

**Horizon 120 Local Development Order (LDO)
Compliance Checklist Explanatory Note**

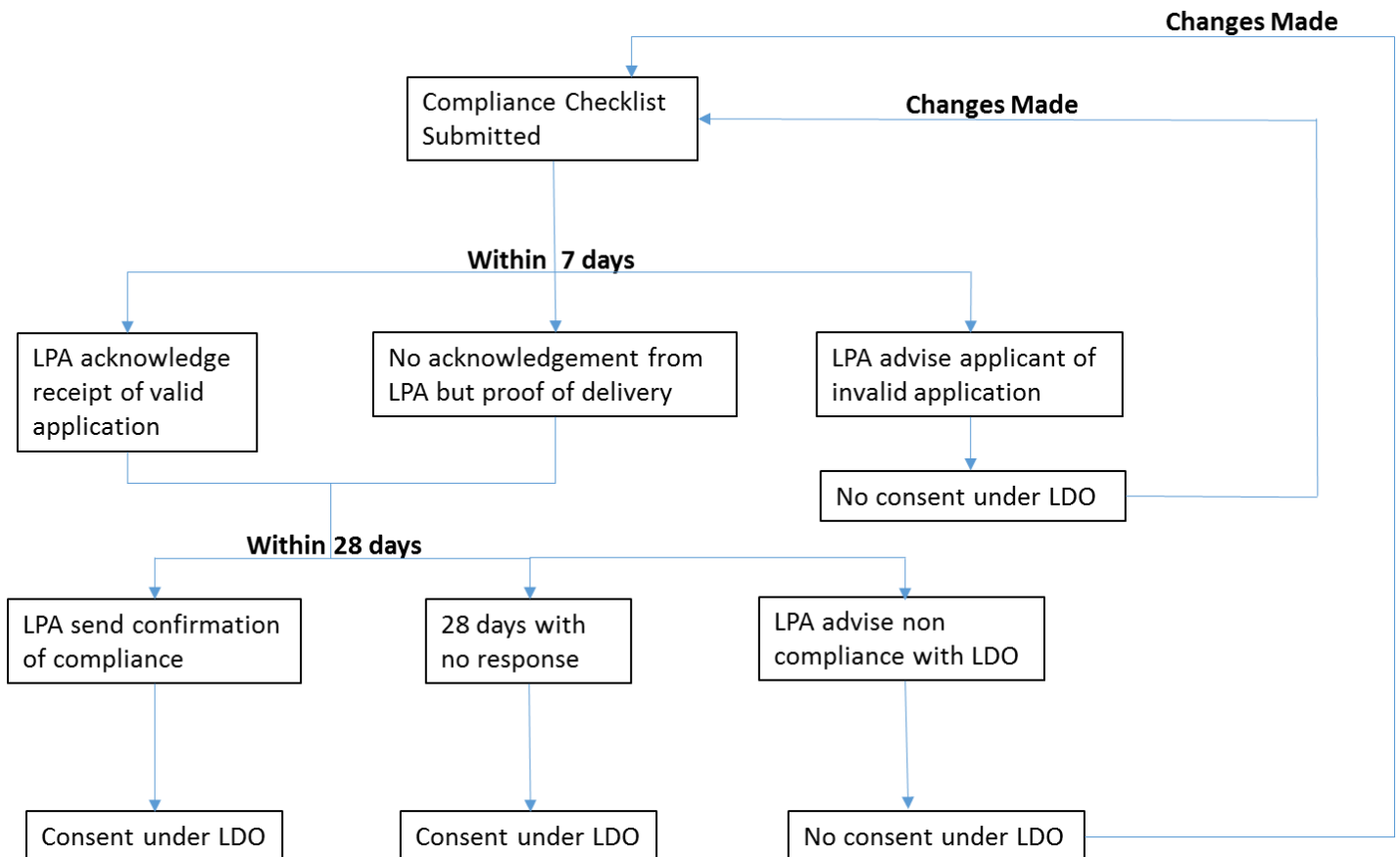
If you would like to undertake development under the Horizon 120 LDO, a completed Compliance Checklist must be submitted to the Local Planning Authority (LPA).

There is a different Checklist for each Schedule of development permitted under the LDO, with the relevant Checklist to be completed, i.e. for building development under Schedule A, the 'Schedule A Building Development Compliance Checklist' must be used. The relevant checklist must be completed in full and a signed copy submitted to the LPA by email with the required plans and documents to 'planapps@braintree.gov.uk'.

The Checklist process is to confirm compliance only and variations during the Checklist process will not be accepted. Discussions with the LPA are strongly encouraged prior to submission to ascertain any changes required, which can be undertaken through the pre-application process.

As set out within the LDO, the Design Code must be complied with. Where the Design Code expressly allows variations, for example at 6.2.2 where species substitutions are permitted, these must be discussed and agreed in writing with the LPA prior to submission of a Checklist. If these are not agreed prior to submission, the Checklist will be invalid and development considered non compliant.

An overview of the Compliance Checklist process is given below:



Should the development receive consent under the LDO, please note it will still need to comply with the relevant conditions as set out within the Horizon 120 LDO. Consent under the LDO does not replace the need to comply with all other legislation and consents, including, but not limited to, building regulations, advertisement consent and relevant wildlife and ecological acts.

