

List of Local Validation Requirements 1st October 2021

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 62-65, 78, and 149 and Annex 2: Glossary</p> <p>CSS Policy CSP6.</p> <p>CHMAWNP Policy HG1</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 1,000m³</p> <p>Local Development Framework Proposals Map 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"> • 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 	<p>Affordable Housing SPD</p>
2. Agricultural Land Quality Assessment	<p>NPPF – paragraph 174 and Annex 2: Glossary</p> <p>CHMAWNP Policy HG1</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"> • 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. <p>This may require a detailed survey if one is not already available. For existing agricultural land classification information see www.magic.gov.uk.</p> <p style="text-align: right;">(continued on next page)</p>	

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Agricultural Land Quality Assessment (continued)			<ul style="list-style-type: none"> • Natural England Technical Information Note 049 - Agricultural Land Classification: protecting the best and most versatile agricultural land also contains useful background information. • 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>NPPE – paragraphs 8, 105, 174, 185, and 186 and Annex 2: Glossary</p> <p>CSS Policy SP1, SP3 and CSP1.</p>	<p>All major developments¹ involving Dwellings and general Industry/Storage/Warehousing;</p> <p>Any development in excess 10,000m² new floor space (usually largescale major: offices industry and retail/distribution;</p> <p>(continued on next page)</p>	<p>Please see useful links and guidance for information requirements/guidance</p> <p>Where there is an increase in emissions associated with a development proposal, a Damage Cost Assessment is also required.</p> <p>(continued on next page)</p>	<p>PPG – Air Quality and Natural Environment</p> <p>The EU Air Quality Directive 2008</p> <p>Air Quality Management Areas explained by Defra</p> <p>(continued on next page)</p>

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Air Quality Assessment (continued)		<p>Where >300 new car parking spaces are proposed (e.g. retail, visitor attraction, multi-story car park), excluding residential development car parking space provision;</p> <p>A standby emergency generator associated with a centralised energy centre (if likely to be tested/used >18 hours a year), or new Short Term Operating Reserve facilities (STOR) ; Any combustion plant with single or combined thermal input >1MW</p> <p>Within Air Quality Management Area (AQMA) including a 1 km buffer</p> <p>Small-scale Major Dwellings of 50 or more dwellings ; 50 or more new car parking spaces;</p> <p>Lorry park with more than 25 spaces; Bus station;</p> <p>Have one or more substantial combustion processes, where any combustion plant has single or combined thermal input >300kWh</p> <p>Agricultural developments that exceed Natural England's Impact Risk Zones</p>	The Assessment should identify the impacts of the development on environmental receptors and the extent to which mitigation measures may be required.	<p>The Newcastle Under Lyme Air Quality webpage including Air Quality Management Areas, Action Plans and Air Quality Reports</p> <p>IAQM construction dust guidance (and mitigation guidance)</p> <p>IAQM Guidance on Monitoring in the Vicinity of Demolition and Construction Sites</p> <p>IAQM A guide to the assessment of air quality impacts on designated nature conservation sites</p> <p>IAQM/EPUK Guidance on land use planning and development control: Planning for Air quality</p> <p>Chimney Height Approval Form</p> <p>To discuss this in further detail contact the Environmental Protection Team 01782 742590/envprotection@newcastle-staffs.gov.uk (continued on next page)</p>

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Air Quality Assessment (continued)				<p>Highways England Strategic road network and the delivery of sustainable development</p> <p>Further Advice Where this is likely to be an issue, applicants are advised to contact the Environmental Protection Team. Environmental_health@newcastle-staffs.gov.uk</p>
4. Biodiversity survey and report	<p>NPPF – paragraphs 8, 43, 120, 145, 153, 174-176, and 179-182 and Annex 2: Glossary</p> <p>CSS Policy CSP4.</p> <p>LP Policies N2, N3 and N4. View click</p> <p>CHMAWNP Policy NE1</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; <p>(continued on next page)</p>	<p>Where survey information is required, the application should be accompanied by:</p> <ul style="list-style-type: none"> • A Preliminary Ecological Appraisal 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;</p> <p>(continued on next page)</p>	<p>Defra/Natural England standing advice for protected species and sites</p> <p>The Wildlife and Countryside Act 1981 (as amended)</p> <p>Protection of Badgers Act</p> <p>The Conservation of Habitats and Species Regulations 2017</p> <p>Natural Environment and Rural Communities Act 2010</p> <p>UK Post-2010 Biodiversity Framework (continued on next page)</p>

