

**APPENDIX B – Revised draft list of local validation requirements (with new text highlighted in grey)**

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	<p>NPPF – paragraphs <a href="#">47,50,54,89,159,173,174 and 177</a>                      NPPF – paragraphs 61-64, 77, and 145 and Annex 2:                      Glossary</p> <p>CSS Policy CSP6.</p>	<p>Urban area - developments of 15 or more dwellings as designated in the CSS.</p> <p>Rural area – developments for 10 dwellings or more and which have a combined gross floorspace of more than 1,000m<sup>3</sup></p> <p><a href="#">Proposals map</a>  <a href="#">Local Development Framework</a>  <a href="#">Proposals Map</a> to identify urban and rural area.</p> <p>Where the proposal is for affordable housing on a “rural exceptions site.”</p>	<ul style="list-style-type: none"> <li>• Details of the numbers of residential units;</li> <li>• the mix of units with nos. of habitable rooms and/or bedrooms;</li> <li>• floor space of habitable areas;</li> <li>• if different levels or types of affordability or tenure are proposed for different units this should be fully explained;</li> <li>• details of any RSL acting as partners in the development</li> </ul>	<p><a href="#">Affordable Housing SPD</a></p>
2. Agricultural Land Quality Assessment	<p>NPPF – paragraph <a href="#">112</a>.</p> <p>NPPF – paragraph 170 and Annex 2:                      Glossary</p>	<p>Development involving agricultural land of Grades 1, 2 or 3a.</p>	<p>The Assessment should consider the following issues:-</p> <ul style="list-style-type: none"> <li>• 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.</li> </ul> <p>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 <a href="http://www.magic.gov.uk">www.magic.gov.uk</a>.</p> <ul style="list-style-type: none"> <li>• Natural England <a href="#">Technical Information Note 049</a> - Agricultural Land</li> </ul>	

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2. Agricultural Land Quality Assessment (continued)			<p>Classification: protecting the best and most versatile agricultural land also contains useful background information.</p> <ul style="list-style-type: none"> <li>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.</li> <li>The Environmental Statement should provide details of how any adverse impacts on soils can be minimised. Further guidance is contained in the <a href="#">Defra Construction Code of Practice for the Sustainable Use of Soils on Construction Sites</a></li> </ul>	
3. Air Quality Assessment	<p>NPPF – paragraphs <a href="#">109, 120, 122 and 124</a></p> <p><a href="#">NPPF</a> – paragraphs 8, 103, 170, 180, and 181 and Annex 2:</p>	<p>There are three types of development of relevance:</p> <ul style="list-style-type: none"> <li>major development<sup>1</sup> that may on its own bring about new or increased air quality problems;</li> <li>specific types of development where impact should be understood in case they bring about an air quality problem; and</li> <li>small to medium sized</li> </ul>	<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</p>	<p>PPG – <a href="#">Air Quality</a> and <a href="#">Natural Environment – Biodiversity and ecosystems</a></p> <p><a href="#">Natural Environment</a></p> <p><a href="#">The EU Air Quality Directive 2008</a></p> <p><a href="#">Air Quality Management Areas explained by Defra</a></p>

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3. Air Quality Assessment (continued)	<p><b>Glossary</b></p> <p><a href="#">CSS</a> Policy SP1, SP3 and CSP1.</p>	<p>development proposed for an area already with an existing air quality problem.</p> <p>These three types are described below.</p> <p>All planning applications which involve development <b>within the Borough</b> (should provide the relevant information by way of an Air Quality assessment):</p> <ul style="list-style-type: none"> <li>• Large residential development. (&gt;100 dwellings or 10K square metres floor space)</li> <li>• Major<sup>1</sup> commercial development (e.g. superstore, commercial development).</li> <li>• Industrial development requiring PPC registration.</li> <li>• Schools and hospitals.</li> </ul> <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"> <li>• 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);</li> <li>• Smaller industrial process (those</li> </ul>	<p>this information to decide the “significance” of the air quality impacts, including cumulative impacts in the locality, and 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 exiting 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>The Newcastle Under Lyme <a href="#">Air Quality Management Areas, Action Plan and AQR</a></p> <p><a href="#">IAQM construction dust guidance (and mitigation guidance)</a></p> <p><a href="#">IAQM/EPUK Guidance on land use planning and development control: Planning for Air quality</a></p> <p><a href="#">Chimney Height Approval Form</a> <a href="#">Chimney Height Approval Form</a></p> <p>To discuss this in further detail contact the Environmental Protection Team 01782 742590/ <a href="mailto:envprotection@newcastle-staffs.gov.uk">envprotection@newcastle-staffs.gov.uk</a></p>

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Air Quality Assessment (continued)		<p>falling under PCC registration thresholds);</p> <p>In addition, if the following planning application is <b>within</b> an Air Quality Management Area the following developments <b>also</b> require an air quality assessment:</p> <ul style="list-style-type: none"> <li>• Small and medium sized residential development (1-99 dwellings and 0 - 10K square metres floor space);</li> <li>• Schools, hospitals and care homes.</li> </ul>		
4. Biodiversity survey and report	<p>NPPF— paragraphs <a href="#">109</a>, <a href="#">177</a>, <a href="#">118</a>, <a href="#">119</a> and <a href="#">192</a>. To view click and</p> <p><a href="#">NPPF</a> – paragraphs 8, 43, 118, 141, 149, 170-172, and 174-177 and Annex 2: Glossary</p> <p><a href="#">CSS</a> Policy CSP4.</p> <p><a href="#">LP</a> Policies N2, N3 and N4. To</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"> <li>• All agricultural buildings (e.g. farmhouses and barns) particularly of traditional brick and stone construction;</li> <li>• 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.</li> <li>• Pre-1960 detached buildings and structures within 200m of woodland and/or water;</li> </ul>	<p>Where survey information is required, the application should be accompanied by:</p> <ul style="list-style-type: none"> <li>• An initial ecological assessment of the site.</li> <li>• Impact on the ecological condition of water courses and bodies.</li> <li>• Full ecological report including likely impact of the proposal and mitigation measures, if required as a result of the initial assessment.</li> </ul> <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);</p>	<p><a href="#">The Wildlife and Countryside Act 1981</a> (as amended)</p> <p><a href="#">The Conservation (Natural Habitats etc.) Regulations 1994</a></p> <p><a href="#">Protection of Badgers Act</a></p> <p><a href="#">Circular 06/2005</a> The Biodiversity and Geological Conservation – Statutory obligations and their impact within the planning system.</p> <p>PPG – <a href="#">Natural Environment</a>.</p> <p><a href="#">The Conservation of Habitats and Species Regulations 2010</a></p>

