

**PLANNING APPLICATIONS**

**VALIDATION**

**INFORMATION REQUIREMENTS**

**CHECKLISTS &  
GUIDANCE**

**RANIKHET ACADEMY Redevelopment**  
**Planning Application**  
**By**  
**Hampshire County Council**  
**On Behalf**  
**Reading Borough Council.**

## PART 2 - LOCAL LIST OF INFORMATION REQUIREMENTS

### a) STANDARD PLANNING APPLICATION CHECKLIST (please use it)

| National Requirement List                                                         |                      | Must be provided to be valid                                                                   |
|-----------------------------------------------------------------------------------|----------------------|------------------------------------------------------------------------------------------------|
| Completed standard application form                                               |                      | Included                                                                                       |
| Location Plan (scale of 1:1250 or 1:2500)                                         |                      | Included – Refer Drawing Issue Sheet                                                           |
| Site Plan/Block plan (scale of 1:100 or 1:200)                                    |                      | Included – Refer Drawing Issue Sheet                                                           |
| Completed Ownership (Article 13) Certificate                                      |                      | Included                                                                                       |
| Design and Access Statement if a Major Planning Application or in designated area |                      | Included                                                                                       |
| CIL information form                                                              |                      | Included                                                                                       |
| SUDS details if a Major application                                               |                      | Included – Refer Appendix F                                                                    |
| The appropriate planning application fee                                          |                      | Included                                                                                       |
| Local Requirement List                                                            | Included ?<br>Y or N | If not included - Why?<br>Explain in Planning Statement if reason is more than “not relevant”. |
| <input type="checkbox"/> Affordable Housing Statement                             | N                    | Not Relevant                                                                                   |
| <input type="checkbox"/> Air Quality Assessment                                   | Y                    | Refer Appendix P                                                                               |
| <input type="checkbox"/> Archaeological Assessment                                | Y                    | Refer Appendix A                                                                               |
| <input type="checkbox"/> Contaminated Land Survey                                 | Y                    | Refer Appendix B                                                                               |
| <input type="checkbox"/> Daylight/Sunlight assessment                             | N                    | Refer D&AS. Section 2.21                                                                       |
| <input type="checkbox"/> Ecological survey & reports                              | Y                    | Refer Appendix C                                                                               |
| <input type="checkbox"/> Energy and Sustainability Statement                      | Y                    | Refer Appendix D                                                                               |
| <input type="checkbox"/> Environmental Impact Statement                           | N                    | Not Relevant                                                                                   |
| <input type="checkbox"/> External Lighting                                        | Y                    | Refer Appendix E                                                                               |
| <input type="checkbox"/> Flood Risk Assessment                                    | Y                    | Refer Appendix F                                                                               |
| <input type="checkbox"/> Heads of Terms proposals                                 | Y                    | Refer Appendix S                                                                               |
| <input type="checkbox"/> Heritage Statement                                       | N                    | Refer D&AS. Section 2.24                                                                       |
| <input type="checkbox"/> Landscape principles                                     | Y                    | Refer D&AS. Section 6.20                                                                       |
| <input type="checkbox"/> Levels survey information                                | Y                    | Refer Appendix G                                                                               |
| <input type="checkbox"/> Materials details                                        | Y                    | Refer D&AS. Section 6.10                                                                       |
| <input type="checkbox"/> Noise & Vibration Impact Assessment                      | Y                    | Refer Appendix H                                                                               |
| <input type="checkbox"/> Existing & Proposed plans                                | Y                    | Refer Drawing Issue Sheet                                                                      |
| <input type="checkbox"/> Planning Statement                                       | Y                    | Refer Appendix J                                                                               |
| <input type="checkbox"/> Town Centre/Retail/Leisure Uses Impact Assessment        | N                    | Not Relevant                                                                                   |
| <input type="checkbox"/> Transport Assessment                                     | Y                    | Refer Appendix K                                                                               |
| <input type="checkbox"/> Travel Plan                                              | Y                    | Refer Appendix L                                                                               |
| <input type="checkbox"/> Tree Survey                                              | Y                    | Refer Appendix M                                                                               |
| <input type="checkbox"/> Utilities Surveys and proposals                          | Y                    | Refer Appendix N                                                                               |
| <input type="checkbox"/> Vehicle Parking & Waste collection details               | Y                    | Refer D&AS. Section 6.19, 6.24                                                                 |
| <input type="checkbox"/> Ventilation/Extraction details                           | Y                    | Refer D&AS. Section 6.17                                                                       |
| <input type="checkbox"/> Viability Assessment & Report                            | N                    | Not Relevant                                                                                   |