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Biodiversity survey and report (continued)		<ul style="list-style-type: none"> • 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>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, <p style="text-align: right;">(continued on next page)</p>	<p>Sites of Special Scientific Interest (SSSIs) and National Nature Reserves (NNRs);</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 style="text-align: right;">(continued on next page)</p>	<p>The EU Water Framework Directive 2000</p> <p>Joint Nature Conservation Committee advice re the Water Framework Directive</p> <p>The UK Biodiversity Action Plan</p> <p>The Staffordshire Biodiversity Action Plan</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>Bat Surveys Good Practice Guidelines. Bat Conservation Trust 3rd Edition 2016.</p> <p>Natural England and Defra's - Bats: Surveys and mitigation for development projects</p> <p>Institute of Lighting Professionals Guidance Note 8 Bats and Artificial Lighting</p> <p style="text-align: right;">(continued on next page)</p>

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Biodiversity survey and report (continued)		<ul style="list-style-type: none"> 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 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 proposals². Where there are local records and no barriers to movement all ponds within 500 m of all proposal sites.</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>(continued on next page)</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, including relevant plans, diagrams and schedules; 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>(continued on next page)</p>	<p>Natural England's Great Crested Newts: Surveys and mitigation for development projects</p> <p>Natural England's publications on renewable energy</p> <p>BS42020:2013 Biodiversity "Code of practice for planning and development". To purchase click here</p> <p>Defra's The natural choice: securing the value of nature</p> <p>Staffordshire County Council criteria and indicative thresholds as set out in Staffordshire Requirements for Biodiversity and Geological Conservation</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>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 net gain preferably demonstrated via submission of the appropriate Defra metric.</p> <p>Please note that where initial ecology reports indicate that additional protected species surveys are needed the application will not be registered as valid until these have been completed</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 Agency).</p> <p>Biodiversity Opportunity Mapping is encouraged to inform landscape-scale assessment and planning for ecological connectivity.</p> <p>Staffordshire Ecological Record</p>	

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5. Coal Mining Risk Assessment	NPPF paragraph 183	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 • 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. 	<p>Coal Authority guidance</p> <p>The Coal Authority's Building on or within the influencing distance of mine entries</p> <p>The Coal Authority Planning and Local Authority Liaison Department can be contacted by:</p> <p>Telephone: 01623 637119 (direct)</p> <p>Email: planningconsultation@coal.gov.uk</p> <p>PPG – Land Stability</p>
6. Community Infrastructure Statement	LNP Policy LNPS1	Developments for 10 dwellings or more or the site area exceeds 0.5 hectares within the LNP area	<p>A Statement should be provided which demonstrates that existing infrastructure (meeting and activity space, medical facilities, open space, highway infrastructure including footways) is</p> <p>(continued on next page)</p>	

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Community Infrastructure Statement (continued)			adequate to accommodate the new development or the development, subject to viability considerations, will provide or support new community infrastructure	
7. Design Review	<p>NPPE paragraphs 28, 72, 73, 84, 97, 104, 112, 120, 124, 126-136, 154, and Annex 2: Glossary</p> <p>CSS Strategic Aim 16, Policy ASP4, ASP6 and CSP1.</p> <p>LNP Policy LNPG1, LNPP1 LNPE1</p> <p>CHMAWNP Policies DC1, DC2 and DC3</p>	<p>All major development¹ applications</p> <p>Development significantly affecting Newcastle Town Centre</p> <p>Development in a historically or environmentally sensitive area</p> <p>Development with special architectural or environmental qualities.</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 planning application.	<p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p> <p>Design Council Document, Design Review –Principles and Practice (2013)</p> <p>PPG – Design</p>