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Biodiversity survey and report (continued)	view-click	<ul style="list-style-type: none"> <li>• Pre-1914 buildings within 400m of woodland and/or water;</li> <li>• Pre-1914 buildings with gable ends or slate roofs, regardless of location;</li> <li>• All caves, tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;</li> <li>• All bridge structures, aqueducts and viaducts (especially over water and wet ground).</li> </ul> <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"> <li>• mature and veteran trees that are older than 100 years;</li> <li>• trees with obvious holes, cracks or cavities,</li> <li>• trees with a girth greater than 1m at chest height;</li> </ul> <p>Proposals affecting former quarries and</p>	<p>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>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</p>	<p>The <a href="#">UK Biodiversity Action Plan</a></p> <p>The <a href="#">Staffordshire Biodiversity Action Plan</a></p> <p><a href="#">Guidance on Survey Methodology</a> published by the Chartered Institute of Ecology and Environmental Management. To view-click</p> <p><a href="#">Bat Surveys Good Practice Guidelines</a>. Bat Conservation Trust 3<sup>rd</sup> Edition 2016.</p> <p>Natural England's <a href="#">Experience in Bat Mitigation: Guidance for Ecologists (2013)</a></p> <p>Natural England's <a href="#">Bat Mitigation Guidelines 2006</a></p> <p>Natural England and Defra's - <a href="#">Bats: Surveys and mitigation for development projects</a></p> <p>Natural England's <a href="#">Great Crested Newt Mitigation Guidelines 2001</a></p> <p>Natural England's <a href="#">Great Crested Newts: Surveys and mitigation for development projects</a></p>

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Biodiversity survey and report (continued)		<p>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 present</p> <p>Where there are no existing great crested newt records: ponds within 500 m of Major development<sup>1</sup> proposals; ponds within 250 m of or Minor proposals<sup>2</sup>. Where there are local records and no barriers to movement all ponds within 500 m of all proposal sites. (Note: A major development<sup>1</sup> proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m<sup>2</sup> 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>and suitably licensed ecological consultant. Surveys should aim to identify the following information:</p> <ul style="list-style-type: none"> <li>• Description of the proposal – details of the type, scale, location, timing and methodology of the proposed works, including relevant plans, diagrams and schedules;</li> <li>• Surveys – thorough and robust survey of the development site and any other areas likely to be affected by the proposals;</li> <li>• Impact assessment – clear assessment of the likely impacts of the proposal;</li> <li>• 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.</li> </ul> <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>Natural England's <a href="#">Guidance on Wind turbine/farms</a></p> <p>Natural England's <a href="#">publications on renewable energy</a></p> <p>BS42020:2013 Biodiversity "Code of practice for planning and development". To purchase click <a href="#">here</a></p> <p>Defra/Natural England <a href="#">standing advice for protected species and sites</a></p> <p><a href="#">Natural Environment and Rural Communities Act 2010</a></p> <p><a href="#">UK Post-2010 Biodiversity Framework</a></p> <p><a href="#">Defra's The natural choice: securing the value of nature</a></p> <p><a href="#">The EU Water Framework Directive 2000</a></p> <p><a href="#">Joint Nature Conservation Committee advice re the Water Framework Directive</a></p>

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Biodiversity survey and report (continued)		<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 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>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 <a href="#">WFD risk assessment</a> is provided by the Environment Agency).</p> <p>Biodiversity Opportunity Mapping is encouraged to inform landscape-scale assessment and planning for ecological connectivity.</p> <p><a href="#">Staffordshire Ecological Record</a></p>	
5. Coal Mining Risk Assessment	<p><a href="#">NPPF—120 and 121</a></p> <p><a href="#">NPPF paragraph 178</a></p>	<p>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 <a href="#">Exemptions List</a></p>	<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"> <li>• Present a desk-based review of all information on coal mining issues which are relevant to the application site</li> <li>• Use that information to identify and assess the risks to the proposed</li> </ul>	<p><a href="#">Coal Authority guidance</a></p> <p>The Coal Authority's <a href="#">Building on or within the influencing distance of mine entries</a></p> <p>The Coal Authority Planning and Local Authority Liaison Department can be contacted by:</p>