| RANIKHET - PLANNING SUBMISSION<br>DOCUMENT TRACKER |      |   |          |
|----------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|
|                                                    |      | New Build 2FE Primary School                                                                                                                                          |          |
|                                                    |      | Ranikhet Primary Academy School                                                                                                                                       |          |
| ITEM<br>NO                                         | ITEM | SUBMISSION                                                                                                                                                            | Appendix |

|  |                                                                                |                                                                                                                |   |
|--|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|---|
|  | Community Levy Charge                                                          | CIL Form submitted with application                                                                            |   |
|  | Security. Anne Chalmers, Crime Prevention Design Advisor, Thames Valley Police | Included: Refer Appendix R Pre-app advice received 20201106.<br>Includes School Commentary on Vandalism        | R |
|  | Topo & Utilities Survey                                                        | Included: Refer Appendix G.<br>Surey ref BES19292_1B-3B and Utilities Survey ref BES19292_1C-3C Utilities Topo | G |

#### RBC VALIDATION REPORT LIST

|    |                                                         |                                                                                                                                                                                                                                                     |                     |
|----|---------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| 1  | Affordable Housing Statement                            | Not applicable - school project. Jonathan Markwell agreement 20210106.                                                                                                                                                                              |                     |
| 2  | Air Quality Statement                                   | Included. Refer Appendix P                                                                                                                                                                                                                          | P                   |
| 3  | Archaeology                                             | Included. Refer Appendix A and DAS Section 2.17                                                                                                                                                                                                     | A                   |
| 4  | SI Geotechnics (Contamination) and Remediation Strategy | Included.<br>Refer Appendix B-1 16671 - P1 Desk Study Repor (Final)<br>Refer Appendix B-2 16671 - Ranikhet GIR (Final Rev02)<br>Refer Appendix B-3 16671 - Phase 3 Remediation Report Rev03                                                         | B-1,<br>B-2,<br>B-3 |
| 5  | Daylight / Sunlight Assessment                          | New building does not exceed four storeys, does not overshadow other proposed buildings nor is it subject to significant shading from other buildings or trees. An assessment therefore not deemed necessary. Jonathan Markwell agreement 20210106. | DAS<br>2.21         |
| 6  | Ecology                                                 | Included. Refer Appendix C                                                                                                                                                                                                                          | C                   |
| 7  | Energy Statement                                        | Included. Refer Appendix D                                                                                                                                                                                                                          | D                   |
| 8  | Environmental Impact Assessment                         | Not applicable - school project. Jonathan Markwell agreement 20210106.                                                                                                                                                                              |                     |
| 9  | External Lighting Details                               | Included. Refer Appendix E                                                                                                                                                                                                                          | E                   |
| 10 | Drainage SUDS / FRA                                     | Included. Refer Appendix F                                                                                                                                                                                                                          | F                   |
| 11 | Heads of Terms Proposals.                               | Included. Refer Appendix S.                                                                                                                                                                                                                         | S                   |
| 12 | Heritage Statement                                      | School is not in a Conservation area nor is it a heritage asset. Not applicable. Jonathan Markwell agreement 20210106                                                                                                                               | DAS<br>2.24         |
| 13 | Landscape Principles                                    | Refer drawings and DAS, Section 6.19.                                                                                                                                                                                                               | DAS<br>6.19         |
| 14 | Material details                                        | Refer drawings and DAS, Section 6.11                                                                                                                                                                                                                | DAS<br>6.11         |
| 15 | Acoustics - Noise & Vibration Impact Assessment         | Included. Refer Appendix H<br>R8476-1 Rev 0 Ambient Noise Level Survey Report<br>Rev 0MUGA Noise Assessment completed R8476-2                                                                                                                       | H                   |
| 16 | Open Space Statement                                    | Included. Refer DAS Section 6.32 and refer drawing numbers<br>E04759-HCC-Z0-XX-DR-A-1055 Open Spaces Existing Areas P1<br>HCC-Z0-XX-DR-A-1056 Open Spaces Proposed Areas P1 E04759-                                                                 | DAS<br>6.32         |