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8. Flood Risk Assessment	<p>NPPF paragraphs 34, 43, 120, and 152-169 and Annex 2: Glossary</p> <p>CSS Policy CSP3.</p>	<p>A site-specific Flood Risk Assessment (FRA) is required for:</p> <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. 	<p>A Flood Risk Assessment (FRA) must demonstrate:</p> <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 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. • 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>(continued on next page)</p>	<p>PPG – Flood Risk and Coastal Change</p> <p>The Environment Agency’s Flood Maps</p> <p>The Environment Agency’s Preparing a flood risk assessment - standing advice</p> <p>RSPB and WWT Sustainable Drainage Systems – Maximising the Potential for People and Wildlife</p> <p>DEFRA’s Guidance on Flood Risk Assessment for Planning Applications</p> <p>The Floods and Water Management Act 2010 – established the Sustainable Drainage Systems Approving Bodies.</p> <p>LLFA – Information for Planners including the SuDS Handbook and Appendices (including Appendix A – SurfaceWater Drainage Proforma and</p> <p>(continued on next page)</p>

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Flood Risk Assessment (continued)			<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>The eleven minimum requirements for the content of a FRA are set out in PPG.</p>	<p>Appendix C – Hydraulic Model Parameters).</p> <p>The LLFA's Local Flood Risk Management Strategy</p> <p>Staffordshire County Council's Sustainable Drainage Systems (SuDS) Handbook</p>
9. Foul and Surface Water Drainage Scheme and Sustainable Drainage	<p>NPPF paragraphs 8, 34, and 174</p> <p>CSS Policy CSP3.</p> <p>CHMAWNP Policy NE2</p>	<p>Major developments¹ (except a change of use where no increase in permeable area is proposed)</p> <p>Development on land of 0.5ha or more in critical drainage areas</p> <p>Developments in flood risk locations</p> <p>New buildings/dwellings within canal buffer zones.</p> <p>A Sustainable Drainage Scheme/ Strategy or a Drainage Scheme/Strategy where a sustainable drainage system is not proposed, is required for all major development¹.</p>	<p>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>SUDS must not be used as a means of surface water mitigation within 30m of the railway boundary (due to the potential of infiltration methods of surface water mitigation impacting cutting slopes, support zones for embankments. Surface water drainage within 30m of the railway boundary should be removed from site via a (continued on next page)</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> <p>Staffordshire County Council's Sustainable Drainage Systems (SuDS) Handbook</p> <p>Highways England Strategic road network and the delivery of sustainable development</p>

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<p>Foul and Surface Water Drainage Scheme and Sustainable Drainage (continued)</p>			<p>closed sealed pipe system. Developers are advised that attenuation ponds and basins are to be sited as far away from the railway boundary as is possible and must not be sited where a development is adjacent to a slope / cutting.</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 Sustainable Drainage Strategy shall set out how surface water from a development site will be managed sustainably under both current and future conditions, and to support the proposed approach with appropriate evidence, such as infiltration results and drainage calculations with relevant plans and drawings. The Sustainable Drainage Strategy must also set out how sustainable drainage components are intended to be constructed, managed and maintained to ensure that the sustainable drainage system will continue to perform throughout the lifetime of the development.</p> <p style="text-align: right;">(continued on next page)</p>	

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Foul and Surface Water Drainage Scheme and Sustainable Drainage (continued)			<p>A sustainable drainage strategy should identify:</p> <ul style="list-style-type: none"> • Current Drainage system, capacity and discharge rate • Infiltration Tests carried out to BRE 365 • New surface water system, capacity, storage and discharge rate • Proposed outfalls for surface water • Existing drainage arrangements showing existing operational surface water connections on previously-developed sites • Details of adoption • Maintenance and management information for un-adopted sections • Topographical changes to the landscape • Other mitigation measures e.g. Finished Floor Levels • Demonstrate compliance with the requirements of any applicable SuDS guidance • If the proposal is part of a number of phases, the strategy should demonstrate access to/from interconnecting phases <p>A surface water strategy would seek to demonstrate a full investigation of the surface water hierarchy and highlight options that are preferred to the public combined sewer for the discharge of (continued on next page)</p>	