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Coal Mining Risk Assessment (continued)			<p>development from coal mining legacy, including the cumulative impact of issues</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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.</li> </ul>	<p>Telephone: 01623 637119 (direct)            Email: <a href="mailto:planningconsultation@coal.gov.uk">planningconsultation@coal.gov.uk</a>            PPG – <a href="#">Land Stability</a></p>
6. Community Infrastructure Statement	<a href="#">LNP Policy LNPS1</a>	Developments for 10 dwellings or more or the site area exceeds 0.5 hectares within the LNP area	A Statement should be provided which demonstrates that existing infrastructure (meeting and activity space, medical facilities, open space, highway infrastructure including footways) is adequate to accommodate the new development or the development, subject to viability considerations, will provide or support new community infrastructure	
Construction Waste Management Plan	<a href="#">National Planning Policy for Waste</a> paragraph 8	All applications involving major development <sup>†</sup>	Major development proposals should: i. Use /Address waste as a resource; ii. Minimise waste as far as possible; iii. Demonstrate the use of sustainable design and construction techniques, i.e.:	BRE <a href="#">Waste management tools and training</a> – and <a href="#">SMARTWASTE</a>  <a href="#">Site Waste Management Plans</a>



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Construction Waste Management Plan (continued)	SSJWLP Policies  1.2 and 4.1 To view click <a href="#">here</a>		<p>resource efficiency in terms of sourcing of materials, construction methods, and demolition;</p> <p>iv. 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;</p> <p>v. Maximise on-site management of construction, demolition and excavation</p> <p>waste arising during construction;</p> <p>vi. Make provision for waste collection to facilitate, where practicable, separated waste collection systems; and,</p> <p>vii. Be supported by a site waste management plan.</p> <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 click <a href="#">here</a> and at <a href="https://www.smartwaste.co.uk/swmp/login.jsp">https://www.smartwaste.co.uk/swmp/login.jsp</a>)</p>	<p><a href="#">2008</a></p> <p><a href="#">Site Waste Management Plans: Guidance for construction contractors and clients</a></p> <p>PPG – <a href="#">Waste – determining planning applications</a></p>
7. Design Review	NPPF paragraphs 17, 56, 57, and 63-66. To view click <a href="#">here</a> and <a href="#">here</a>	<p>All major development<sup>1</sup> applications</p> <p>Development significantly affecting Newcastle Town Centre</p> <p>Development in a historically or</p>	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	<p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p> <p>Design Council Document, <a href="#">Design Review –Principles and Practice (2013)</a></p>

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Design Review (continued)	<p><a href="#">NPPF</a> paragraphs 28, 71, 72, 83, 95, 102, 110, 118, 122, 124-132, 150, and 153, and Annex 2: Glossary</p> <p><a href="#">CSS</a> Strategic Aim 16, Policy ASP4, ASP6 and CSP1.</p> <p><a href="#">LNP</a> Policy LNPG1, LNPP1 LNPE1</p>	environmentally sensitive area Development with special architectural or environmental qualities.	planning application.	PPG – <a href="#">Design</a>
8. Flood Risk Assessment and Sustainable Drainage	<p><a href="#">NPPF</a>— paragraphs <a href="#">99-104</a> and <a href="#">192</a>.</p> <p><a href="#">NPPF</a> paragraphs 34, 43, 118, and 148-165 and Annex 2: Glossary</p> <p><a href="#">CSS</a> Policy CSP3.</p>	<p>A site-specific Flood Risk Assessment (FRA) is required for:</p> <ul style="list-style-type: none"> <li>• All proposals of 1 hectare or greater in Flood Zone 1;</li> <li>• 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</li> <li>• Where proposed development or a change of use to a more vulnerable</li> </ul>	<p>a) A Flood Risk Assessment (FRA) must demonstrate:</p> <ul style="list-style-type: none"> <li>• whether any proposed development is likely to be affected by current or future flooding from any source;</li> <li>• that the development is safe and where possible reduces flood risk overall;</li> <li>• whether it will increase flood risk elsewhere; and</li> <li>• the measures proposed to deal with these effects and risks.</li> <li>• designs which reduce flood risk to the development and elsewhere, by</li> </ul>	<p>PPG – <a href="#">Flood Risk and Coastal Change</a></p> <p>The Environment Agency's <a href="#">Flood Maps</a></p> <p>The Environment Agency's <a href="#">new development and flood risk standing advice</a></p> <p>RSPB and WWT <a href="#">Sustainable Drainage Systems – Maximising the Potential for</a></p>

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Flood Risk Assessment and Sustainable Drainage (continued)		<p>class may be subject to other sources of flooding.</p> <p>A Sustainable Drainage Scheme/ Strategy is required for all major development<sup>1</sup>.</p>	<p>incorporating sustainable drainage systems and where necessary, flood 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"> <li>• 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.</li> </ul> <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 development<sup>1</sup> 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</p>	<p><a href="#">People and Wildlife</a></p> <p>The Environment Agencies <a href="#">Sustainable Drainage Systems (SUDS) – A Guide for Developers</a></p> <p><a href="#">Guidance on Flood Risk Assessment for Planning Applications</a></p> <p><a href="#">Flood Zones – Definitions</a></p> <p><a href="#">The Floods and Water Management Act 2010</a> – established the Sustainable Drainage Systems Approving Bodies.</p> <p>Staffordshire County Council’s Flood Risk Management Team (‘the Lead Local Flood Authority’ (LLFA) – <a href="#">‘Information for Planners</a> including the SuDS Handbook and Appendices (including Appendix A – SurfaceWater Drainage Proforma and Appendix C – Hydraulic Model Parameters).</p> <p>The Lead Local Flood Authority <a href="#">Local Flood Risk Management</a></p>

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Flood Risk Assessment and Sustainable Drainage (continued)			<p>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 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>	<a href="#">Strategy</a>
9. Foul Sewage Statement	<p>NPPF— paragraphs <a href="#">109</a> and <a href="#">120</a></p> <p><a href="#">NPPF</a> paragraphs 8, 170, and 178-183</p>	<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><a href="#">The EU Water Framework Directive 2000</a></p> <p><a href="#">The National Policy Statement for Waste Water (2012)</a></p> <p>PPG – <a href="#">Water Supply, Wastewater and water quality</a></p>
10. Heritage Asset Statement	<p>NPPF— paragraphs <a href="#">128-141</a></p>	<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"> <li>proposals in or adjacent to a</li> </ul>	<p>The statement should provide/evaluate the following:-</p> <ul style="list-style-type: none"> <li>A description of the significance of the heritage asset/s affected and the</li> </ul>	<p>PPG – <a href="#">Conserving and Enhancing the Historic Environment</a></p>

