

Public Document Pack

Date of meeting Tuesday, 12th September, 2017
Time 6.30 pm
Venue Council Chamber, Civic Offices, Merrial Street, Newcastle-under-Lyme, Staffordshire, ST5 2AG
Contact Geoff Durham



**NEWCASTLE
UNDER LYME**
BOROUGH COUNCIL

Civic Offices
Merrial Street
Newcastle-under-Lyme
Staffordshire
ST5 2AG

Planning Committee

SUPPLEMENTARY AGENDA

PART 1 – OPEN AGENDA

- 4a APPLICATION FOR MAJOR DEVELOPMENT - SITE OF FORMER NEWCASTLE BAPTIST CHURCH, LONDON ROAD, NEWCASTLE. GAVIN DONLON. 17/00162/FUL (Pages 3 - 4)
- 5a APPLICATION FOR MAJOR DEVELOPMENT - LAND SOUTH OF MARKET DRAYTON ROAD, LOGGERHEADS. NEWCASTLE-UNDER-LYME BOROUGH COUNCIL. 17/00067/DEEM4 (Pages 5 - 6)
- 6a APPLICATION FOR MINOR DEVELOPMENT - 8 BARFORD ROAD, NEWCASTLE. MR A MOSS. 17/00483/FUL (Pages 7 - 8)
- 10a APPLICATION FOR MINOR DEVELOPMENT - WALL FARM, 99 NANTWICH ROAD, AUDLEY. NIGEL HOLLAND. 17/00573/FUL (Pages 9 - 10)
- 12a QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO (Pages 11 - 12)
- 13a LIST OF LOCAL VALIDATION REQUIREMENTS (Pages 13 - 48)
- 14A URGENT BUSINESS (Pages 49 - 52)**
- This item is considered urgent because comments are required by the City Council by no later than Wednesday 13 September, 2017.

Members: Councillors Burgess, Fear, S Hambleton, Heesom, Holland, Northcott, Panter, Proctor (Chair), Reddish, Simpson, Spence (Vice-Chair), Sweeney,



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S Tagg, G White, G Williams, J Williams and Wright

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Members of the Council: If you identify any personal training/development requirements from any of the items included in this agenda or through issues raised during the meeting, please bring them to the attention of the Democratic Services Officer at the close of the meeting.

Meeting Quorums :- 16+= 5 Members; 10-15=4 Members; 5-9=3 Members; 5 or less = 2 Members.

FIELD_TITLE

Officers will be in attendance prior to the meeting for informal discussions on agenda items.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 4

Application ref. 17/00162/FUL

Site of former Newcastle Baptist Church, London Road, Newcastle

The expected revised elevational details referred to in the report have been received and they are considered to be satisfactory.

Accordingly it is now possible to amend the recommendation so that it reads as follows

Subject to

- a) your Officer having delegated authority to determine, on the basis of a new financial assessment by the DVS, that the development still cannot finance all or part of any policy compliant contributions to offsite affordable housing provision and public open space; and
- b) the applicant entering into a Section 106 obligation by agreement by 30th October, to provide such policy compliant contributions as can be afforded and requiring in the event of substantial commencement of the development (as defined in the previously entered into Section 106 agreement) not being achieved within 18 months of the date of the permission, a financial reappraisal of the scheme to assess its ability at that time to fund full policy compliant contributions to offsite affordable housing provision and public open space, and the making of such contributions as are financially viable

PERMIT subject to conditions relating to

1. The variation of condition 2 to reflect the revised drawings
2. A requirement to provide for approval and implementation a car parking management scheme, and
3. Any other conditions of 14/00477/FUL as continue to apply to the development

B. Failing completion by the above date of the above planning obligation, that the Head of Planning be given delegated authority to either refuse the application on the grounds that without such an obligation there would not be an appropriate review mechanism to allow for changed financial circumstances, and, in such circumstances, the potential financial contributions towards affordable housing provision and public open space; or, if he considers it appropriate, to extend the period of time within which the obligation can be secured.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 5

Application ref. 17/00067/DEEM4

Land South of Market Drayton Road, Loggerheads

Following the preparation of the main agenda report further comments of the **Highway Authority** have been received. They no longer have any objections to the proposal and recommend conditions relating to the following:

- Prior approval of full details of the site access including a Stage 2 Safety Audit; amendment to the 30mph speed limit; and details of construction, surface water drainage, street lighting, signing and road markings as deemed necessary.
- Prior approval of details of a 2m wide footway on the site frontage linking from the site boundary across the frontage of the Fire Station through to Kestrel Drive
- Prior approval of the layout of the site; means of surface water drainage from all areas intended to remain in private ownership; and surfacing materials for parking and turning areas intended to remain in private ownership.
- No occupation until a Residential Travel Plan has been approved.
- Construction Method Statement

In addition a Travel Plan monitoring fee of £6,430 is required, to be secured through a S106 obligation.

Your Officer's comments

The conditions as recommended by the Highway Authority are acceptable and appropriate, and in some respects have been anticipated and included within the recommendations. In addition it is considered the provision of a travel plan monitoring fee through a planning obligation accords with the Community Infrastructure Levy Regulations.

On this basis the recommendation that is given to the Committee is amended as follows:

- A) Subject to the applicant entering into a Section 106 obligation by 12th November 2017 securing the following:**
- i. A management agreement for the long-term maintenance of the open space on the site**
 - ii. A contribution of £132,976 (on the basis that the development as built is for the full 65 units and of the type indicated), towards the provision of education places at Madeley High School**
 - iii. Unless an equipped play area is provided on site, a contribution of £5,579 per dwelling to improvements to the Burntwood Play Area; or on other nearby sites, that can be accessed safely and are within an appropriate walking distance, in conjunction with the Parish Council**
 - iv. Provision of 25% of the dwellings on-site as affordable units**
 - v. Travel plan monitoring fee of £6,430**

PERMIT subject to conditions concerning the following matters:

- 1. Standard time limits for submission of applications for approval of reserved matters and commencement of development**

2. Reserved matters submissions
 3. Approved plans
 4. Development permitted is for 65 dwellings maximum
 5. Contaminated land
 6. Construction hours
 7. Construction management plan addressing environmental and highway safety issues
 8. Approval and implementation of design measures to secure appropriate internal and external noise levels
 9. Waste storage and collection arrangements
 10. Reserved matters submission to include layout specific Arboricultural Impact Assessment
 11. Reserved matters submission to include details, on the layout plans, of root protection areas of all trees to be retained.
 12. Reserved matters application to be supported by a Stage 2 Road Safety Audit.
 13. Reserved matters application to include details of amendment to the 30mph speed limit.
 14. Reserved matters application to include details of internal road layout, including details of surface water drainage and surfacing materials.
 15. Residential Travel Plan.
 16. Full details of a 2m wide footway along the site frontage and extending beyond the site, and footpath to Kestrel Drive, and implementation of the above
 17. Details of proposed boundary treatment and alignment of utility operations to ensure that retained trees are not adversely affected.
 18. Schedule of works to retained trees which shall include the better quality trees from the mature group identified as T39-T72 if the layout allows.
 19. Visibility splays
 20. Foul and surface water drainage scheme
 21. Any reserved matters application to broadly comply with the Design and Access Statement in respect of the location of the dwellings and open space.
 22. Approval and implementation of mitigation measures to avoid an adverse effects on Burntwood Site of Scientific Interest, as recommended by Natural England
 23. Recommendations of Phase 1 Habitat Survey to be complied with
 24. Archaeological evaluation
 25. Dwellings to be 2 storey with 2½ storey dwellings only at key nodes
 26. Any other appropriate conditions as recommended by the Highway Authority
- B) Should the matters referred to in (i), (ii), (iii), (iv) and (v) above not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of a play area and adequately maintained public open space, appropriate provision for required education facilities; an appropriate level of affordable housing; and measures to ensure that the development achieves sustainable development outcomes or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 10

Application ref. 17/00483/FUL

8 Barford Road, Newcastle

Since the publication of the main agenda report additional information has been received.

The applicant has submitted further plan information to address concerns regarding the impact of the development on a visually significant high amenity value tree (which is now protected by Tree Preservation Order). As well as a letter detailing the circumstances to making the application which includes a new home for his elderly mother (whom is disabled) who presently lives on the site and for family members to live in close proximity to allow day to day family care needs.

The revised views of the **Landscape Development Section** have been received on the additional application material submitted by the applicant concerning tree protection issues. In response they no longer have any objections subject to the following conditions:

- Dimensioned Tree Protection Plan
- Arboricultural Method Statement (detailed)
- Landscaping proposals (to include replacement trees for other trees on the site which will be lost)

In addition, a further 9 representations have been received raising the following objections:-

- The plan information submitted by the applicant contains discrepancies, is not accurate and misleading particularly in terms of level changes.
- The impact to the character of the area is unacceptable.
- Removing trees will also harm the character of the area.
- The development is overbearing in relation to the residents of Stockwood Road.
- The development will increase flooding and landslide risks.
- The foundation works and drainage works needed to make the site safe will be detrimental to neighbouring amenity.
- The development is not for bungalows but rather houses (one being partially 3 storeys to the rear).
- The proposal will be detrimental to neighbouring privacy.
- Local wildlife will be negatively impacted upon.
- Parking problems will result.