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Foul and Surface Water Drainage Scheme and Sustainable Drainage (continued)			surface water. Applicants should provide clear evidence when demonstrating why more preferable options within the hierarchy have been discounted.	
10. Foul Sewage Statement	NPPF paragraphs 8, 174, and 183-188	<p>Where it is proposed that a major development¹ 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>It should be demonstrated that surface water will not be discharged into a foul or combined sewer.</p> <p>Liaison with the relevant Utility Company is encouraged when designing a drainage system.</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>

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11. Hedgerow Assessment	<p>NPPF paragraphs 174 and 180</p> <p>LP Policies N12, N14 & B15.</p>	<p>Developments that involve the removal of rural hedgerows where permission for removal is required under the terms of the Hedgerow Regulations 1997</p>	<p>Assessment as to whether the affected hedgerow/s meets the 'Important Hedgerow' criteria as defined by the Hedgerow Regulations 1997</p>	<p>Natural England and DEFRA Countryside hedgerows: protection and management</p> <p>Hedgerow Regulations FAQ's - CPRE</p>
12. Heritage Asset Statement	<p>NPPF paragraphs 189-208</p> <p>CSS Strategic Aim 13 & Policy CSP2.</p> <p>LNP Policy LNPP2</p> <p>LP Policies B2, B3, B4, B5, B6, B7, B9, B10, B11, B12, B13 & B14</p> <p>CHMAWNP Policy DC1</p>	<p>All developments that have the potential to impact on a designated and non-designated heritage asset (or the setting) which includes;</p> <ul style="list-style-type: none"> proposals in or adjacent to a designated Conservation Area (which can be identified by clicking here). proposals directly or indirectly affecting a statutory Listed Building (Grade I, II* or II) (which can be identified by clicking here). directly or indirectly affecting an archaeological asset or scheduled monument (which can be identified by clicking here). proposals affecting registered parks and gardens at Keele and Maer Hall Estate proposals affecting buildings/structures identified on the Register of Locally Important Buildings and Structures in Newcastle-under-Lyme <p>(continued on next page)</p>	<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 to the special interest, character and appearance of the heritage asset. 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. <p>(continued on next page)</p>	<p>PPG – Conserving and Enhancing the Historic Environment</p> <p>Completed Conservation Area Appraisals and Management Plans</p> <p>Keele Registered Park and Garden site description</p> <p>Maer Hall Registered Park and garden site description</p> <p>Historic England's website</p> <p>Historic England's Heritage Crime Prevention Measures</p> <p>Staffordshire's Historic Environment Record</p> <p>(continued on next page)</p>

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Heritage Asset Statement (continued)		<ul style="list-style-type: none"> • 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 	<ul style="list-style-type: none"> • 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 assessment of the views into and out of the conservation area. <p>Where the development has the potential to impact archaeological remains, as a minimum, a desk based assessment should be provided summarising the following; (continued on next page)</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, landscape and archaeology</p> <p>Staffordshire County Council's survey, assessment and guidance on Staffordshire's Historic Farmsteads</p> <p>The Heritage Gateway</p> <p>Historic England's Guide to the range of information required by them</p> <p>Historic England's Making Changes to Heritage Assets (2016)</p> <p>Historic England's Conservation Principles, Policies and Guidance (continued on next page)</p>

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Heritage Asset Statement (continued)			<ul style="list-style-type: none"> • Justification for development affecting a Scheduled Monument or other significant archaeological remains • 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. • Proposed mitigation (if any) <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. In such cases the developer will 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 (as appropriate) is advised to determine the need for and scope of any such archaeological works.</p> <p>As a minimum the Historic Environment Record (HER) which is maintained by Staffordshire Council should be consulted. For a small fee the County Council can provide Pre-application Archaeological</p> <p style="text-align: right;">(continued on next page)</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 including the standards and guidance for Historic Environment Desk-Based Assessment Historic Environment Desk-based Assessment (December 2014 - updated January 2017)</p>