|    |                                                                        |                                                                                                                                        |                    |
|----|------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 17 | Planning Statement                                                     | Included. Refer Appendix S                                                                                                             | J                  |
| 18 | Plans & Drawings                                                       | Refer drawing issue sheet, page over.                                                                                                  |                    |
| 19 | Superfast Broadband Strategy Statement                                 | Not applicable - school project. Jonathan Markwell agreement 20210106                                                                  |                    |
| 20 | Sustainability Statement, incl BREEAM Pre Assessment                   | Included. Refer Appendix D                                                                                                             | D                  |
| 21 | Town Centre Uses - sequential test approach & Impact Assessments       | Not applicable - school project. Jonathan Markwell agreement 20210106                                                                  |                    |
| 22 | Transport Assessment, Statements & TP's                                | By Ben Brookes-Martin, Sarah Lees. Draft Travel Plan 20210113. Draft TA 20210118                                                       | K / L              |
| 23 | Tree Surveys - Arboricultural                                          | Included. Refer Appendix M                                                                                                             | M                  |
| 24 | Utilities Statement                                                    | Included. Refer Appendix N                                                                                                             | N                  |
| 25 | Vehicle (Car & Cycle) Parking and Waste Storage and Collection Details | Included. Refer DAS Sections 6.17 and 6.21.                                                                                            | DAS<br>6.17/<br>21 |
| 26 | Vent / Flue & Ventilation Details                                      | To be concealed from view behind louvred screen above plant / kitchen single storey block. Refer drawings. Refer also DAS Section 6.15 | DAS<br>6.15        |
| 27 | Viability Appraisal                                                    | Not applicable - school project. Jonathan Markwell agreement 20210106                                                                  |                    |

|                                                    |  |                                        |               |
|----------------------------------------------------|--|----------------------------------------|---------------|
| <b>PLANNING SUBMISSION</b>                         |  | <b>Ranikhet Academy Primary School</b> | <b>E04759</b> |
| Discipline<br><b>ALL DISCIPLINES AS APPLICABLE</b> |  | Reference<br><b>000</b>                |               |



|                                                               |                                        |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|----------------------------------------|-----------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| <b>Key to purpose for issue:-</b><br>PL - Planning Submission | <b>Purpose for &amp; Date of Issue</b> |           |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                               |                                        | <b>PL</b> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                               |                                        | <b>01</b> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|                                                               |                                        | <b>07</b> |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

