Tonbridge & Malling Borough Council
Local Validation Requirements Checklist matrix for planning applications

This matrix is designed to be used flexibly and in association with the TMBC Local Validation Requirements document. Key: E = Essential Requirement; P = Possible Requirement

Validation Requirement		Householder application	Full application	Outline application	Conservation Area Consent	Listed Building Consent	Advertisement Consent	Lawful Development Certificate: Existing	Lawful Development Certificate: Proposed	Prior Notification	Approval of Reserved Matters	Removal or Variation of Condition(s)	Approval of Details	Tree Works (including TPO Consent)	Non Material Amendment
1	Plans & Drawings	E	E	E	E	E	E	P	E	E	P	P	E	E	P
2	Affordable Housing Statement		P	P								P	P		
3	Air Quality Assessment		P	P							P	P	P		
4	Archaeological Assessment	P	P	P							P	P	P		
5	Biodiversity Survey/Report	P	P	P							P	P	P		
6	Contaminated Land Assessment	P	P	P	`						P	P	P		
7	Flood Risk Assessment	P	P	P							P	P	P		
8	Design and Access Statement	P	P	P	E	E									
9	Heritage Statement				E	E						P			
10	Landscaping details	P	P	P							P	P	P		
11	Noise Assessment		P	P						P		P			
12	Open, play space/ Recreation Assessment		P	P											
13	Parking & Servicing provision	P	P	P						P	P	P	P		
14	Photographs & photomontages	P	E	E	E	E	E	E	P					P	
15	Planning Obligations statement		P	P											
16	Planning Statement		P	P				P			E				
17	Retail Impact Assessment		P	P											
18	Structural survey/ justification/works		P	P		E									
19	Telecommunications information		P												
20	Transport Assessment		P	P											
21	Tree survey/report	P	P	P	P							P	P	P	P
22	Utilities and foul sewage statement		P	P								P	P	p	
23	Ventilation/extraction statement		P												
24	Viability statement		P	P											