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Heritage Asset Statement (continued)			<p>Advice, which will provide a summary of the historic environment interests, following a review of the HER, and set out recommendations, and suggested conditions'</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. 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 style="text-align: right;">(continued on next page)</p>	

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Heritage Asset Statement (continued)			<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>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>	
13. Land Contamination Assessment – Preliminary Risk Assessment	<p>NPPE paragraphs 183 and 184 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>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 <p style="text-align: right;">(continued on next page)</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 style="text-align: right;">(continued on next page)</p>

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Land Contamination Assessment – Preliminary Risk Assessment (continued)			<ul style="list-style-type: none"> ➤ 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>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> <p>Environmental Protection Team 01782 742590/ envprotection@newcastle-staffs.gov.uk</p>
14. Landscape/ Visual Impact Assessment	<p>NPPE paragraphs 130, 145, 153, 155, 174-176 and 185</p> <p>CSS Strategic Aim 13 and Policies ASP6, CSP1 and CSP4. (continued on next page)</p>	<p>Applications involving major development¹ in the rural area.</p> <p>Local Development Framework 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. <p style="text-align: right;">(continued on next page)</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 (continued on next page)</p>

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Landscape/ Visual Impact Assessment (continued)	<p>LP Policies N14, N16, N17, N18, N19, N20, N21 and N22.</p> <p>CHMAWNP Policies NE1 and HG1</p>		<ul style="list-style-type: none"> • 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>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</p> <p>01/11 Photography and Photomontage in Landscape Visual Assessment</p> <p>Landscape Institute's Technical Guidance Not 02/17 Visual representation of development proposals</p> <p>PPG – Natural Environment</p>
15.Landscape Master Plan	<p>NPPE paragraphs 130, 145, 153, 155, 174-176 and 185</p> <p>CSS Strategic Aim 13 and</p> <p>Policies ASP6, CSP1 and CSP4. (continued on next page)</p>	<p>Applications involving strategic 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>Local Development Framework Proposals Map 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 (continued on next page)</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>

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Landscape Master Plan (continued)	<p>LP Policies N14, N16, N17, N18, N19, N20, N21 and N22.</p> <p>CHMAWNP Policies NE1 and HG1</p>		<p>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 impact during and following development.</p>	
16. Land Stability Assessment	<p>NPPE paragraphs 183 and 184</p>	<p>Development that may risk creating land instability and/or affect the stability or integrity of nearby land including canal infrastructure</p>	<p>A land and/or slope stability assessment that considers the risk of the development creating adverse effects on the stability of adjacent land and/or infrastructure and identify the extent to which mitigation measures may be needed to minimise such risks including the risk of creating instability through the imposition of additional loadings on structures such as canal embankment or cutting slopes, above tunnels or directly on canal structures (such as canal wash walls or locks).</p>	<p>PPG - Land Stability</p> <p>CRT Code of Practice for Works Affecting the Canal & River Trust</p>
17. Lighting Assessment	<p>NPPE paragraph 185</p> <p>CHMAWNP Policy CC5</p>	<p>Proposals for external lighting including floodlighting and lighting in connection with a publicly accessible development or proposals:</p> <ul style="list-style-type: none"> • in the vicinity of a residential property, • in the vicinity of a listed building, <p>(continued on next page)</p>	<p>Details to include the following: The lighting scheme shall be designed, maintained and operated so as not to exceed the maximum values specified the appropriate Zone within table 2 of the Institute of Lighting Professionals publication Guidance Notes for the</p> <p>(continued on next page)</p>	<p>PPG – light pollution and design</p> <p>DCLG archived guidance Lighting in the Countryside – towards good practice</p> <p>(continued on next page)</p>