Officer's comments

As indicated in the main agenda report the applicant has submitted a financial viability case however the applicant has now indicated that he does not wish to pursue such a case at this time and is prepared to enter into a planning obligation to secure the required public open space contribution. As such independent advice as to whether the development can support such a contribution without rendering it unviable will not be sought.

The concerns regarding the impact of the development on the protected tree have now been satisfactorily addressed through minor adjustment to the design and layout of the development.

The additional objections to the development from neighbouring residents are acknowledged but have largely already been addressed in the main report to the item and can be dealt with through the imposition of appropriate conditions.

REVISED RECOMMENDATION

A) Subject and subject to the applicant entering into a Section 106 obligation by 12th October 2017 that secures a public open space contribution of £11,158 towards improvements to Guernsey Drive Play Area, and/or Wye Road Playing fields.

PERMIT subject to the following conditions:-

- 1. Time limit/plans.**
- 2. Materials.**
- 3. Approval of all boundary treatments.**
- 4. Approval of landscaping provision (to include replacement trees for other trees on the site which will be lost)**
- 5. Tree protection measures including:-**
 - Dimensioned Tree Protection Plan**
 - Arboricultural Method Statement (detailed)**
- 6. Prior approval of any site level changes.**
- 7. Prior approval and impetration of a noise assessment with any mitigation measures necessary.**
- 8. Construction hours be restricted to between the hours of 18.00 hours and 07.00 hours Monday to Friday, and not at any time on Sundays, Bank Holidays or after 13.00 hours on any Saturday.**
- 9. Approval and implementation of a Construction Management Plan.**
- 10. Provision of parking and turning areas in accordance with the approved plan and surfaced in a bound porous material.**
- 11. The integral garage for Plot 1 shall be retained for the parking of motor vehicles for the life of the development.**

B) Should planning obligation as referred to at A) not be secured within the above period, that the Head of Planning be given delegated authority to refuse the application on the grounds that without such matters being secured the development would fail to secure the provision of a play area or, if he considers it appropriate, to extend the period of time within which such obligations can be secured.

SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 10

Application ref. 17/00573/FUL

Wall Farm House, 99 Nantwich Road, Audley

Following the preparation of the main agenda report the applicant has questioned the appropriateness of condition 3 within the recommendation which indicates that the occupation of the dwelling is to be restricted to someone connected to the agricultural business at Wall Farm. The applicant has confirmed that the proposed conversion is not associated with Wall Farm which is separate from Wall Farm House.

In response discussions have taken place with the Environmental Health Division who have confirmed that there are no environmental issues that justify such a restriction and that they do not recommend the inclusion of such a condition. As such it is now apparent that the inclusion of such a condition within the recommendation was in error. The recommendation is therefore amended as follows:

Permit, subject to the following conditions

- 1. Commencement of development within 3 years**
- 2. Development in accordance with the submitted plans**
- 3. External materials**
- 4. Car port to be provided prior to occupation and retained for that purpose**
- 5. Removal of Permitted Development Rights for extensions, roof alterations and outbuildings**
- 6. No conversion/ construction works during March-August inclusive**
- 7. Erection of bat and bird boxes**

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda Item 12

QUARTERLY REPORT ON EXTENSIONS TO TIME PERIODS WITHIN WHICH OBLIGATIONS UNDER SECTION 106 CAN BE ENTERED INTO

Since the preparation of the main agenda report the Section 106 agreement for item (11) Orchard House was not completed by the 7th September but progress has been made by the applicant and it is nearing completion. In the absence of any material change in planning circumstances, and the current position your Officer has agreed to further extend the period within which the Section 106 may be completed, to the 19th September.

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SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
12th September 2017

Agenda item 13

List of Local Validation Requirements

The consultation period on the draft revised List of Local Validation Requirements ended on 8th September and a further 9 response were received in addition to the 4 that were reported in Appendix 1 to the main agenda report. The additional comments received and your officer's suggested response to them are summarised in the Table attached at Appendix 1. A revised list including the amendments set out in your Officer's responses to the consultation as reported in Appendix 1 to the main agenda report and Appendix 1 to this supplementary report is attached at Appendix 2.

It is not considered that any further consultation is required with regard to the amendments and additional information items that have been recommended in response to the comments received.

Recommendation

That Committee approves the revised List of Local Validation Requirements (attached at Appendix 2) for publication on its website and use in the validation process.

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Consultee	Comments received	Proposed response/ action
Whitmore Parish Council	1. There is missing text from the 'what information is required' column of item 12 Lighting Assessment. In the 'what information is required column' it starts "The following information is required to demonstrate that" but does not say what must be demonstrated.	1. There is text missing. The text should be as follows: <i>The following information is required to demonstrate that the right light, in the right place and provided at the right time is achieved.</i>
Minerals and Waste Planning Authority	<p>1. Reference to the need for a biodiversity survey and report in respect of proposals affecting quarries etc should be amended so that it refers to former quarries as proposals affecting existing quarries are a county matter.</p> <p>2. Indicate that an additional information items should be included requiring the provision of a mineral safeguarding statement.</p> <p>3. Indicate that an additional information items should be included requiring the provision of a waste management facilities safeguarding statement.</p>	<p>1. Agreed – the item will be amended so that it refers to 'former quarries' and not 'quarries'.</p> <p>2. Agreed – there are policy drivers that justify the requirement to provide a mineral safeguarding statement in certain circumstances in the NPPF and Development Plan. Such a statement will be required where development is proposed within Mineral Safeguarding Areas or on or near to mineral infrastructure sites where the development would constrain the existing or future mineral operations, other than the exemptions set out in the Minerals Local Plan, and will indicate the following under the heading 'what information is required':</p> <p><i>The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on:</i></p> <p><i>a) Permitted mineral reserves of mineral site allocations;</i></p> <p><i>b) Mineral resources in mineral safeguarded areas; and</i></p> <p><i>c) Mineral infrastructure sites.</i></p> <p>The same documents etc as the County Council provide within their validation requirements will be included under the heading 'where to look for further assistance'.</p> <p>3. Agreed – there are policy drivers that justify the requirement to provide a waste management facility safeguarding statement in certain circumstances in the NPPF and Development Plan. Such a statement will be required where development is likely to unduly restrict or constrain the activities permitted at an existing waste management facility or restrict the future expansion and environmental improvement to the facility and will indicate the following under the heading 'what information is required':</p> <p><i>The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on:</i></p> <p><i>a) The current operations being carried out at the waste management facility (eg in terms of the impacts from noise, vibration, artificial light, dust,</i></p>

	<p>4. Suggest that the same drivers/advice should be included as their recently updated requirements for Site Waste Management Plan/Waste Audit.</p> <p>5. Suggest the inclusion of the same drivers/advice as their recently updated requirements for Transport, Access, Parking and Travel Plan considerations.</p>	<p><i>odour and traffic.</i></p> <p><i>b) The future expansion/environmental improvement to the waste management facility; and</i></p> <p><i>c) The capacity of the waste management facility.</i></p> <p>The same documents etc as the County Council provide within their validation requirements will be included under the heading 'where to look for further assistance'.</p> <p>4. Agreed – the same drives/advice will be included for information item 'Site Waste Management Plan (SWMP) for non-waste related development' (to be retitled 'Construction Waste Management Plan')</p> <p>5. Agreed – the same drivers/advice will be included for information items 'parking provision details', 'Transport Assessment' and 'Travel Plan'</p>
<p>Maer and Aston Parish Council</p>	<p>1. Confused as to the reason for the removal of reference to timber buildings from the biodiversity survey section requirement to provide an ecological survey for 'timber framed buildings (eg barn) or traditional farm buildings'.</p> <p>2. The addition of a section on light pollution is welcome.</p> <p>3. Would be interested to know what is considered 'affordable housing'.</p>	<p>1. The removal of reference to timber buildings has been made so that it is consistent with the local validation requirements of Staffordshire County Council which has been produced by the County Ecologist. It is noted that the County Environment Section comments (reported below) do not question the omission of the reference to timber buildings. Reversion back to the wording of the current LLVR is not, therefore, agreed.</p> <p>2. Noted</p> <p>3. This is not a suggestion as to how the LLVR should be amended. To clarify for the purposes of the LLVR affordable housing is as defined in the NPPF and the SPD.</p>
<p>Keele Parish Council</p>	<p>1. Applications should not be validated without an accurate postal address.</p> <p>2. Traffic management plans should be in place for large developments.</p>	<p>1. Whilst the importance of an accurate postal address is acknowledged this is not a matter that could be included in an LLVR as a validation requirement</p> <p>2. The information item with regard to Transport Assessments for all applications likely to generate significant traffic movements and requires details of proposed measures to mitigate transport impacts. As such it is considered that traffic management plans are already covered.</p>
<p>The Coal Authority</p>	<p>1. The Coal Authority provides an Exemptions list for the types of applications, or nature of development, which do not need to be supported by a Coal Mining Risk Assessment. This list should be reviewed and the exemptions applied.</p>	<p>1. Householder development is the only exemption to the requirements to provide a Coal Mining Risk Assessment that is identified in the LLVR and as such it is agreed that an amendment is required. The text under the heading 'Types of applications and geographic location(s) that require this information' should be as follows:</p> <p><i>All applications) which fall within Coal Mining Referral Areas as defined by The Coal Authority and held by the Local Planning Authority other than the exemptions set out in the Coal Authority's Exemptions List.</i></p>