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Heritage Asset Statement (continued)	<p><a href="#">NPPF</a> paragraphs 184-202</p> <p><a href="#">CSS</a> Strategic Aim 13 &amp; Policy CSP2.</p> <p><a href="#">LNP</a> Policy LNPP2</p> <p><a href="#">LP</a> Policies B2, B3, B4, B5, B6, B7, B9, B10, B11, B12, B13 &amp; B14</p>	<p>designated Conservation Area (which can be identified by clicking <a href="#">here</a>).</p> <ul style="list-style-type: none"> <li>proposals directly or indirectly affecting a statutory Listed Building (Grade I, II* or II) (which can be identified by clicking <a href="#">here</a>).</li> <li>directly or indirectly affecting an archaeological asset or scheduled ancient monument (which can be identified by clicking <a href="#">here</a>).</li> <li>proposals affecting registered parks and gardens at <a href="#">Keele</a> and <a href="#">Maer Hall Estate</a></li> <li>proposals affecting buildings/structures identified on the register of locally important buildings and structures <a href="#">Register of Locally Important Buildings and Structures in Newcastle-under-Lyme</a></li> <li>If located within Historic Urban Character Areas 1, 2, 5, 6, 8, 11, 18 and 25 as identified in <a href="#">Newcastle-under-Lyme Extensive Urban Survey (2009)</a> <a href="#">Newcastle-under-Lyme Extensive Urban Survey 2009</a></li> <li>If located in Historic Urban Character Areas 2, 4, 6, 7, 9 and 10 of Betley as identified in the <a href="#">Betley Historic Character Assessment (2012)</a> <a href="#">Betley Historic Character Assessment 2012</a></li> </ul>	<p>contribution of its setting to the significance.</p> <ul style="list-style-type: none"> <li>The statutory list description or historic environment record.</li> <li>How the proposal contributes positively to the special interest, character and appearance of the heritage asset.</li> <li>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.</li> <li>Impact of any proposed new buildings on the special interest, character and appearance of the heritage asset.</li> <li>Justification for demolition of all or part of the heritage asset.</li> <li>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.</li> <li>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.</li> <li>A schedule of works for new or restored features of architectural and historic importance.</li> <li>Mitigation for loss of all or part of a heritage asset such as preservation by</li> </ul>	<p><a href="#">Conservation Area boundaries and completed Conservation Area Appraisals and Management Plans</a></p> <p><a href="#">Completed Conservation Area Appraisals and Management Plans</a></p> <p><a href="#">Listed Buildings</a> in Newcastle.</p> <p><a href="#">List of scheduled ancient monuments</a></p> <p><a href="#">Register of Locally Important Buildings and Structures in Newcastle-under-Lyme</a></p> <p><a href="#">Keele Registered Park and Garden site description</a></p> <p><a href="#">Maer Hall Registered Park and garden site description</a></p> <p>Historic England's <a href="#">website</a></p> <p>Staffordshire's <a href="#">Historic Environment Record</a> <a href="#">Historic Environment Record</a></p> <p><a href="#">Ancient Monuments and Archaeological Areas Act 1979</a></p> <p><a href="#">The Hedgerow Regulations</a></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
Heritage Asset Statement (continued)			<p>record or relocation elsewhere.</p> <ul style="list-style-type: none"> <li>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 assessment of the views into and out of the conservation area.</li> </ul> <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"> <li>Justification for development affecting a Scheduled Ancient Monument or other archaeological remains of potential national importance.</li> <li>The historic development of the site and surrounding area.</li> <li>The nature and extent of the above- and below-ground remains known/ likely to be present.</li> <li>The impact that the proposed development is likely to have on surviving assets.</li> </ul> <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><a href="#">1997</a></p> <p><a href="#">The Hedgerow Regulations 1997: A Guide to the Law and Good Practice</a></p> <p>Staffordshire County Council's advice on <a href="#">Historic Buildings and Archaeology Historic buildings, landscape and archaeology</a></p> <p>Staffordshire County Council's survey, assessment and guidance on <a href="#">Staffordshire's Historic Farmsteads</a></p> <p><a href="#">The Heritage Gateway</a></p> <p>Historic England's <del>guide to the range of information required by them</del></p> <p>Historic England's <a href="#">Guide to the range of information required by them</a></p> <p>Historic England's <a href="#">Making Changes to Heritage Assets (2016)</a></p> <p>Historic England's <a href="#">Conservation Principles Conservation Principles, Policies and Guidance</a></p> <p>Historic England's Good</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
Heritage Asset Statement (continued)			<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. 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</p>	<p>Practice Advice in Planning Note 2 - <a href="#">Managing Significance in Decision-taking in the Historic Environment</a> (2015)</p> <p>Historic England's Good Practice Advice in Planning Note 3 - <a href="#">The Setting of Heritage Assets</a> (2015)</p> <p>Historic England's <a href="#">Heritage at Risk Register</a></p> <p>The Chartered Institute for Archaeologists (CIfA) <a href="#">regulations, standards and guidelines</a> regulations, standards and guidelines including the standards and guidance for Historic Environment Desk-Based Assessment <a href="#">Historic Environment Desk-based Assessment</a> (December 2014 - updated January 2017)</p>