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Lighting Assessment (continued)		<ul style="list-style-type: none"> • in a conservation area, • in or in the vicinity of a site of nature conservation value (SSSI, LNR, SINC, SLINC, PSI), • adjacent to or in close proximity of a canal corridor; or • in an area which is currently unlit and contributes to the wider network of dark corridors for wildlife. 	<p>Reduction of Obtrusive Light GN01:2011 https://www.theilp.org.uk/documents/obtrusive-light/.</p> <ol style="list-style-type: none"> 1. A statement setting out why a lighting scheme is required, and the frequency and length of use in terms of hours of illumination during the summer and winter. 2. A site survey showing the area to be lit relative to the surrounding area, the existing landscape features together with proposed landscaping features to mitigate the impacts of the proposed lighting. 3. Details of the make and model of any luminaires/floodlights. 4. The size, type and number of lamps 5. fitted within any luminaire or floodlight. 6. The mounting height of the luminaires/floodlights specified. 7. The location and orientation of the luminaires/floodlights. 8. A technical report prepared by a qualified Lighting Engineer or the lighting company setting out the type of lights, performance, height and spacing of lighting columns. <p style="text-align: right;">(continued on next page)</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> <p>Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light (2021)</p> <p>Royal Commission on Environment Pollution report Artificial light in the Environment</p> <p>Institute of Lighting Professionals Guidance Note 8 Bats and Artificial Lighting</p> <p>Highways England Strategic road network and the delivery of sustainable development</p> <p style="text-align: right;">(continued on next page)</p>

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Lighting Assessment (continued)			<p>9. Details of the Upward Light Ratio of the Installation (sky glow) as a percentage of luminaire flux.</p> <p>10. Details of potential light intrusion into windows described as Vertical Illuminance in Lux as measured flat on the glazing at the centre of the window.</p> <p>11. Details of potential for glare, as light Intensity in Candelas</p> <p>12. The ground level lux levels at the site boundary and for 25 metres outside it.</p> <p>13. Where appropriate, details of building luminance in Candelas per Square Metre</p> <p>Lighting schemes must take account of any possible effects on wildlife that is sensitive to light, the need for full horizontal cut-off; distraction to drivers; levels of impact on nearby dwellings.</p>	<p>Further Advice Where this is likely to be an issue, applicants are advised to contact the Environmental Protection Team. Environmental_health@newcastle-staffs.gov.uk</p>
18. Mineral Safeguarding Statement	<p>NPPE paragraph 210</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> <ol style="list-style-type: none"> Permitted mineral reserves of mineral site allocations; Mineral resources in mineral safeguarded areas; and Mineral infrastructure sites. 	PPG - minerals safeguarding

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19. Noise and Odour Assessment	NPPF paragraph 187	Applications involving new dwellings in close proximity to an existing Waste Water Treatment Works	The assessment shall identify noise and odour arising of from the Waste Water Treatment Works and the implications of introducing new sensitive receptors within close proximity.	PPG - Noise
20. Noise and Vibration Assessment and sound insulation details/ventilation to avoid overheating where windows need to be kept shut to achieve appropriate noise levels internally	NPPF paragraphs 174 and 185 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 noise and/or vibration-sensitive development(s) into areas and locations where noise and/or vibration is likely to have an adverse impact.	The Noise Impact Assessment MUST follow recognised assessment protocols (where available and appropriate to the circumstances under consideration), <u>if not available the assessment approach must be agreed in advance with Environmental Health</u> . In all circumstances, the assessment must be conducted by an appropriately qualified and experienced acoustic consultant. Assessments must outline the potential sources of noise generation, and how these may have a negative effect on local amenity. The assessment should also outline how the developer mitigates any adverse issues identified by the assessment by firstly looking to optimise the design and layout before providing mitigation Any recommendations to mitigate noise should be incorporated into the submitted plans for the application. (continued on next page)	