		A link to the exemptions list will be provided.
Highways England	<p>1. The validation requirements for Travel Plans match the objectives laid out in the DfT Circular 02/2013.</p> <p>2. In determining the requirement for a Transport Statement (TS) or Transport Assessment (TA) the purpose and goals of a TS/TA should be outlined to a suitable standard in terms of explaining how it measures the impact of development upon the transport network and suggests the use of alternative forms of transport to reduce the effects of higher trip rates on the Strategic Road Network</p> <p>3. Correctly the now superseded 2007 DfT Guidance on Transport Assessments is not now referred to following its withdrawal. This has since been replaced by a Planning Practice Guidance on Travel Plans, Transport Assessments and Statements.</p> <p>4. Paragraph 32 of the NPPF sets out that “<i>All developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment...</i>” The PPG goes on to state that “<i>Local planning authorities must make a judgement as to whether a development proposal would generate significant amounts of movement on a case by case basis...</i>” Furthermore paragraph 23 of DfT Circular 02/2013 confirms the requirement to adhere to the NPPF.</p> <p>5. On the basis of the above they believe that the revised list is fit for purpose.</p>	<p>1. Noted</p> <p>2. Noted</p> <p>3. Noted</p> <p>4. Noted</p> <p>5. Noted</p>
The Crime Prevention Design Advisor	<p>1. The Institute of Lighting Professionals – ‘Lighting against Crime’ should be added to the ‘where to look for further assistance’ column on information item No 12 Lighting Assessments.</p>	<p>1. Agreed – ‘Lighting against Crime’ will be included</p>
County Council Environment Team	<p>1. Under the heading ‘what information is required’ of the Biodiversity survey and report information item the following could be added after the mitigation strategy section.</p> <p><i>It should be demonstrated that adverse impacts on important habitats and species have been avoided where possible and that unavoidable impacts have been fully mitigated or that, where mitigation is not possible, compensation is proposed that results in no net loss of biodiversity. Enhancements should be included in scheme where possible.</i></p>	<p>1. Agreed – the additional text will be added.</p>
Historic England	<p>1. Welcome the inclusion of a specific section for Heritage Statements and consider that this is a fairly robust list of what may be</p>	<p>1. Noted</p>

required.

2. Recommend the deletion of 'directly' from the first sentence in 'Types of applications' as this can be misleading and not take account of setting issues for example.

3. Support the link to the evidence base being referenced and drawn to the applicant's attention.

4. Under 'What information is required' recommend that all references are to heritage assets rather than historic assets.

5. Recommend that there is a link to Historic England's 'Conservation Principles' document and the four values of significance (historic, evidential, communal and aesthetic). These values can help frame significance and ensure that heritage statements meet their aim of understanding how the significance of heritage assets will be affected through proposed development.

6. Where archaeological assessments are referenced it should be made clear that field evaluation and trench surveys may be required and that all assessments should be carried out by a qualified professional.

7. Welcome the reference to the need to consult Historic England and request that the term 'and Gardens' is inserted after Registered Parks.

8. Would recommend that applicants are directed to Good Practice Advice Note 2 about significance and taking development management decisions and Good Practice Advice Note 3 considering settings and views as well as Conservation Principles which details how to assess significance. There can be a general comment about the wealth of advice available covering a wide range of issues.

9. Welcome the wide range of additional resources sites. Would welcome the addition of Heritage at Risk register.

2. Agreed – the word 'directly' will be omitted

3. Noted

4. Agreed – all references to 'historic assets' will be changed to 'heritage assets'.

5. Agreed – a link to Historic England's 'Conservation Principles' will be included.

6. Agreed – that field evaluation surveys may be required and that all assessments should be carried out by a qualified professional will be added.

7. Agreed – 'and Gardens' will be inserted after 'Registered Parks'.

8. Agreed – links to Good Practice Advice Notes 2 and 3 will be included.

9. Agreed – will include link to Heritage at Risk register

APPENDIX 2 – Revised draft list of local validation requirements following consideration of the comments received during the consultation period

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
1. Affordable Housing Statement	NPPF - paragraphs 47,50,54, 89, 159,173,174 and 177 CSS Policy CSP6.	Urban area - developments of 15 or more dwellings as designated in the CSS. Rural area – developments for 10 dwellings or more and which have a combined gross floorspace of more than 1,000m ³ . Proposals map to identify urban and rural area. Where the proposal is for affordable housing on a “rural exceptions site.”	<ul style="list-style-type: none"> • Details of the numbers of residential units; • the mix of units with nos. of habitable rooms and/or bedrooms; • floor space of habitable areas; • if different levels or types of affordability or tenure are proposed for different units this should be fully explained; • details of any RSL acting as partners in the development 	Affordable House SPD
2. Agricultural Land Quality Assessment	NPPF - paragraph 112.	Development involving agricultural land of Grades 1, 2 or 3a.	The Assessment should consider the following issues:- <ul style="list-style-type: none"> • The degree to which soils are going to be disturbed/harmed as part of this development and whether ‘best and most versatile’ agricultural land is involved. This may require a detailed survey if one is not already available. For further information on the availability of existing agricultural land classification information see www.magic.gov.uk. • Natural England Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land also 	

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
2. Agricultural Land Quality Assessment (continued)			<p>contains useful background information.</p> <ul style="list-style-type: none"> If required, an agricultural land classification and soil survey of the land should be undertaken. This should normally be at a detailed level, e.g. one auger boring per hectare, (or more detailed for a small site) supported by pits dug in each main soil type to confirm the physical characteristics of the full depth of the soil resource, i.e. 1.2 metres. The Environmental Statement should provide details of how any adverse impacts on soils can be minimised. Further guidance is contained in the Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 	
3. Air Quality Assessment	<p>NPPF – paragraphs 109, 120, 122 and 124</p> <p>CSS Policy SP1, SP3 and CSP1.</p>	<p>There are three types of development of relevance:</p> <ul style="list-style-type: none"> major development¹ that may on its own bring about new or increased air quality problems; specific types of development where impact should be understood in case they bring about an air quality problem; and small to medium sized development proposed for an area already with an existing air quality problem. 	<p>A demonstration of the likely changes in air quality or exposure to air pollutants, as a result of a proposed development (including preparation, construction, and demolition phase). Where possible these changes will be quantified, although in some instances a qualitative assessment may be sufficient (in consultation with the Environmental Protection team).</p> <p>Ultimately the planning authority has to use this information to decide the “significance” of the air quality impacts, including cumulative impacts in the locality, and</p>	<p>PPG – Air Quality and Natural Environment – Biodiversity and ecosystems</p> <p>The EU Air Quality Directive 2008</p> <p>Air Quality Management Areas explained by Defra</p> <p>The Newcastle Under Lyme Air Quality Management Areas, Action Plan and AQS</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
3. Air Quality Assessment (continued)		<p>These three types are described below.</p> <p>All planning applications which involve development within the Borough (should provide the relevant information by way of an Air Quality assessment):</p> <ul style="list-style-type: none"> • Large residential development. (>100 dwellings or 10K square metres floor space) • Major¹ commercial development (e.g. superstore, commercial development). • Industrial development requiring PPC registration. • Schools and hospitals. <p>The following types of planning applications also require an assessment of air quality, following consultation with the Environmental Protection team:</p> <ul style="list-style-type: none"> • Proposals that include biomass boilers or CHP plant (there is no established criterion for the size of plant that might require assessment. Reference should be made to the Environmental Protection UK's guidance on biomass); • Smaller industrial process (those falling under PCC registration thresholds); <p>In addition, if the following planning application is within an Air Quality</p>	<p>thereby the priority given to air quality concerns in determining the application. The assessment therefore needs to provide sufficient information to allow this decision to be made.</p> <p>The proposed assessment methodology should be agreed with the LPA. If a quantitative approach is taken then this will be either a screening or detailed assessment. The basis of the assessment should be to compare the air quality following completion of the development with that expected at that time without the development.</p> <p>Applications within the AQMA will need to consider air quality, both in terms of any increase in levels and in terms of the effect of the existing levels of air quality on the residents or users of the development itself.</p> <p>A development, particularly one within the AQMA, could be designed to mitigate the impact on, and from, air quality.</p>	<p>IAQM construction dust guidance (and mitigation guidance)</p> <p>IAQM/EPUK Guidance on land use planning and development control: Planning for Air quality</p> <p>Chimney Height Approval Form Chimney Height Approval Form</p> <p>To discuss this in further detail contact the Environmental Protection Team 01782 742590/ envprotection@newcastle-staffs.gov.uk</p>