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Heritage Asset Statement (continued)			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.	
11. Land Contamination Assessment – Preliminary Risk Assessment	<p>NPPF – paragraphs 109 and 120-122</p> <p>NPPF paragraphs 178 and 179 and Annex 2: Glossary</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/ <a href="mailto:envprotection@newcastle-staffs.gov.uk">envprotection@newcastle-staffs.gov.uk</a></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"> <li>➤ A desk study</li> <li>➤ A site reconnaissance (walk over)</li> <li>➤ A preliminary risk assessment that identifies the sources, pathways and receptors, including a conceptual site model.</li> </ul> <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>The Environment Agency's <a href="#">Guidance on Land Contamination</a></p> <p>BS 10175:2011 Investigation of potentially contaminated sites. Code of practice. To purchase click <a href="#">here</a></p> <p><a href="#">A Guide for the Redevelopment of Land Affected by Contamination in Staffordshire</a></p> <p>Newcastle Borough Council's <a href="#">Contaminated Land Strategy</a></p> <p>Newcastle Borough Council's <a href="#">contaminated land web pages</a></p> <p>PPG – <a href="#">Land affected by contamination</a></p> <p><a href="#">The EU Water Framework</a></p>



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Land Contamination Assessment – Preliminary Risk Assessment (continued)			<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><a href="#">Directive 2000</a></p> <p><a href="#">Environment Protection Act 1990:Part 2A contaminated Land Statutory Guidance</a></p>
12. Landscape/ Visual Impact Assessment	<p><a href="#">NPPF</a>— paragraphs <a href="#">58</a>, <a href="#">59</a> and <a href="#">109</a></p> <p><a href="#">NPPF</a> paragraphs 127, 141, 149, 151, 170-172 and 180</p> <p><a href="#">CSS</a> Strategic Aim 13 and Policies ASP6, CSP1 and CSP4.</p> <p><a href="#">LP</a> Policies N14, N16, N17, N18, N19, N20, N21 and N22.</p>	<p>Applications involving major development<sup>1</sup> in the rural area.</p> <p><a href="#">Proposals map</a> to identify urban and rural area.</p> <p><a href="#">Local Development Framework Proposals Map</a> 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"> <li>• an analysis of the existing landscape form and features, including the wider setting as appropriate.</li> <li>• a description of how the proposal will pay due regard to and integrate with the existing landscape.</li> <li>• A description of landscape improvement measures associated with the development.</li> <li>• drawings showing as appropriate, contours, spot heights and sections, vegetation cover and other features.</li> <li>• photos together with a plan showing locations and directions taken from.</li> </ul> <p>Assessments should be based on good practice guidelines</p>	<p><a href="#">Planning for Landscape Change –SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</a></p> <p><a href="#">Planning for Landscape Change</a>. SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</p> <p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p> <p><a href="#">Landscape and Visual Impact Assessment Best Practice</a></p> <p>Landscape Institute and Institute of Environmental Management and Assessment (3rd Edition): Guidelines for Landscape and Visual Impact Assessment. To purchase click <a href="#">here</a></p> <p>Landscape Institute Advice Note</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
Landscape/ Visual Impact Assessment (continued)				<p>01/11 <a href="#">Photography and Photomontage in Landscape Visual Assessment</a></p> <p>Landscape Institute's <a href="#">Visual Representation of development proposals Technical Guidance Note 02/17</a></p> <p>Landscape Institute's Technical Guidance Not 02/17 <a href="#">Visual representation of development proposals</a></p> <p>PPG – <a href="#">Natural Environment</a></p>
13.Landscape Master Plan	<p>NPPF— paragraphs <a href="#">58</a>, <a href="#">59</a></p> <p><a href="#">NPPF</a> paragraphs 127, 141, 149, 151, 170-172 and 180</p> <p><a href="#">CSS</a> Strategic Aim 13 and</p> <p>Policies ASP6, CSP1 and CSP4.</p>	<p>Applications involving major development<sup>1</sup></p> <p>Applications (other than for householder development) in or adjacent to the Green Heritage Network and in the rural area.</p> <p><a href="#">Proposals map</a> to identify Green Heritage Network and rural areas.</p> <p><a href="#">Local Development Framework Proposals Map</a> to identify Green Heritage Network and rural area.</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</p> <p>Assessment that unacceptable risk from it will be successfully addressed through remediation without undue environmental</p>	<p><a href="#">Planning for Landscape Change –SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</a></p> <p><a href="#">Planning for Landscape Change</a>. SPG to the former Staffordshire and Stoke-on-Trent Structure Plan</p> <p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p>

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Landscape Master Plan (continued)	<a href="#">LP</a> Policies N14, N16, N17, N18, N19, N20, N21 and N22.		impact during and following development.	
14. Lighting Assessment	<p>NPPF— paragraph <a href="#">56, 57, 58, 64</a> and <a href="#">125</a></p> <p><a href="#">NPPF</a> paragraph 180</p>	<p>Proposals that involve the provision of any external lighting that are:</p> <ul style="list-style-type: none"> <li>• in the vicinity of residential property, a public highway, a listed building or a conservation area, sensitive wildlife habitats</li> <li>• within the open countryside</li> </ul>	<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"> <li>• Layout plan</li> <li>• Light spillage</li> <li>• Hours of illumination</li> <li>• Light levels</li> <li>• Column heights</li> <li>• Specification and colour of fixture and fittings</li> <li>• Means of shielding</li> </ul>	<p>PPG – <a href="#">light pollution</a> and <a href="#">design</a></p> <p>DCLG archived guidance <a href="#">Lighting in the Countryside – towards good practice</a></p> <p><a href="http://www.abacuslighting.com/">www.abacuslighting.com/</a> for general advice about sports pitch lighting</p> <p>BS EN 12193:2007 “Light and Lighting. Sports Lighting”. To purchase click <a href="#">here</a></p> <p>Institute of Lighting</p> <p>Professionals <a href="#">Guidance Notes for the Reduction of Obtrusive Light</a> (2012)</p> <p>Royal Commission on Environment Pollution report <a href="#">Artificial light in the Environment</a></p> <p>Institute of Lighting Professionals</p>

