



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.

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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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