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3 Air Quality Assessment (continued)		<p>Management Area the following developments also require an air quality assessment:</p> <ul style="list-style-type: none"> • Small and medium sized residential development (1-99 dwellings and 0 - 10K square metres floor space); • Schools, hospitals and care homes. 		
4. Biodiversity survey and report	<p>NPPF – paragraphs 109, 177, 118, 119 and 192. To view click and</p> <p>LP Policies N2, N3 & N4. To view click</p>	<p>If the application includes the modification, conversion, demolition of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> • All agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick and stone construction; • All buildings with weather boarding, hanging tiles or soffit boxes that are within 200m of woodland and/or water, are close to lines of trees and/or a network of hedges; or to mature gardens, parks, cemeteries or other urban open space. • Pre-1960 detached buildings and structures within 200m of woodland and/or water; • Pre-1914 buildings within 400m of woodland and/or water; • Pre-1914 buildings with gable ends or slate roofs, regardless of location; • All caves, tunnels, mines, kilns, ice-houses, adits, military fortifications, 	<p>Where survey information is required, the application should be accompanied by:</p> <ul style="list-style-type: none"> • An initial ecological assessment of the site. • Impact on the ecological condition of water courses and bodies. • Full ecological report including likely impact of the proposal and mitigation measures, if required as a result of the initial assessment. <p>Reports should include reference to international statutory sites subject to The Habitats Regulations (i.e. Special Protection Areas (SPAs), Special Area of Conservation (SACs) and Ramsar sites; Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs); Local Nature Reserves (LNRs) and local wildlife sites; and Regionally Important Geological Sites (RIGS); legally protected species; biodiversity habitats and species; geological and geomorphological features.</p>	<p>The Wildlife and Countryside Act 1981 (as amended)</p> <p>The Conservation (Natural Habitats etc.) Regulations 1994</p> <p>Protection of Badgers Act</p> <p>Circular 06/2005 The Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system.</p> <p>PPG – Natural Environment.</p> <p>The Conservation of Habitats and Species Regulations 2010</p> <p>The UK Biodiversity Action Plan</p> <p>The Staffordshire Biodiversity Action Plan</p> <p>Guidance on Survey</p>

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4 Biodiversity survey and report (continued)		<p>air raid shelters, cellars and similar underground ducts and structures;</p> <ul style="list-style-type: none"> All bridge structures, aqueducts and viaducts (especially over water and wet ground). <p>Proposals involving lighting of churches and listed buildings. Flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.</p> <p>Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.</p> <p>Proposals affecting:</p> <ul style="list-style-type: none"> mature and veteran trees that are older than 100 years; trees with obvious holes, cracks or cavities, trees with a girth greater than 1m at chest height; <p>Proposals affecting former quarries and natural cliff faces and rock outcrops with crevices, caves or other fissures.</p> <p>Proposed development affecting any buildings, structures, feature or locations where protected or priority species are known or strongly suspected to be</p>	<p>If a development is likely to have an impact on an internationally or nationally designated area (Natura 2000 site, Site of Special Scientific Interest) the application should be supported by a report identifying the interest features of the site that may be affected. A full assessment of the likely effects of the development, and avoidance and or mitigation measures if applicable should be included. It is advisable for applicants to seek advice on the scope of the assessment from Natural England prior to the submission of the application in these circumstances.</p> <p>Assessment/survey information will normally be required on developments that are likely to affect protected species, locally designated sites and priority habitats and species.</p> <p>All surveys should be carried out at an appropriate time of year, employ methods that are suited to the local circumstances and be compliant with published guidance and best practice. It is essential this work is undertaken by a reputable, experienced and suitably licensed ecological consultant. Surveys should aim to identify the following information:</p> <ul style="list-style-type: none"> Description of the proposal – details of the type, scale, location, timing and methodology of the proposed works, 	<p>Methodology published by the Chartered Institute of Ecology and Environmental Management. To view click</p> <p>Bat Surveys Good Practice Guidelines. Bat Conservation Trust 3rd Edition 2016.</p> <p>Natural England's Experience in Bat Mitigation: Guidance for Ecologists (2013)</p> <p>Natural England's Bat Mitigation Guidelines 2006</p> <p>Natural England's Great Crested Newt Mitigation Guidelines 2001</p> <p>Natural England's Guidance on Wind turbine/farms</p> <p>BS42020:2013 Biodiversity "Code of practice for planning and development". To purchase click here</p> <p>Defra/Natural England standing advice for protected species and sites</p> <p>Natural Environment and Rural Communities Act 2010</p>

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<p>4 Biodiversity survey and report (continued)</p>		<p>present</p> <p>Where there are no existing great crested newt records: ponds within 500 m of Major development¹ proposals; ponds within 250 m of or Minor proposals; Where there are local records and no barriers to movement all ponds within 500 m of all proposal sites. (Note: A major development¹ proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m² floor area or more than 1 hectare)</p> <p>Proposals affecting or within 50 m of rivers, streams, canals, lakes, swamps, reedbeds or other aquatic habitats.</p> <p>Proposals affecting 'derelict' land (brownfield sites), allotments, mature gardens and railway land including bare ground that may support ground-nesting birds or invertebrates.</p> <p>Proposals affecting arable, pasture, semi-natural habitats and uncultivated land.</p> <p>Proposals for wind turbines and farms.</p> <p>Proposals involving previously undeveloped, or long abandoned sites</p>	<p>including relevant plans, diagrams and schedules;</p> <ul style="list-style-type: none"> • Surveys – thorough and robust survey of the development site and any other areas likely to be affected by the proposals; • Impact assessment – clear assessment of the likely impacts of the proposal; • Mitigation strategy – to clarify how the likely impact will be addressed. This should be proportionate to perceived impacts and must include clear site-specific prescriptions rather than vague, general or indicative possibilities and be feasible and deliverable. <p>It should be demonstrated that adverse impacts on important habitats and species have been avoided where possible and that unavoidable impacts have been fully mitigated or that, where mitigation is not possible, compensation is proposed that results in no net loss of biodiversity. Enhancements should be included in scheme where possible.</p> <p>A Water Framework Directive (WFD) risk assessment may be required where development directly affects the banks of a river or stream. If that is the case the submission must demonstrate that the waterbodies meets Good Status. (Further information on how to complete a WFD risk assessment is provided by the Environment</p>	<p>UK Post-2010 Biodiversity Framework</p> <p>Defra's The natural choice: securing the value of nature</p> <p>The EU Water Framework Directive 2000</p> <p>Joint Nature Conservation Committee advice re the Water Framework Directive</p>

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4 Biodiversity survey and report (continued)		<p>of over ¼ hectares and sites within designated areas (such as Sites of Biological Importance).</p> <p>Planning applications that may affect protected sites or species, habitats or species of principal importance, or significant geological/ geomorphological features require submission of survey and assessment information to show how the proposed development may affect these environmental assets.</p>	<p>Agency).</p> <p>Biodiversity Opportunity Mapping is encouraged to inform landscape-scale assessment and planning for ecological connectivity.</p> <p>Staffordshire Ecological Record</p>	
5. Coal Mining Risk Assessment	NPPF – 120 and 121	All applications for planning permission which fall within Coal Mining Referral Areas as defined by The Coal Authority and held by the Local Planning Authority other than the exemptions set out in the Coal Authority’s Exemptions List	<p>A Coal Mining Risk Assessment (CMRA) should be prepared by a suitably qualified and competent person. It should follow the Guidance for Developments provided by the Coal Authority and in particular:</p> <ul style="list-style-type: none"> • Present a desk-based review of all information on coal mining issues which are relevant to the application site • Use that information to identify and assess the risks to the proposed development from coal mining legacy, including the cumulative impact of issues • Set out appropriate mitigation measures to address the coal mining legacy issues affecting the site, including any necessary remedial works and/or demonstrate how coal mining issues have influence the proposed development 	<p>Coal Authority guidance</p> <p>The Coal Authority Planning and Local Authority Liaison Department can be contacted by: Telephone: 01623 637119 (direct) Email: planningconsultation@coal.gov.uk</p> <p>PPG – Land Stability</p>

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5 Coal Mining Risk Assessment (continued)			<ul style="list-style-type: none"> • Demonstrate to the Local Planning Authority that the application site is, or can be made, safe and stable to meet the requirements of national planning policy with regard to development on unstable land. 	
6. Construction Waste Management Plan	<p>National Planning Policy for Waste paragraph 8</p> <p>SSJWLP Policies 1.2 and 4.1 To view click here</p>	All applications involving major development ¹	<p>Major development proposals should:</p> <ol style="list-style-type: none"> Use /Address waste as a resource; Minimise waste as far as possible; Demonstrate the use of sustainable design and construction techniques, i.e.: resource-efficiency in terms of sourcing of materials, construction methods, and demolition; Enable the building to be easily decommissioned or reused for a new purpose; and enable the future recycling of the building fabric to be used for its constituent material; Maximise on-site management of construction, demolition and excavation waste arising during construction; Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and, Be supported by a site waste management plan. <p>Applicants are encouraged to use the waste auditing and benchmarking tools/SWMP templates developed by BRE and WRAP (examples of free templates provided if you</p>	<p>BRE Waste management tools and training and SMARTWASTE</p> <p>Site Waste Management Plans 2008</p> <p>Site Waste Management Plans: Guidance for construction contractors and clients</p> <p>PPG – Waste – determining planning applications</p>