| Dwg. No. | Document Title                                           | Size | Scale  | Issue and Revisions |
|----------|----------------------------------------------------------|------|--------|---------------------|
| A-1000   | Location plan Existing                                   | A1   | 1:3500 | P1                  |
| A-1001   | Site Location Plan Existing                              | A1   | 1:1250 | P1                  |
| A-1002   | Location Plan Existing @ A4                              | A4   | 1:1250 | P1                  |
| A-1050   | Location Existing Site Block Plan                        | A1   | 1:500  | P1                  |
| A-1055   | Open Spaces Existing Areas                               | A1   | 1:500  | P1                  |
| A-1056   | Open Spaces Proposed Areas                               | A1   | 1:500  | P1                  |
| A-1501   | Location Proposed Site Block Plan                        | A1   | 1:500  | P1                  |
| A-1510   | Site Plan Proposed                                       | A1   | 1:250  | P1                  |
| A-1512   | Community Use Plan                                       | A1   | 1:250  | P1                  |
| A-1513   | GEA                                                      | A1   | 1:250  | P1                  |
| A-1601   | Phase 1 of 2 Site Plan                                   | A1   | 1:250  | P1                  |
| A-1602   | Phase 2 of 2 Site Plan                                   | A1   | 1:250  | P1                  |
| A-1630   | Dee Park Future Housing Option                           | A1   | 1:500  | P1                  |
| A-2000   | Ground Floor Plan Proposed                               | A1   | 1:100  | P1                  |
| A-2010   | First Floor Plan Proposed                                | A1   | 1:100  | P1                  |
| A-2020   | Roof Plan Proposed                                       | A1   | 1:100  | P1                  |
| A-3000   | Proposed Elevations 1 of 2                               | A1   | 1:100  | P1                  |
| A-3001   | Proposed Elevations 2 of 2                               | A1   | 1:100  | P1                  |
| A-3002   | Proposed Site Elevations 1 of 2                          | A1   | 1:200  | P1                  |
| A-3003   | Proposed Site Elevations 2 of 2                          | A1   | 1:200  | P1                  |
| A-3050   | Existing Site Sections                                   | A1   | 1:250  | P1                  |
| A-3051   | Proposed Site Sections                                   | A1   | 1:250  | P1                  |
| L-1000   | Landscape Existing Site                                  | A1   | 1:500  | P1                  |
| L-1200   | Landscape GA Plan                                        | A1   | 1:500  | P1                  |
| L-1201   | Landscape Strategy                                       | A1   | 1:500  | P1                  |
| L-1203   | Landscape Sections 1-2                                   | A1   | 1:500  | P1                  |
| L-1204   | Landscape Sections 2-2                                   | A1   | 1:500  | P1                  |
|          |                                                          |      |        |                     |
|          |                                                          |      |        |                     |
|          | Ranikhet Design & Access Statement Pt 1 of 2             |      |        | 0-V3                |
|          | Ranikhet Design & Access Statement Pt 2 of 2             |      |        | 0-V3                |
|          |                                                          |      |        |                     |
| App A    | Ranikhet DAS Appendix A - Archaeology                    |      |        | /                   |
| App B-1  | Ranikhet DAS Appendix B-1 Pt1 - Ground Surveys           |      |        | /                   |
| App B-1  | Ranikhet DAS Appendix B-1 Pt2 - Ground Surveys           |      |        | /                   |
| App B-2  | Ranikhet DAS Appendix B-2 - Ground Surveys               |      |        | /                   |
| App B-3  | Ranikhet DAS Appendix B-3 - Ground Surveys               |      |        | /                   |
| App C    | Ranikhet DAS Appendix C - Ecology                        |      |        | /                   |
| App D    | Ranikhet DAS Appendix D Pt1- Energy & Sustainability     |      |        | /                   |
| App D    | Ranikhet DAS Appendix D Pt2- Energy & Sustainability     |      |        | /                   |
| App E    | Ranikhet DAS Appendix E - External Lighting              |      |        | /                   |
| App F    | Ranikhet DAS Appendix F - Flood Risk Assessment          |      |        | /                   |
| App G    | Ranikhet DAS Appendix G - Levels & Utilities Surveys     |      |        | /                   |
| App H    | Ranikhet DAS Appendix H - Noise Impact Assessment        |      |        | /                   |
| App J    | Ranikhet DAS Appendix J - Planning Statement             |      |        | /                   |
| App K-1  | Ranikhet DAS Appendix K - Transport Statement            |      |        | /                   |
| App K-2  | Ranikhet DAS Appendix K - Transport Statement Appendices |      |        | /                   |
| App L    | Ranikhet DAS Appendix L - Travel Plan                    |      |        | /                   |
| App M    | Ranikhet DAS Appendix M - Tree Surveyx                   |      |        | /                   |
| App N    | Ranikhet DAS Appendix N - Utilities Proposals            |      |        | /                   |
| App P    | Ranikhet DAS Appendix P - Air Quality Assessment         |      |        | /                   |
| App R    | Ranikhet DAS Appendix R - Crime Prevention               |      |        | /                   |
| App S    | Ranikhet DAS Appendix S - Heads of Terms CUA             |      |        | /                   |
| App T    | Ranikhet DAS Appendix T - Design & Access Strategy       |      |        | /                   |

|                                                       |                                              |                                                   |
|-------------------------------------------------------|----------------------------------------------|---------------------------------------------------|
| <b>Issued to</b>                                      |                                              | <b>Type of Copies: (P = Paper; E= Electronic)</b> |
| <b>LPA -RBC</b>                                       | <b>Jonathan Markwell via Planning Portal</b> | <b>E</b>                                          |
| Client - RBC                                          |                                              |                                                   |
| Client - CHG                                          |                                              |                                                   |
| Quantity Surveyor - HCC                               |                                              |                                                   |
| Structural Engineer - HCC                             |                                              |                                                   |
| Civil Engineer/ Geotech - HCC Engineering Consultancy |                                              |                                                   |
| Mechanical Engineer - HCC                             |                                              |                                                   |
| Electrical Engineer - HCC                             |                                              |                                                   |
| Landscape Design - HCC                                |                                              |                                                   |
|                                                       |                                              |                                                   |
|                                                       |                                              |                                                   |
|                                                       |                                              |                                                   |
| File                                                  |                                              | <b>E</b>                                          |