Horizon 120 Local Development Order (LDO)
Schedule A Building Development Compliance Checklist

References to the relevant section of the Design Code are given in the form of [DC X.X]

1. Applicant Details

1.1 Applicant Name and Contact Details		1.2 Agent Name and Contact Details	
Name		Name	
Company Name		Company Name	
Address		Address	
Postcode		Postcode	
Landline		Landline	
Mobile		Mobile	
Email		Email	

2. Proposal Details

2.1 Description of the Proposal

2.2 Plot and Building Size	
Plot size (ha)	
Proposed floorspace (sq m)	
Maximum eaves height (m) [DC 3.6]	
Maximum building height (m) [DC 3.6]	
Plot ratio [B2/B8 uses]	

2.3 Proposed Use Class (state all that apply)	
Use Class	Proposed Floorspace (sq m)
E(a) Shop	
E(b) Restaurant and Café	
E(d) Indoor Sport, Recreation or Fitness	
E(e) Medical or Health Service	
E(f) Early Years Childcare, Day Nursery or Preschool	
E(g)(i) Office	

E(g)(ii) Research and Development	
E(g)(iii) Industrial Process	
B2 General Industrial	
B8 Storage and Distribution	
C1 Hotel [please also state bed spaces]	
Sui Generis Event Space	
Sui Generis Bus Depot	

2.4 Zone and Character Area			
Zone [DC 3.1]		Character Area [DC 3.2]	
A		Horizon Gateway	
		Horizon Hub	
B		Horizon Parkview	
		Horizon Glades	
C		Horizon Paddocks	
		Horizon Fields	

2.5 What materials are proposed to be used, including the specific colour and make? This section must be completed in full and cannot state 'see plans' or similar. Checklists that do not fully state the materials will be rejected. For wall systems and cladding the Euroclass rating must also be stated [DC 4]	
Elevations	
Doors and windows	
Roof	
Hard landscaping	

2.6 Does your development plot include pedestrian paths? [DC 3.4.5]

If yes please state plan reference(s). *This is not required within Zone C but encouraged where possible.*

2.7 Open Storage & Service Yards

Are these located at the rear/side and are the internal operations not visible?

Are screen walls the same quality as the building form? Please specify materials.

2.8 Which of the following standards for front boundary landscape types does your plot comply with? [DC 4.7]

PF1: Entrance & amenity areas

PF2: Green parking areas

PF3: Green parking and amenity area combination

None of the above, building sits along plot boundary

2.9 Which of the following specific habitat interventions will your development include? A minimum of three must be provided [DC 6.3]

Type	Provided	Plan Reference
Sustainable Drainage Systems (SuDS)		
Planting		
Tree planting		
Wildflower meadow or tussocky grassland		
Native hedgerow		
Habitat wall or 'insect hotel'		
Biodiverse green roof		
Log piles or hibernacula piles		
Other [please specify]:		

2.10 Does the development provide outside furniture? [DC 6.6]

If yes please state plan reference(s)

2.11 Does the development provide signage and wayfinding in accordance with the approved Horizon 120 Wayfinding Strategy? [DC 6.8]

If yes please state plan reference(s). *Please note a separate advertisement consent application may be required.*

2.12 Please set out the number of parking spaces for each of the below [DC 6.10]

Cycle spaces	
Cars	
Accessible spaces for disabled persons	
HGVs	
Motorbike	
Other [please specify]	

3. Plans and Drawing List

Please note all plans must be clear and legible at an appropriate scale, with the page size and scale stated. A scale bar, north arrow and title bar with the plan reference and revision number must be included. Plans must be submitted in pdf format.

3.1 Plans List

Plans	Provided	Reference(s)
Location Plan [1:1250 or 1:2500, north arrow with site edged red]		
Existing Block Plan		
Proposed Block Plan		
Existing and Proposed Levels		
Existing Floorplans [if relevant]		
Proposed Floorplans [including annotated areas for different uses, i.e. offices, loading bays, research and development, etc]		
Detailed Elevations [including full details of materials including make and colour]		
Proposed Roof Plan [including green and brown roofs]		
Access Plan [showing connection to a Green Link]		

Details of parking bays, service areas, refuse and bike storage [can be included on the proposed site plan or separate plans]		
Boundary Treatments [including height, materials, colours, gates]		
Soft Landscaping Details [including planting and tree schedule with sizes and depth of landscaping]		
Hard Landscaping Details		
Horizon Hub Plan [if within the Horizon Hub Core. Must include the location of the proposed development in relation to other uses within the Horizon Hub Core and show the maximum 2 ha area]		
Surface Water and Foul Drainage Details		
Furniture Plan		
Lighting Plan [including details of lux levels and hours of use]		
Signage, Public Art and Wayfinding Details		

3.2 Documents List

Document (where required)	Provided	Reference(s)
Construction Management Plan		
Surface Water and Foul Drainage Strategy		
Noise Assessment [for any uses under Use Class B2 or B8. Must include proposed hours of use and an assessment of the noise generated during all proposed hours of operation]		
Building Maintenance Strategy		
Renewable Energy Strategy		
Euroclass rating proof [for wall systems and/or cladding]		

4. Declaration

4.1 Declaration

I/we confirm that, to the best of my/our knowledge, any facts stated are true and the submitted plans are accurate and consistent. I/we confirm that to the best of my/our knowledge the submitted development complies with the relevant parts of the Horizon 120 LDO and conditions, including the Design Code, and is permitted development under the LDO.

Name	
Position (Agent/Applicant)	
Signature	
Date	