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Lighting Assessment (continued)				<a href="#">Lighting against Crime</a>  Institute of Lighting Professionals <a href="#">Lighting against Crime</a>
15. Mineral Safeguarding Statement	NPPF— paragraph <a href="#">144</a>  NPPF paragraph 204  MLP Policy 3 MLP Policy 3	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. MLP  <a href="#">The Policies and Proposals Map</a> to identify the minerals safeguarding areas  <a href="#">The Policies and Proposals Map</a> to identify the minerals safeguarding areas	The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on: a) Permitted mineral reserves of mineral site allocations; b) Mineral resources in mineral safeguarded areas; and c) Mineral infrastructure sites.	PPG - <a href="#">minerals safeguarding</a>  <a href="https://www.gov.uk/guidance/minerals">https://www.gov.uk/guidance/minerals</a>
16. Noise and Vibration Assessment	NPPF— paragraph <a href="#">123</a>  NPPF paragraphs 170 and 180  CSS Policy SP3.	All applications involving wind turbines.  All applications likely to have an impact on noise and/or vibration-sensitive development(s),  All applications likely to have an impact on noise and/or vibration-sensitive locations.  All applications that introduce or expose	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.  Guidance, procedures, recommendations	<a href="#">Noise Policy Statement for England (March 2010)</a>  WHO <a href="#">Guidelines for Community Noise Exposure (For external recreational areas and night time LAMax levels)</a>  WHO <a href="#">Night Noise Guidelines for Europe 2009</a>

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Noise and Vibration Assessment (continued)		noise and/or vibration-sensitive development(s) into areas and locations where noise and/or vibration is likely to have an adverse impact.	<p>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 <a href="#">here</a></p> <p>BS8233: 2014 Sound Insulation and Noise Reduction for Buildings: Code of Practice. To purchase click <a href="#">here</a></p> <p>BS5228 – 1:2009 +A1:2014– Noise and vibration control on construction and open sites.</p> <p>Noise. To purchase click <a href="#">here</a></p> <p>BS5228-2:2009 = A1:2014 Noise and vibration control on construction and open sites. Vibration. To purchase click <a href="#">here</a></p> <p>BS6472-1:2008 Guide to the evaluation of human exposure to vibration in buildings. Vibration sources other than blasting. To purchase click <a href="#">here</a></p> <p>PPG –<a href="#">Noise</a></p>
17. Open Space Assessment	NPPF— paragraphs <a href="#">73</a> , <a href="#">74</a> and <a href="#">77</a>	Any development affecting existing areas of open space, sport/recreational facilities.	If the development affects existing areas of open space or sport/recreational facilities and the Council has not got a robust and	Sport England’s <a href="#">Active Places</a>

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Open Space Assessment (continued)	<p><a href="#">NPPF</a> paragraphs 8, 83, 92, 96-101, and 121 and Annex 2: Glossary</p> <p><a href="#">CSS</a> Policy CSP5.</p> <p><a href="#">LNP</a> Policy LNPP3, LNPS1 and LNPS3</p> <p><a href="#">LP</a> Policy C4.</p>	<p>Any development involving 10 or more dwellings.</p> <p>Rural area – developments for 10 dwellings or more and which have a combined gross floorspace of more than 1,000m<sup>3</sup></p>	<p>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"> <li>• A maintenance specification for the works</li> <li>• how the facility will be initially installed and subsequently maintained to the submitted specification for at least 10 years</li> </ul> <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 be provided to avoid trespass</p>	<p><a href="#">and Active Places Power</a></p> <p>Sport England's <a href="#">planning for sport – aims and objectives</a></p> <p>Sport England's <a href="#">planning for sport</a></p> <p>Sport England's <a href="#">role in assessing and commenting on planning applications</a></p> <p>Sport England's <a href="#">role in assessing and commenting on planning applications</a></p> <p>Sport England's <a href="#">playing fields policy</a></p> <p><a href="#">North Staffordshire's Green Space Audit and Green Space Strategy (2009)</a></p> <p><a href="#">Green Infrastructure and Open Space Strategies (2017)</a></p> <p>Newcastle-under-Lyme Borough Council's <a href="#">Open Space and Green Infrastructure Strategies</a></p> <p>PPG – <a href="#">Open space, sports and recreation facilities, public rights of way and local green space</a></p>

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18. Parking Provision Details	<p>NPPE— paragraphs <a href="#">32</a>, <a href="#">35</a>, <a href="#">39</a> and <a href="#">40</a></p> <p><a href="#">NPPE</a> paragraphs 102 and 105-107</p> <p><a href="#">LP</a> Policies H4 and T16.</p>	<p>On outline applications where layout is not reserved for subsequent approval.</p> <p>All other applications involving parking provision.</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><a href="#">Car parking: What works where</a> originally published by English Partnerships (now Homes and Communities Agency).</p> <p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p> <p><a href="#">Design Council's Building for Life 12 – Section 10 Car Parking</a></p> <p>The Chartered Institution of Highways &amp; Transportation and Institute of Highways Engineers Guidance Note: <a href="#">Residential Parking</a></p> <p>The Chartered Institution of Highways and Transportation and Institute of Highways Engineers Guidance Note: <a href="#">residential parking</a></p> <p>University of Huddersfield— <a href="#">Impact of Design and Layout of Car Parking on Crime and Anti-social Behaviour</a></p> <p>University of Huddersfield – <a href="#">Impact of Design and Layout of Parking on Crime and Anti-social Behaviour</a></p>