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<p>Noise and Vibration Assessment and sound insulation details/ventilation to avoid overheating where windows need to be kept shut to achieve appropriate noise levels internally (continued)</p>			<p>For residential developments the assessment must be in accordance with ProPG – Planning & Noise: new residential development.</p> <p>Where windows need to be kept shut to provide for appropriate internal noise levels (after all other strategies have been assessed and exhausted), an assessment of overheating must be conducted in accordance with CIBSE TM59 Any requirements to incorporate mechanical services to provide appropriate ventilation must be in accordance with the Acoustics, Ventilation and Overheating Guidance</p> <p>“Development proposed in the vicinity of existing businesses, community facilities or other activities may need to put suitable mitigation measures in place to avoid those activities having a significant adverse effect on residents or users of the proposed scheme.</p> <p>In these circumstances the applicant (or ‘agent of change’) will need to clearly identify the effects of existing businesses that may cause a nuisance (including noise, but also dust, odours, vibration and other sources of pollution) and the likelihood that they could have a significant adverse effect on new residents/users. In doing so, the (continued on next page)</p>	

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Noise and Vibration Assessment and sound insulation details/ ventilation to avoid overheating where windows need to be kept shut to achieve appropriate noise levels internally (continued)			agent of change will need to take into account not only the current activities that may cause a nuisance, but also those activities that businesses or other facilities are permitted to carry out, even if they are not occurring at the time of the application being made.	
21. Open Space Assessment	<p>NPPE paragraphs 8, 84, 93, 98-103, and 123 and Annex 2: Glossary</p> <p>CSS Policy CSP5.</p> <p>LNP Policy</p> <p>LNPP3, LNPS1 and LNPS3 (continued on next page)</p>	<p>Any development affecting existing areas of open space, sport/recreational facilities.</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 1,000m³</p>	<p>If the development affects existing areas of 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 style="text-align: right;">(continued on next page)</p>	<p>Sport England's Active Places and Active Places Power</p> <p>Sport England's planning for sport</p> <p>Sport England's role in assessing and commenting on planning applications</p> <p>Sport England's playing fields policy</p> <p style="text-align: right;">(continued on next page)</p>

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Open Space Assessment (continued)	LP Policy C4. CHMAWNP Policy HG3		<p>Where the development affects playing field land the following information should be provided:</p> <ul style="list-style-type: none"> • Details of current and recent users of the playing field and the nature and extent of their use. • A statement as to how the development fits with the findings of any relevant assessment of need and/or sports related strategy and how the development will be of benefit to sport. • Specification of any ancillary facilities such as floodlights. • Specification of any artificial grass pitch and reason for the chosen surface type. • Details of how any replacement area of playing field and ancillary facilities will be delivered (including to what timescale). • For any replacement area of playing field, equivalent or better quality will be achieved and maintained including an assessment of the performance of the existing area; programme of works (including pitch construction) for the creation of the proposed replacement area; and a management and monitoring plan for the replacement area. <p style="text-align: right;">(continued on next page)</p>	<p>Newcastle-under-Lyme Borough Council's Open Space and Green Infrastructure Strategies</p> <p>PPG – Open space, sports and recreation facilities, public rights of way and local green space</p>

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Open Space Assessment (continued)			<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 be provided to avoid trespass.</p>	
22. Parking Provision Details	<p>NPPE paragraphs 104 and 107-109</p> <p>LP 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 the following should be provided on the scaled site/block plan; (continued on next page)</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>(continued on next page)</p>

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Parking Provision Details (continued)			<ul style="list-style-type: none"> • details of the parking layout and access clearly delineate. • Dimensions of visibility splays <p>Where the access road, turning circles and parking spaces are proposed adjacent to a railway boundary an assessment of road vehicle incursion measures will be required.</p>	<p>The Chartered Institution of Highways and Transportation and Institute of Highways Engineers Guidance Note: residential parking</p> <p>University of Huddersfield – Impact of Design and Layout of Parking on Crime and Anti-social Behaviour</p> <p>Bicycle Association, Sustrans and Secured by Design publication - Standards for Public Cycle Parking</p>
23. Statement of Agricultural Need	NPPE paragraphs 78-80 and 149	All new agricultural workers dwellings.	<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). <p style="text-align: right;">(continued on next page)</p>	