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6 Construction Waste Management Plan (continued)			click here and at https://www.smartwaste.co.uk/swmp/login.jsp)	
7. Design Review	NPPF paragraphs 17, 56, 57, and 63-66. To view click here and here	All major development ¹ applications Development significantly affecting Newcastle Town Centre Development in a historically or environmentally sensitive area Development with special architectural or environmental qualities.	Full response of an independent design review panel and any further review that has been undertaken. A written statement setting out how the comments received during the design review process have been addressed within the submitted planning application.	Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD Design Council Document, Design Review –Principles and Practice (2013) PPG – Design
8. Flood Risk Assessment and Sustainable Drainage	NPPF – paragraphs 99-104 and 192 . CSS Policy CSP3.	A site-specific Flood Risk Assessment (FRA) is required for: <ul style="list-style-type: none"> • All proposals of 1 hectare or greater in Flood Zone 1; • All proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency); and • Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. 	a) A Flood Risk Assessment (FRA) must demonstrate: <ul style="list-style-type: none"> • whether any proposed development is likely to be affected by current or future flooding from any source; • that the development is safe and where possible reduces flood risk overall; • whether it will increase flood risk elsewhere; and • the measures proposed to deal with these effects and risks. • designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems and where necessary, flood 	PPG – Flood Risk and Coastal Change The Environment Agency's Flood Maps The Environment Agency's new development and flood risk standing advice RSPB and WWT Sustainable Drainage Systems – Maximising the Potential for People and Wildlife

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8 Flood Risk Assessment and Sustainable Drainage (continued)		A Sustainable Drainage Scheme/ Strategy is required for all major development ¹ .	<p>resilience measures; and identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment and seek collective solutions to managing flood risk.</p> <ul style="list-style-type: none"> Sequential and Exception tests may be required for all development in Flood Zones 2 and 3 other than changes of use. Liaison with the Council should take place prior to undertaking such a test. Please note that such a test should be undertaken prior to a detailed FRA. <p>Where adjacent to an operational railway consideration should be given, within the FRA, to the potential to increase the risk of flooding, pollution and soil slippage on the railway.</p> <p>b) Details must also accompany all major development¹ planning applications setting out how Sustainable Urban Drainage Systems (SUDS) are proposed to be incorporated in the scheme and should clearly demonstrate that the scheme is consistent with the relevant planning policies; in addition to details of how the SUDS will be maintained and protected in the long term.</p> <p>Where adjacent to an operational railway it must be demonstrated that and SUDS carry surface water/foul waters away from the</p>	<p>The Environment Agencies Sustainable Drainage Systems (SUDS) – A Guide for Developers</p> <p>Guidance on Flood Risk Assessment for Planning Applications</p> <p>Flood Zones - Definitions</p> <p>The Floods and Water Management Act 2010 – established the Sustainable Drainage Systems Approving Bodies.</p> <p>Staffordshire County Council's Flood Risk Management Team ('the Lead Local Flood Authority' (LLFA) – Information for Planners including the SuDS Handbook and Appendices (including Appendix A – Surface Water Drainage Proforma and Appendix C – Hydraulic Model Parameters).</p> <p>The Lead Local Flood Authority Local Flood Risk Management Strategy</p>

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8 Flood Risk Assessment and Sustainable Drainage (continued)			<p>railway. Attenuation ponds and basins will require Network Rail review and agreement.</p> <p>The eleven minimum requirements for the content of a FRA are set out in PPG (March 2014)</p>	
9. Foul Sewage Statement	NPPF – paragraphs 109 and 120	<p>Where it is proposed that a development will be connected to the existing drainage system.</p> <p>Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer</p>	<p>Details of the existing system shown on the application drawing(s).</p> <p>Where connection to the public sewer is not proposed a full assessment of the site, its location and suitability for storing, transporting and treating sewage is required. Where connection to the mains sewer is not practical the assessment will be required to demonstrate why the development cannot connect to the public mains sewer and show that alternative means of disposal are satisfactory.</p>	<p>The EU Water Framework Directive 2000</p> <p>The National Policy Statement for Waste Water (2012)</p> <p>PPG – Water Supply, Wastewater and water quality</p>
10. Heritage Asset Statement	NPPF – paragraphs 128-141 CSS Strategic Aim 13 & Policy CSP2.	<p>All developments that have the potential to impact on a designated heritage asset (or the setting) which includes;</p> <ul style="list-style-type: none"> • proposals in or adjacent to a designated Conservation Area. • proposals directly or indirectly affecting a statutory Listed Building (Grade I, II* or II). • directly or indirectly affecting an 	<p>The statement should provide/evaluate the following:-</p> <ul style="list-style-type: none"> • A description of the significance of the heritage asset/s affected and the contribution of its setting to the significance. • The statutory list description or historic environment record. • How the proposal contributes positively 	<p>PPG – Conserving and Enhancing the Historic Environment</p> <p>Conservation Area boundaries and completed Conservation Area Appraisals and Management Plans</p>

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10 Heritage Asset Statement (continued)	<p>LP Policies B2, B3, B4, B5, B6, B7, B9, B10, B11, B12, B13 & B14</p>	<p>archaeological asset or scheduled ancient monument.</p> <ul style="list-style-type: none"> proposals affecting registered parks and gardens. proposals affecting buildings/structures identified on the register of locally important buildings and structures. If located within Historic Urban Character Areas 1, 2, 5, 6, 8, 11, 18 and 25 as identified in Newcastle-under-Lyme Extensive Urban Survey (2009) If located in Historic Urban Character Areas 2, 4, 6, 7, 9 and 10 of Betley as identified in the Betley Historic Character Assessment (2012) 	<p>to the special interest, character and appearance of the heritage asset.</p> <ul style="list-style-type: none"> Impact of the loss or alteration of property or feature e.g. wall, which makes a positive contribution to the special interest, character and appearance of the heritage asset. Impact of any proposed new buildings on the special interest, character and appearance of the heritage asset. Justification for demolition of all or part of the heritage asset. Justification for the scale, massing, siting, layout, design and choice of materials, and impact of these on the special interest, character and appearance of the heritage asset. Justification for the proposed use and impact on the special interest, character and appearance of the heritage asset in terms of anticipated levels of traffic, parking and other activity that would result. A schedule of works for new or restored features of architectural and historic importance. Mitigation for loss of all or part of a heritage asset such as preservation by record or relocation elsewhere. Where applications are within or adjacent to a conservation area an assessment of the impact of the development on the character and appearance of the area and an 	<p>Listed Buildings in Newcastle.</p> <p>List of scheduled ancient monuments</p> <p>Register of Locally Important Buildings and Structures in Newcastle-under-Lyme</p> <p>Historic England's website</p> <p>Staffordshire's Historic Environment Record</p> <p>Ancient Monuments and Archaeological Areas Act 1979</p> <p>The Hedgerow Regulations 1997</p> <p>The Hedgerow Regulations 1997: A Guide to the Law and Good Practice</p> <p>Staffordshire County Council's advice on Historic Buildings and Archaeology</p> <p>The Heritage Gateway</p> <p>Historic England's guide to the range of information required by them</p> <p>Historic England's Guide to the</p>

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10 Heritage Asset Statement (continued)			<p>assessment of the views into and out of the conservation area.</p> <p>Where the development has the potential to impact archaeological remains as a minimum a desk based assessment should be provided summarising the following;</p> <ul style="list-style-type: none"> • Justification for development affecting a Scheduled Ancient Monument or other archaeological remains of potential national importance. • The historic development of the site and surrounding area. • The nature and extent of the above- and below-ground remains known/ likely to be present. • The impact that the proposed development is likely to have on surviving assets. <p>Where archaeological assessments are required it may be necessary to undertake field evaluation and trench surveys, which should be carried out by a qualified professional.</p> <p>In some cases the developer may need to submit a proposed written scheme of investigation. Early consultation with Staffordshire County Council Historic Archaeologist, Historic England as well as the Borough Council's Conservation Officer is advised to determine the need for and scope of any such archaeological works.</p>	<p>range of information required by them</p> <p>Historic England's Making Changes to Heritage Assets (2016)</p> <p>Historic England's Conservation Principles</p> <p>Historic England's Good Practice Advice in Planning Note 2 - Managing Significance in Decision-taking in the Historic Environment (2015)</p> <p>Historic England's Good Practice Advice in Planning Note 3 - The Setting of Heritage Assets (2015)</p> <p>Historic England's Heritage at Risk Register</p> <p>The Chartered Institute for Archaeologists (CIfA) regulations, standards and guidelines regulations, standards and guidelines including the standards and guidance for Historic Environment Desk-Based Assessment Historic Environment Desk-</p>