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19. Photographs/ Photomontages and/or Computer Generated Images and 3D models	<p>NPPE paragraphs <a href="#">17</a>, <a href="#">56</a>, <a href="#">57</a>, <a href="#">64</a> and <a href="#">128</a></p> <p><a href="#">NPPE</a> paragraphs 8, 28, 71, 72, 83, 95, 102, 122, 124-132, 150, 153 and 184-202 and Annex 2: Glossary</p> <p><a href="#">CSS</a> Strategic Aim 16 and</p> <p>Policies ASP4, ASP6 and CSP1.</p>	<p>Photographs/photomontages are required as follows;</p> <ul style="list-style-type: none"> <li>• for or all major development<sup>1</sup></li> <li>• All development affecting an above ground heritage asset</li> </ul> <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 aid good design.</p>	<p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p> <p>Landscape Institute Advice Note 01/11 <a href="#">Photography and Photomontage in Landscape Visual Assessment</a></p>
20. Statement of Agricultural Need	<p>NPPE— paragraphs <a href="#">28</a> and <a href="#">112</a> and <a href="#">120</a></p> <p><a href="#">NPPE</a> paragraphs 77-79 and 145</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"> <li>• Size of agricultural holding on which the building is to be erected.</li> <li>• 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</li> </ul>	



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Statement of Agricultural Need (continued)			<p>contract there is for each piece of land).</p> <ul style="list-style-type: none"> <li>• 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).</li> <li>• Details of the number of animals kept at the site (where relevant).</li> <li>• Details of those employed at the site, and whether this is on a full or part time basis and their only source of income.</li> <li>• Details of how long the unit and agricultural activity have been established for.</li> <li>• 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.</li> <li>• 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.</li> </ul>	
21. Statement of Community Involvement	<p>NPPE— paragraphs <a href="#">188</a> and <a href="#">189</a></p> <p><a href="#">NPPE</a> paragraphs 39 and 40</p>	All major development <sup>1</sup> , 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	PPG – <a href="#">Before submitting a planning application</a>

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
Statement of Community Involvement	LPA's <a href="#">Statement of Community Involvement</a>		formulation of development proposals.	
22. Structural Survey	<p><a href="#">NPPF</a> paragraphs 146, and 193 -199</p> <p><a href="#">CSS</a> Strategic</p> <p>Aim 13 and Policy CSP2.</p> <p><a href="#">LP</a> Policies H9 &amp; E12.</p> <p><a href="#">LP</a> Policies H9, E12, B4, B8 and B11.</p>	<p>Development involving the reuse of rural buildings</p> <p>All applications for the demolition of listed buildings and unlisted buildings within the Conservation Area</p>	<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.</p> <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"> <li>• The substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss.</li> <li>• The nature of the heritage asset prevents all reasonable use of the site; and</li> <li>• No viable use of the heritage asset itself can be found in the medium term that will enable its conservation; and</li> <li>• Conservation through grant-funding or some form of charitable or public ownership is not possible; and</li> <li>• The harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.</li> </ul>	

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Structural Survey (continued)			A marketing report where the demolition of a designated asset is proposed on economic grounds.	
23. Tele-communications Developments – supplementary Information	<p>NPPF— paragraphs <a href="#">45</a> and <a href="#">46</a></p> <p><a href="#">NPPF</a> paragraphs 112-116</p> <p><a href="#">LP</a> Policy T20.</p>	All applications involving telecommunications developments	<p>Statement including:</p> <ul style="list-style-type: none"> <li>• The area of search,</li> <li>• details of any consultation undertaken,</li> <li>• details of the proposed structure, and</li> <li>• technical justification and information about the proposed development.</li> <li>• Evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure.</li> </ul> <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>	<p><a href="#">Code of Practice on Mobile Network Development (2013)</a></p> <p><a href="#">Code of Practice on Mobile Network Development in England (2016)</a></p>
24. Town Centre Uses – Evidence to accompany applications	<p>NPPF— paragraphs <a href="#">23-27</a></p> <p><a href="#">NPPF</a> paragraphs</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</p>	PPG – <a href="#">Ensuring the vitality of town centres</a>

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Town Centre Uses – Evidence to accompany applications (continued)	<p>85-90 and Annex 2: Glossary</p> <p><a href="#">CSS</a> Policy ASP5.</p> <p><a href="#">LNP</a> Policy LNPE2</p> <p><a href="#">LP</a> Policy R12.</p>		any threshold that is set in the Development Plan.	
25. Transport Assessment	<p>NPPF— paragraph <a href="#">32</a></p> <p><a href="#">NPPF</a> paragraph 111</p>	All applications likely to generate significant traffic movements.	<p>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 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 should seek specialist expertise and to discuss their proposals with the Highway Authority (Highways England for</p>	<p>DfT Circular 02/2013 <a href="#">The Strategic Road Network and the Delivery of Sustainable Development</a></p> <p>Staffordshire County Council's guidance on <a href="#">Transport Assessments and Travel Plans</a></p> <p>Staffordshire County Council's guidance on <a href="#">Transport Assessments and Travel Plans</a></p> <p><a href="#">Manual for Streets</a></p> <p><a href="#">Manual for Streets 2</a></p> <p>PPG – <a href="#">Travel plans, transport assessments in decision- taking</a></p>