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Statement of Agricultural Need (continued)			<ul style="list-style-type: none"> • 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). • 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. 	
24. Statement of Community Involvement	<p>NPPF paragraphs 39 and 40</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.	PPG – Before submitting a planning application

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25. Structural Survey	<p>NPPF paragraphs 150, and 199 -205</p> <p>CSS Strategic</p> <p>Aim 13 and Policy CSP2.</p> <p>LP Policies H9, E12, B4, B8 and B11.</p>	<p>Development involving the reuse of rural buildings, unless evidently structurally sound</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"> • 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> <p style="text-align: right;">(continued on next page)</p>	

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Structural Survey (continued)				
26. Tele-communications Developments – supplementary Information	NPPE paragraphs 114-118 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. • 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>	Code of Best Practice on Mobile Network Development in England (2016)

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27. Town Centre Uses – Evidence to accompany applications	NPPF paragraphs 86-91 and Annex 2: Glossary CSS Policy ASP5. LNP Policy LNPE2 LP Policy R12.	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.	A sequential assessment for all applications for main town centre uses. 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.	PPG – Ensuring the vitality of town centres
28. Transport Assessment	NPPF paragraph 113	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 ¹ 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. (continued on next page)	DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development Staffordshire County Council's guidance on Transport Assessments and Travel Plans Manual for Streets Manual for Streets 2 PPG – Travel plans, transport assessments in decision- taking (continued on next page)

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Transport Assessment (continued)			Applicants should 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.	PPG – Transport evidence bases in plan making and decision-taking.
29. Travel Plan	NPPF paragraph 113	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.	DfT Circular 02/2013 The Strategic Road Network and the Delivery of Sustainable Development Staffordshire County Council's guidance on Transport Assessments and Travel Plans PPG – Travel plans, transport assessments in decision- taking
30. Tree Survey/Arboricultural Impact Assessment/Retained Trees and Root Protection Areas (BS5837:2012)	NPPF paragraphs 174 and 180, and Annex 2: Glossary LP Policies N12, N14 & B15.	Any site where there are trees which are the subject of a Tree Preservation Order either on or overhanging the application site Any site within a Conservation Area where there are trees either on or overhanging the application site (continued on next page)	1) Tree Survey 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. A schedule to the survey must include: <ul style="list-style-type: none"> • List of all trees or groups along with • A reference number • Species (continued on next page)	BS5837:2012 Trees in Relation to Design, Demolition and Construction. Recommendations. To purchase click here Town and Country Planning (Tree Preservation) (England) Regulations 2012 (continued on next page)

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
<p>Tree Survey/Arboricultural Impact Assessment/Retained Trees and Root Protection Areas (BS5837:2012) (continued)</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>	<ul style="list-style-type: none"> • 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>2) Arboricultural Impact Assessment in accordance with BS5837:2012 paragraph 5.4 used to evaluate the direct and indirect effects of the proposed design and where necessary recommends mitigation.</p> <p>3) Retained Trees and RPAs shown on the proposed layout 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>	<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
31. Ventilation/ Extraction and Flues	NPPF paragraphs 8, 174 and 185	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 Nuisance smells: how councils deal with complaints</p> <p>Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance SPD</p>
32. Waste Management Facilities Safeguarding Statement	NPPW	<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>(continued on next 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>(continued on next page)</p>	<p>PPG – Waste</p> <p>Defra Waste Management Plan for England December 2013</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
Waste Management Facilities Safeguarding Statement (continued)		The location and extent of permitted waste management facilities can be identified on Staffordshire County Council's Map Search web page	b) The future expansion/environmental improvement to the waste management facility; and c) The capacity of the waste management facility.	
33. Waste and Recycling Management	NPPW	All development involving the construction/formation of new dwellings	Details of the arrangements for recyclable materials and refuse storage including the following: <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.

² '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
CHCMAWNP – Chapel and Hill Chorlton, Maer and Aston and Whitmore Neighbourhood Plan
CRT – Canal and River Trust
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
LLFA – Lead Local Flood Authority
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 (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
TA – Transport Assessment
WHO – World Health Organisation
WWT – World Wildlife Trust