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10 Heritage Asset Statement (continued)			<p>As a minimum the Historic Environment Record (HER) which is maintained by Staffordshire Council should be consulted. The County Council can produce a Historic Environment Appraisal Certificate which provides a summary of the historic environment interests, following a review of the HER and sets out recommendations.</p> <p>Where a Character Appraisal or Conservation Area Document has been prepared for the Conservation Area, applicants will be expected to have regard to this when evaluating the impact of a proposal on the area.</p> <p>The above information can be included within the design and access statement when this is required.</p> <p>Early consultation with Historic England is required where an applicants' scheme has the potential to directly impact upon a Grade I and II* Listed Buildings, Scheduled Monuments or their settings; Grade I and II* Registered Parks and Gardens and Registered Battlefields. In the case of Grade I and II* Registered Parks and Gardens the applicant should also consult with the Garden History Society at the earliest opportunity.</p>	<p>based Assessment (December 2014 - updated January 2017)</p>

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11. Land Contamination Assessment – Preliminary Risk Assessment	<p>NPPF – paragraphs 109 and 120-122</p> <p>LP Policies E4, E5, E11, and H9.</p>	<p>All applications (excluding householder developments) where land contamination can reasonably be expected to be found on or adjacent to the development site (e.g. activities for which DOE industry profiles have been developed, active or closed landfill sites within 250 metres of the development site, coal seams under the development site, areas of infilled land, petrol stations, industrial land, waste sites, transport depots and yards, cleared sites, agricultural to residential conversions).</p> <p>To discuss this in further detail contact the Environmental Protection Team 01782 742590/ envprotection@newcastle-staffs.gov.uk</p>	<p>Where contamination is known or suspected to be present, or the proposed development is particularly sensitive, the applicant should provide sufficient information to determine whether the proposed development can proceed.</p> <p>The minimum requirement to enable validation of a planning application is a land contamination assessment that includes:</p> <ul style="list-style-type: none"> ➤ A desk study ➤ A site reconnaissance (walk over) ➤ A preliminary risk assessment that identifies the sources, pathways and receptors, including a conceptual site model. <p>Where the land contamination assessment identifies the potential for contamination to be present, a site investigation may be required to confirm the site conditions.</p> <p>Where contamination poses an unacceptable risk, developers will need to demonstrate that those risks will be successfully addressed via remediation.</p> <p>Remediation works will require verification to confirm their success.</p>	<p>The Environment Agency's Guidance on Land Contamination</p> <p>BS 10175:2011 Investigation of potentially contaminated sites. Code of practice. To purchase click here</p> <p>A Guide for the Redevelopment of Land Affected by Contamination in Staffordshire</p> <p>Newcastle Borough Council's Contaminated Land Strategy</p> <p>Newcastle Borough Council's contaminated land web pages</p> <p>PPG – Land affected by contamination</p> <p>The EU Water Framework Directive 2000</p> <p>Environment Protection Act 1990: Part 2A contaminated Land Statutory Guidance</p>

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12. Landscape/ Visual Impact Assessment	<p>NPPF – paragraphs 58, 59 and 109</p> <p>CSS Strategic Aim 13 & Policies ASP6, CSP1 & CSP4.</p> <p>LP Policies N14, N16, N17, N18, N19, N20, N21 & N22.</p>	<p>Applications involving major development¹ in the rural area.</p> <p>Proposals map to identify urban and rural area.</p>	<p>Having regard to the ‘Planning for Landscape Change’, the following should be provided:</p> <ul style="list-style-type: none"> • an analysis of the existing landscape form and features, including the wider setting as appropriate. • a description of how the proposal will pay due regard to and integrate with the existing landscape. • A description of landscape improvement measures associated with the development. • drawings showing as appropriate, contours, spot heights and sections, vegetation cover and other features. • photos together with a plan showing locations and directions taken from. <p>Assessments should be based on good practice guidelines</p>	<p>Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</p> <p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p> <p>Landscape and Visual Impact Assessment Best Practice</p> <p>Landscape Institute and Institute of Environmental Management and Assessment (3rd Edition): Guidelines for Landscape and Visual Impact Assessment. To purchase click here</p> <p>Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape Visual Assessment</p> <p>Landscape Institute’s Visual Representation of development proposals Technical Guidance Note 02/17</p> <p>PPG – Natural Environment</p>

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13. Landscape Master Plan	<p>NPPF – paragraphs 58, 59</p> <p>CSS Strategic Aim 13 & Policies ASP6, CSP1 & CSP4.</p> <p>LP Policies N14, N16, N17, N18, N19, N20, N21 & N22.</p>	<p>Applications involving major development¹</p> <p>Applications (other than for householder development) in or adjacent to the Green Heritage Network and in the rural area.</p> <p>Proposals map to identify Green Heritage Network and rural areas.</p>	<p>Development proposals meeting the criteria in the previous column will be required to be supported by a Landscape Masterplan which must be fully integrated with proposals for ecological enhancement.</p> <p>Schemes should include landscaping zones and schedule of likely species and proposals for the long term management and maintenance of such areas. Where contamination is found developers will need to demonstrate in the Land Contamination Assessment that unacceptable risk from it will be successfully addressed through remediation without undue environmental impact during and following development.</p>	<p>Planning for Landscape Change - SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</p> <p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p>
14. Lighting Assessment	<p>NPPF – paragraph 56, 57, 58, 64 and 125</p>	<p>Proposals that involve the provision of any external lighting that are:</p> <ul style="list-style-type: none"> • in the vicinity of residential property, a public highway, a listed building or a conservation area, sensitive wildlife habitats • within the open countryside 	<p>The following information is required to demonstrate that the right light, in the right place and provided at the right time is achieved.</p> <ul style="list-style-type: none"> • Layout plan • Light spillage • Hours of illumination • Light levels • Column heights • Specification and colour of fixture and fittings • Means of shielding 	<p>PPG – light pollution and design</p> <p>DCLG archived guidance Lighting in the Countryside – towards good practice</p> <p>www.abacuslighting.com/ for general advice about sports pitch lighting</p> <p>BS EN 12193:2007 “Light and Lighting. Sports Lighting”. To purchase click here</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
14 Lighting Assessment (continued)				<p>Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (2012)</p> <p>Royal Commission on Environment Pollution report Artificial light in the Environment</p> <p>Institute of Lighting Professionals Lighting against Crime</p>
15. Mineral Safeguarding Statement	<p>NPPF – paragraph 144</p> <p>MLP Policy 3</p>	<p>Where development is proposed within Mineral Safeguarding Areas or on or near to mineral infrastructure sites where the development would constrain the existing or future mineral operations other than the exemptions set out at Appendix 6 of the MLP.</p> <p>The Policies and Proposals Map to identify the minerals safeguarding areas</p>	<p>The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on:</p> <p>a) Permitted mineral reserves of mineral site allocations;</p> <p>b) Mineral resources in mineral safeguarded areas; and</p> <p>c) Mineral infrastructure sites.</p>	<p>PPG - minerals safeguarding</p>
16. Noise and Vibration Assessment	<p>NPPF – paragraph 123</p> <p>CSS Policy SP3.</p>	<p>All applications involving wind turbines.</p> <p>All applications likely to have an impact on noise and/or vibration-sensitive development(s),</p> <p>All applications likely to have an impact on noise and/or vibration-sensitive locations.</p>	<p>Applicants are advised to seek specialist expertise and to discuss their proposals in the first instance with the Borough Council's Environmental Health Division on 01782 742571 at an early stage in the design and planning process to establish whether a Noise and Vibration Appraisal is required to be submitted alongside the planning application.</p>	<p>Noise Policy Statement for England (March 2010)</p> <p>WHO Guidelines for Community Exposure (For external recreation and night time LAMax levels)</p> <p>WHO Night Noise Guidelines for Europe 2009</p>

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16 Noise and Vibration Assessment (continued).		All applications that introduce or expose noise and/or vibration-sensitive development(s) into areas and locations where noise and/or vibration is likely to have an adverse impact.	<p>Guidance, procedures, recommendations and information to assist in the completion of a suitable noise and/or vibration survey and assessment may be found in the policies and guidance set out in the adjacent column. Additional technical information in support of proposed noise surveys will be available from the Environmental Health Division.</p> <p>Change of use applications which propose noise sensitive uses adjacent to sources of noise or for uses that would in themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals and schools should include sound insulation and associated ventilation arrangements/measures in a supporting statement.</p>	<p>BS 4142: 2014 "Method for Rating Industrial Noise Affecting Mixed Residential and Industrial Areas. To purchase click here</p> <p>BS8233: 2014 Sound Insulation and Noise Reduction for Buildings: Code of Practice. To purchase click here</p> <p>BS5228 – 1:2009 +A1:2014– Noise and vibration control on construction and open sites. Noise. To purchase click here</p> <p>BS5228-2:2009 = A1:2014 Noise and vibration control on construction and open sites. Vibration. To purchase click here</p> <p>BS6472-1:2008 Guide to the evaluation of human exposure to vibration in buildings. Vibration sources other than blasting. To purchase click here</p> <p>PPG –Noise</p>
17. Open	NPPF –	Any development affecting existing	If the development affects existing areas of	

