



Outline Planning Permission – All Matters Reserved Checklist

This document includes all the items within the National requirements and the NNPA Local Validation List which relate to this application type.

This checklist refers to outline planning applications with all matters reserved.

This document is for guidance: it lists and describes all the forms and other documents which must be submitted for this particular application type in accordance with our Validation Scheme. Northumberland National Park welcomes [pre-application discussions](#) to ensure that when a planning application is submitted, it is complete and correct.

We welcome applications submitted electronically [via the Planning Portal](#). The Planning Portal enables planning applications to be completed and submitted online. In addition, links are available to providers of appropriate Location Plans and an electronic facility to pay planning fees.

The relevant [application form](#) can also be downloaded from the Planning Portal, which also offers explanatory [guidance notes](#).

All applications are assessed against [The National Planning Policy Framework](#), [national planning practice guidance](#) and the [Northumberland National Park Authority Core Strategy and Development Policies](#) document (March 2009).

NATIONAL REQUIREMENTS

All applications must be accompanied by 1 original + 3 copies of the form and supporting documents = 4 in total (unless submitted electronically), together with the appropriate fee.

All submitted plans must incorporate a drawing number and title.

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| Application Form | Required in all cases |
| Location Plan | Required in all cases |
| Design and Access Statement | May be required |
| Fee | Exemptions or concessions may apply in some cases |

LOCAL REQUIREMENTS

The following items from part of the Northumberland National Park Authority Local Validation List and may be required as described in the detailed notes which can be accessed using the hyperlinks in the table.

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| | |
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| Site Plan | Required in most cases |
| Existing and Proposed Elevations | May be required |
| Existing and Proposed Floor Plans | May be required |
| Existing and Proposed Site Sections and Site Levels | May be required |
| Roof Plans | May be required |
| Affordable Housing | May be required |
| Air Quality Assessment | May be required |
| Archaeological Evaluation and Impact Assessment | May be required |
| Biodiversity Survey | May be required |
| Coal Mining Risk Assessment | May be required |
| Economic Assessment | May be required |
| Environmental Statement | May be required |
| Flood Risk Assessment | May be required |
| Foul Drainage Assessment | May be required |
| Heritage Statement | May be required |
| Land Contamination Assessment | May be required |
| Landscape and Visual Impact Assessment | May be required |
| Landscaping Plan | May be required |
| Lighting Assessment | May be required |
| Noise Impact Assessment | May be required |
| Parking Provision | May be required |
| Planning Obligations - S106 | May be required - applies to new residential units |
| Planning Statement | May be required |
| Renewable Energy Statement | May be required |
| Statement of Community Involvement | May be required |
| Structural Survey | May be required |
| Sustainability Statement | May be required |
| Transport Assessment | May be required |
| Travel Plan | May be required |
| Tree Survey | May be required |
| Utilities Assessment | May be required |
| Ventilation and Extraction Statement | May be required |
| Rural Enterprise Assessment | May be required |
| Odour Assessment | May be required |