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Transport Assessment (continued)			motorways and trunk roads/Staffordshire County Council for all other roads) at an early stage in the design process.	PPG – <a href="#">Transport evidence bases in plan making and decision-taking.</a>
26. Travel Plan	<p>NPPF— <a href="#">paragraph 36</a></p> <p><a href="#">NPPF paragraph 111</a></p>	<p>All applications likely to generate significant traffic movements.</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>DfT Circular 02/2013 <a href="#">The Strategic Road Network and the Delivery of Sustainable Development</a></p> <p>Staffordshire County Council's guidance on <a href="#">Transport Assessments and Travel Plans</a></p> <p>Staffordshire County Council's guidance on <a href="#">Transport Assessments and Travel Plans</a></p> <p>PPG – <a href="#">Travel plans, transport assessments in decision- taking</a></p>
27. Tree Survey/ Arboricultural Implications Assessment	<p>NPPF— <a href="#">paragraph 118</a></p> <p><a href="#">NPPF paragraphs 170 and 175, and</a></p> <p><a href="#">Annex 2: Glossary</a></p> <p><a href="#">LP Policies N12,</a></p>	<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</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"> <li>• List of all trees or groups along with</li> <li>• A reference number</li> <li>• Species</li> <li>• Height in metres</li> <li>• Stem diameter in millimetres at 1.5m</li> </ul>	<p>BS5837:2012 Trees in Relation to Design, Demolition and Construction. Recommendations. To purchase click <a href="#">here</a></p> <p><a href="#">Town and Country Planning (Trees) Regulations 1999</a></p>

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Tree Survey/ Arboricultural Implications Assessment (continued)	N14 & B15.	that could influence or be affected by the development (including street trees).	<ul style="list-style-type: none"> <li>• above ground level.</li> <li>• Branch spread of the four cardinal points to derive an accurate representation of the crown (to be recorded on the tree survey plan)</li> <li>• Height in metres of crown clearance above ground level</li> <li>• Age class</li> <li>• Physiological condition</li> <li>• Preliminary management recommendations, estimated remaining contribution in years</li> <li>• Category Rating.</li> </ul> <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 set out in the BS should help to ensure that development is suitably integrated with trees and that potential conflicts are avoided.</p>	
28. Ventilation/ Extraction and Flues	<p>NPPF— paragraphs <a href="#">109</a>, <a href="#">120</a>, <a href="#">123</a> and <a href="#">124</a></p> <p><a href="#">NPPF</a> paragraphs 8, 170 and 180</p>	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 handing.	<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"> <li>• A schematic of the proposed ducting showing the location of all components</li> </ul>	<p>Defra <a href="#">Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (2005)</a></p> <p>Defra guidance on <a href="#">Nuisance smells: how councils deal with</a></p>

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Ventilation/ Extraction and Flues (continued)			<p>(fans, filters, silencers, etc.) and the position on the building.</p> <ul style="list-style-type: none"> <li>• The noise levels generated by the fan in decibels (dB) at the specified distance (i.e. 1.0m/3.0m/ etc.)</li> <li>• Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed.</li> <li>• Locations, design and appearance of external flues.</li> <li>• Arrangements to reduce odours to an acceptable level to safeguard existing amenity.</li> </ul>	<p><a href="#">complaints</a></p> <p><a href="#">Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</a></p>
29. Waste Management Facilities Safeguarding Statement	<p><a href="#">National Planning Policy for Waste</a></p> <p><a href="#">NPPW</a></p>	<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 <a href="#">Map Search</a> web page</p>	<p>The statement, which shall be prepared by a specialist, shall demonstrate the implications of the proposals on:</p> <ol style="list-style-type: none"> <li>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.</li> <li>b) The future expansion/environmental improvement to the waste management facility; and</li> <li>c) The capacity of the waste management facility.</li> <li>d)</li> </ol>	<p>PPG – <a href="#">Waste</a></p> <p>Defra <a href="#">Waste Management Plan for England</a> December 2013</p>
30. Waste and Recycling Management	<p><a href="#">National Planning Policy for Waste</a></p>	<p>All development involving the construction/formation of new dwellings</p>	<p>Details of the arrangements for recyclable materials and refuse storage including the following:</p> <ul style="list-style-type: none"> <li>• Designated areas to accommodate</li> </ul>	<p>PPG – <a href="#">Waste</a></p>

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Waste and Recycling Management (continued)	<a href="#">NPPW</a>		<p>sufficient recyclable materials and refuse receptacles to service the development.</p> <ul style="list-style-type: none"> <li>• Collection arrangements</li> <li>• Vehicle tracking information to demonstrate that the collection vehicle can collect.</li> </ul>	

<sup>1</sup> '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.

<sup>2</sup> 'Minor' development proposals are those for developments which do not meet the criteria for 'Major' development nor involve a Change of Use or Householder Development

### **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

LNP – Loggerheads Neighbourhood Plan 2013-2033

LP - Newcastle-under-Lyme Local Plan 2011

MLP – Minerals Local Plan for Staffordshire 2015 to 2030

NPPF – National Planning Policy Framework (March 2019)

NPPW – National Planning Policy for Waste (2014)

PPG – Planning Practice Guidance

RSPB – Royal Society for the Protection of Birds

PWMP – Project Waste Management Plan

SPD – Supplementary Planning Document

SSJWP – Staffordshire and Stoke-on-Trent Joint Waste Local Plan 2010-2026

SWMP – Site Waste Management Plan

Development Management, Regeneration and Development Directorate, Newcastle-under-Lyme BC

Website: [www.newcastle-staffs.gov.uk](http://www.newcastle-staffs.gov.uk) e-mail: [planningapplications@newcastle-staffs.gov.uk](mailto:planningapplications@newcastle-staffs.gov.uk) Telephone: (01782) 742408



TA – Transport Assessment  
WHO – World Health Organisation  
WWT – World Wildlife Trust