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Space Assessment	<p>paragraphs 73, 74 and 77</p> <p>CSS Policy CSP5.</p> <p>LP Policy C4.</p>	<p>areas of open space, sport/recreational facilities.</p> <p>Any development involving 10 or more dwellings.</p>	<p>open space or sport/recreational facilities and the Council has not got a robust and up-to-date assessment it must be demonstrated through an independent assessment that the land or buildings are surplus to local requirements.</p> <p>Plans must be provided showing any areas of existing or proposed open space within or adjoining the application site and any access links, equipment, facilities, landscaping to be provided on open space areas.</p> <p>Where open space facilities are proposed to be provided on-site or in-kind you must define them in the application and provide a statement to accompany the planning application setting out:</p> <ul style="list-style-type: none"> • A maintenance specification for the works • how the facility will be initially installed and subsequently maintained to the submitted specification for at least 10 years <p>Where open space facilities cannot be provided entirely on-site or can only be provided on-site in part, you will be expected to make a financial contribution through a Planning Obligation.</p> <p>Where open space adjoins an operational railway details of appropriate fencing should</p>	<p>Sport England's Active Places and Active Places Power</p> <p>Sport England's planning for sport – aims and objectives</p> <p>Sport England's role in assessing and commenting on planning applications</p> <p>Sport England's playing fields policy</p> <p>North Staffordshire's Green Space Audit and Green Space Strategy (2009)</p> <p>Green Infrastructure and Open Space Strategies (2017)</p> <p>PPG – Open space, sports and recreation facilities, public rights of way and local green space</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
18. Parking Provision Details	<p>NPPF – paragraphs 32, 35, 39 and 40</p> <p>LP Policies H4 & T16.</p>	<p>On outline applications where layout is not reserved for subsequent approval.</p> <p>All other applications involving parking provision.</p>	<p>be provided to avoid trespass</p> <p>For outline applications when providing the mandatorily required information on use, the area or zone within the site that is to be used for parking is to be identified and the level of parking provision shall be specified.</p> <p>In all other cases details of the parking layout and access must be providing on the site/block plan.</p>	<p>Car parking: What works where originally published by English Partnerships (now Homes and Communities Agency).</p> <p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p> <p>Design Council's Building for Life 12 – Section 10 Car Parking</p> <p>The Chartered Institution of Highways & Transportation and Institute of Highways Engineers Guidance Note: Residential Parking</p> <p>University of Huddersfield – Impact of Design and Layout of Car Parking on Crime and Anti-social Behaviour</p>

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19. Photographs/ Photomontages and/or Computer Generated Images and 3D models	<p>NPPF paragraphs 17, 56, 57, 64 and 128</p> <p>CSS Strategic Aim 16 & Policies ASP4, ASP6 & CSP1.</p>	<p>Photographs/photomontages are required as follows;</p> <ul style="list-style-type: none"> • for or all major development¹ • All development affecting an above ground heritage asset <p>Computer generated images and 3D models will only be required in exceptional circumstances where the scale of the development or the sensitivity of the site justify it.</p>	<p>Sufficient detail of the wider site context to demonstrate an understanding of the place and local circumstances within which the proposed development is to be located and which can help to show how large developments, or developments in sensitive locations, can be satisfactorily integrated within the street scene and good design.</p>	<p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p> <p>Landscape Institute Advice Note 01/11 Photography and Photomontage in Landscape Visual Assessment</p>
20. Statement of Agricultural Need	<p>NPPF – paragraphs 28 and 112 and 120</p>	<p>All new agricultural workers dwellings.</p>	<p>An application should be accompanied by a statement demonstrating the need for the dwelling. The statement should include the following information:-</p> <ul style="list-style-type: none"> • Size of agricultural holding on which the building is to be erected. • Details of any additional rented land, these details should include the basis on which the land is rented (i.e. how long it has been rented for, including start and end contract dates and what type of contract there is for each piece of land). • Details of other buildings used, including those on the rented land (details should include the floor space of the building and what each part of the building is currently used for). • Details of the number of animals kept at the site (where relevant). 	

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20 Statement of Agricultural Need (continued)			<ul style="list-style-type: none"> • Details of those employed at the site, and whether this is on a full or part time basis and their only source of income. • Details of how long the unit and agricultural activity have been established for. • Demonstration of the length of time that the agricultural business has been established, that it is currently financially sound and has been profit for at least ` year. • The need cannot be meant by another existing dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. 	
21. Statement of Community Involvement	<p>NPPF – paragraphs 188 and 189</p> <p>LPA's Statement of Community Involvement</p>	All major development ¹ , major change of use application	A statement setting out how the applicant has complied with the requirements for pre-application consultation set out in the local planning authority's adopted statement of community involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.	
22. Structural Survey	LP Policies H9 & E12.	<p>Development involving the reuse of rural buildings</p> <p>All applications for the demolition of listed buildings and unlisted buildings</p>	The statement should include full details of the structural integrity of all elements of the building to be converted or demolished and outline any repairs or demolition works necessary to facilitate the conversion.	

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22 Structural Survey (continued)		within the Conservation Area	<p>Where the application will lead to substantial harm to or total loss of significance the statement should seek to demonstrate;</p> <ul style="list-style-type: none"> • The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss. • The nature of the heritage asset prevents all reasonable use of the site; and • No viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and • Conservation through grant-funding or some form of charitable or public ownership is not possible; and • The harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use. <p>A marketing report where the demolition of a designated asset is proposed on economic grounds.</p>	
23. Tele-communications Developments – supplementary Information	NPPF – paragraphs 45 and 46 LP Policy T20.	All applications involving telecommunications developments	<p>Statement including:</p> <ul style="list-style-type: none"> • The area of search, • details of any consultation undertaken, • details of the proposed structure, and • technical justification and information about the proposed development. 	Code of Practice on Mobile Network Development (2013)

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23 Tele-communications Developments – supplementary Information (continued)			<ul style="list-style-type: none"> Evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure. <p>Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-ionizing Radiation Protection (ICNIRP) taking into account existing masts or base stations and the cumulative exposure arising when operational.</p>	
24. Town Centre Uses – Evidence to accompany applications	<p>NPPF – paragraphs 23-27</p> <p>CSS Policy ASP5.</p> <p>LP Policy R12.</p>	Main town centre uses that are not in an existing centre and not in accordance with the Development Plan other than small scale rural offices or other small scale rural development.	<p>A sequential assessment for all applications for main town centre uses.</p> <p>An impact assessment for any application for retail, leisure and office development which is over 2,500sqm. Of floorspace or any threshold that is set in the Development Plan.</p>	PPG – Ensuring the vitality of town centres
25. Transport Assessment	NPPF – paragraph 32	All applications likely to generate significant traffic movements.	The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for Major proposals, the TA should illustrate	<p>DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development</p> <p>Staffordshire County Council's guidance on Transport</p>

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25 Transport Assessment (continued)			<p>accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts. In addition consideration should be given to the impact of increased footfall on Railway Stations.</p> <p>Applicants are advised to seek specialist expertise and to discuss their proposals with the Highway Authority (Highways England for motorways and trunk roads/Staffordshire County Council for all other roads) at an early stage in the design process.</p>	<p>Assessments and Travel Plans</p> <p>Manual for Streets</p> <p>Manual for Streets 2 PPG – Travel plans, transport assessments in decision- taking</p> <p>PPG – Transport evidence bases in plan making and decision-taking.</p>
26. Travel Plan	NPPF – paragraph 36	All applications likely to generate significant traffic movements.	Applicants are advised to seek specialist expertise and to discuss their proposals with the Highway Authority (Highways England for motorways and trunk roads/Staffordshire County Council for all other roads) at an early stage in the design process.	<p>DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development</p> <p>Staffordshire County Council's guidance on Transport Assessments and Travel Plans</p> <p>PPG – Travel plans, transport assessments in decision- taking</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
27. Tree Survey/ Arboricultural Implications Assessment	NPPF – paragraph 118 LP Policies N12, N14 & B15.	<p>Any site where there are trees which are the subject of a Tree Preservation Order either on or overhanging the application site</p> <p>Any site within a Conservation Area where there are trees either on or overhanging the application site</p> <p>Any site where there are trees within the application site, or on land adjacent to it that could influence or be affected by the development (including street trees).</p>	<p>All trees to be numbered on the site plan, with details of their species, age, condition, works proposed and need for works set out on an accompanying schedule.</p> <p>A schedule to the survey must include:</p> <ul style="list-style-type: none"> • List of all trees or groups along with • A reference number • Species • Height in metres • Stem diameter in millimetres at 1.5m above ground level. • Branch spread of the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan) • Height in metres of crown clearance above ground level • Age class • Physiological condition • Preliminary management recommendations, estimated remaining contribution in years • Category Rating. <p>Full guidance on the survey information, protection plan and method statement that should be provided with an application is set out in the current BS5837 'Trees in relation to construction – Recommendations'. Using the methodology</p>	<p>BS5837:2012 Trees in Relation to Design, Demolition and Construction. Recommendations. To purchase click here</p> <p>Town and Country Planning (Trees) Regulations 1999</p>

