Type A3.3 - Detached - Option 2 - Elevations - HT.A3.3-DET-2.e A House Type A3.3 - End Terrace - Floor Plans and Elevations - HT.A3.3-END.pe A

Validation Requirement	Submitted	Notes	Submitted Document Reference
	Yes		House Type A3.6 - Detached - Option 1 - Elevations - HT.A3.6-DET-1.e A House Type A3.6 - Detached - Option 2 - Elevations - HT.A3.6-DET-2.e A House Type A3.6 - End Terrace - Option 1 - Floor Plans and Elevations - HT.A3.6-END-1.pe A House Type A3.6 - End Terrace - Option 2 - Floor Plans and Elevations - HT.A3.6-END-2.pe A House Type A3.6 -Detached - Floor Plans - HT.A3.6-DET.p A House Type P4.13 - Elevations - HT.P4.13.e A House Type P4.13 - Floor Plans - HT.P4.13.p A Garden Shed 01 - Floor Plans and Elevations - GS.01.pe A Garden Shed 02 - Floor Plans and Elevations - GS.02.pe A
Plans – Site Section	Yes		Street Elevations - SE.01 A
Plans – Roof	Yes	There are no existing buildings on site so existing elevations and plans are not submitted.	As above.
Plans –Site levels	Yes		Flood Risk Assessment and Conceptual Drainage Strategy, Appendix B (existing) and G (proposed)
Plans – Parking Provision	Yes	There is no existing parking provision on site so existing parking plans are not provided.	Parking Plan - PP.01 A
Plans –Shop Front Provision	No	Not applicable. The proposed development does not include new or alterations to shop fronts.	
Plan – Site	Yes		Proposed Site Layout - SL.01 A Proposed Site Layout (Colour) - CSL.01 A
Planning Statement	Yes		Planning and Affordable Housing Assessment

Validation Requirement	Submitted	Notes	Submitted Document Reference
Public Rights of Way Impact Assessment	Yes		Planning and Affordable Housing Assessment
Retail Impact Assessment	No	Not applicable. The proposed development does not include retail uses.	
Stage 1 Road Safety Audit	Yes		Contained at Appendix D of the Transport Statement
Site Specific Flood Risk Assessment	Yes		Flood Risk Assessment and Conceptual Drainage Strategy
Statement of Community Involvement	Yes		Statement of Community Involvement
Structural Survey	No	Not applicable. There are no existing buildings on site and the proposed development does not include substantial demolition.	
Sustainability Assessment (or Energy Statement)	Yes		Sustainability and Energy Statement
Surface Water Drainage Strategy	Yes		Flood Risk Assessment and Conceptual Drainage Strategy
Transport Assessment	Yes		Transport Statement
Travel Plan	Yes		Travel Plan Statement