INFORMATION ITEM	POLICY DRIVER	TYPES OF APPLICATIONS AND GEOGRAPHIC LOCATION(S) THAT REQUIRE THIS INFORMATION	WHAT INFORMATION IS REQUIRED	WHERE TO LOOK FOR FURTHER ASSISTANCE
27 Tree Survey/ Arboricultural Implications Assessment (continued)			set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.	
28. Ventilation/ Extraction and Flues	NPPF – paragraphs 109 , 120 , 123 and 124	Where ventilation or extraction equipment is to be installed, including proposals for the sale or preparation of cooked food, and commercial premises requiring dust and/or odour extraction, cooling or air handling.	<p>The submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant. The technical specifications shall include:</p> <ul style="list-style-type: none"> • A schematic of the proposed ducting showing the location of all components (fans, filters, silencers, etc.) and the position on the building. • The noise levels generated by the fan in decibels (dB) at the specified distance (i.e. 1.0m/3.0m/ etc.) • Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed. • Locations, design and appearance of external flues. • Arrangements to reduce odours to an acceptable level to safeguard existing amenity. 	<p>Defra Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005)</p> <p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p>

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29. Waste Management Facilities Safeguarding Statement	National Planning Policy for Waste	<p>Where development is likely to unduly restrict or constrain the activities permitted at an existing waste management facility or restrict the future expansion and environmental improvement to the facility.</p> <p>The location and extent of permitted waste management facilities can be identified on Staffordshire County Council's Map Search web page</p>	<p>The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on:</p> <p>a) The current operations being carried out at the waste management facility (eg in terms of the impacts from noise, vibration, artificial light, dust, odour and traffic.</p> <p>b) The future expansion/environmental improvement to the waste management facility; and</p> <p>c) The capacity of the waste management facility.</p>	<p>PPG– Waste</p> <p>Defra Waste Management Plan for England December 2013</p>
30. Waste and Recycling Management	National Planning Policy for Waste	All development involving the construction/formation of new dwellings	<p>Details of the arrangements for recyclable materials and refuse storage including the following:</p> <ul style="list-style-type: none"> • Designated areas to accommodate sufficient recyclable materials and refuse receptacles to service the development. • Collection arrangements • Vehicle tracking information to demonstrate that the collection vehicle can collect. 	PPG – Waste

¹ 'Major' applications are defined as those applications where 10 or more dwellings are to be constructed (or if the number is not given, the site area is more than 0.5 hectares), and, for all other uses, where the floorspace proposed is 1,000 square metres or more or the site area is 1 hectare or more.

List of Abbreviations

AQMA – Air Quality Management Areas
BRE – Building Research Establishment
CSS - Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2026
Defra - Department for Environment, Food and Rural Affairs EIA – Environmental Impact Assessment
DfT – Department for Transport
LP - Newcastle-under-Lyme Local Plan 2011
MLP – Minerals Local Plan for Staffordshire 2015 to 2030
NPPF – National Planning Policy Framework (March 2012)
PPG – Planning Practice Guidance
RSPB – Royal Society for the Protection of Birds
SPD – Supplementary Planning Document
SSJWP – Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026
SWMP – Site Waste Management Plan
TA – Transport Assessment
WHO – World Health Organisation
WWT – World Wildlife Trust

ETRURIA VALLEY PHASES 2 & 3, ETRURIA, STOKE-ON-TRENT.
STOKE-ON-TRENT REGENERATION LTD SOT/61494/OUT(NuIBC ref 348/242)

The Borough Council has been recently consulted by the City Council on an outline planning application, with all matters reserved except the means of access, for employment development of B1(c) light industrial, B2 general industrial, B8 storage and distribution, and ancillary B1(a) offices (62,000m² total floorspace).

The site is accessed off Shelton Boulevard with possible access from Festival Way.

For any comments that the Borough Council may have on these proposals to be taken into account, they have to be received by the City Council by no later than 13th September. The City Council are not willing to give the Borough Council more time to comment upon this application.

The Chair has agreed that this item can be considered by the Planning Committee as business that is urgent within the meaning of Section 100B(4) of the Local Government Act, 1972

RECOMMENDATION

That the City Council be informed that the Borough Council has no objections to the proposed development subject to the City Council receiving no objections from the Highway Authority and/or Highways England in respect of any unacceptable impact the developments may have on the A53/A500 junction at Basford Bank.

Reason for Recommendation

The proposals involve Class B2 and Class B8 development which would accord with policies of the Core Spatial Strategy and of the NPPF and as such developments would not adversely affect the Borough Council's interests subject to no objections being received from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact the developments may have on the A53/A500 junction.

Key Issues

The application site comprises the remaining, undeveloped parcels of land located within the previously consented development sites at Phase 2a, Phase 3a and Phase 3b.

The Borough Council were consulted, in 2012, by the City Council on an application for outline planning permission to construct a business park containing B1 (Business), B2 (General Industrial) and B8 (Storage and Distribution) uses on 6.3ha of Phase 2A of the Etruria Valley site in Stoke-on-Trent. The proposal was considered at the Planning Committee meeting of 24th January 2012 and subsequently at the meeting of 21st August 2012 following a further consultation by the City Council. Following both consultations the Borough Council objected to the proposal for the following reason:-

The proposal involves large scale Class B1(a) office floorspace, a main town centre use as identified in PPS4, in this out of centre location. Furthermore the application has not demonstrated, through the sequential assessment, that the proposed office development cannot be met within Newcastle Town Centre.

The objection of the Borough Council in respect of the Phase 2A development was specifically about the Class B1(a) office floor space that was proposed and in doing so concluded it had no particular interest in the proposed B2 or B8 uses on the site. The Borough Council expressed a similar view when consulted upon the draft Etruria Valley Supplementary Planning Document.

In 2013 the Borough Council were consulted on two further outline applications on Phase 3A and 3B for Class B2 and B8 development including ancillary office floorspace. The location of such uses was considered to be in accordance with the policies of the Core Spatial Strategy and those within the NPPF and no objections were advanced in principle subject to no objections being raised by the Highway Authority or Highways England in respect of any unacceptable impact arising to the A53/A500 junction at Basford Bank.

The current proposal differs from the previous consents on the site as wholly B1(a) office units have been omitted from Phase 2A and as such the use which the Borough Council objected to is no longer included.

The transport information submitted in support of the application indicates that the trips generated by the proposed development would not exceed the previously approved trip envelope agreed as part of the previous Phase 2 and 3 applications. The Development would therefore generate traffic flows onto the highway network within previously accepted levels. It is not, therefore, anticipated that the Highway Authority or Highways England will object to the proposal but it is noted that to date their consultation responses have not been received. It is therefore considered that it would be prudent to make respond in a similar manner to the response given to the consultations in 2013 on the two outline applications on Phase 3A and 3B.

APPENDIX

Policies and proposals in the Development Plan relevant to this recommendation

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy SP1: Spatial Principles of Targeted Regeneration
Policy SP2: Spatial Principles of Economic Development
Policy ASP2: Stoke-on-Trent Inner Urban Core Area Spatial Policy
Policy ASP4: Newcastle Town Centre Area Spatial Policy

Other Material Considerations include:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

[Etruria Valley Enterprise Area Supplementary Planning Document](#) (adopted by the City Council March 2013)

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

Permission has been granted for the following developments on the site:

- SOT/52732. Business Park comprising Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2012. The Borough objected to this application. NuLBC Ref 348/187
- SOT/56150/OUT Business Park comprising up to 13,720m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2013. The Borough had no objections to this development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact on the A53/A500 junction at Basford Bank. NuLBC Ref 348/206
- SOT/56151/OUT Business Park comprising up to 33,950m² of floorspace comprising 20% Use Classes B1 business, B2 general industrial and B8 storage and distribution was granted outline permission in 2013. The Borough had no objections to this development subject to the City Council receiving no objections from the Highway Authority and/or the Highway Agency in respect of any unacceptable impact on the A53/A500 junction at Basford Bank. NuLBC Ref 348/207

Applicants Submission

The application is supported by a number of documents as follows:-

- Air Quality Assessment
- Flood Risk Assessment and Drainage Strategy
- Land Quality Statement
- Planning Statement including Design and Access and Heritage Statement
- Coal Mining Technical Note
- Traffic Generation Report
- Ecological Assessment
- Framework Travel Plan

All these documents are available to view on Stoke City Council's website <https://planning.stoke.gov.uk/online-applications/plan/61494/OUT>

Background Papers

Planning Policy documents referred to
Planning files referred to

Date Report Prepared

7th September 2017