



TAMESIDE MBC LOCAL VALIDATION REQUIREMENTS



Tameside Metropolitan Borough Council has produced this Application Validation Checklist in accordance with Planning Practice Guidance and paragraph 44 of the National Planning Policy Framework (NPPF). Paragraph 44 of the NPPF states that local planning authorities should publish a list of their information requirements for applications, which should be kept to the minimum needed to make decisions and should be reviewed at least every two years.

Paragraph 44 states that local planning authorities should only request supporting information that is relevant, necessary and material to the application in question. Planning Practice Guidance states that, in addition to being specified on an up-to-date local list published on the local planning authority's website, information requested with a particular planning application must be:

- Reasonable having regard, in particular, to the nature and scale of the proposed development; and
- About a matter which it is reasonable to think it will be a material consideration in the determination of the application

This document provides users of the Councils Development Management Service with an overview of all supporting assessments and plans required at the time of submitting a planning application (made under the Town and Country Planning Acts) to make it valid. If an application on receipt has the correct level of supporting information then it is considered to be "valid" and it can progress towards a decision.

The local list should be read in conjunction with the national validation requirements which can be accessed [here](#)

Document type and details of when required	Guidance and details of further information	Policy background
<p>1. Access Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • All residential development 	<p>Access Statements should demonstrate how the proposals aim to achieve an inclusive environment and should cover the wider transport and access environment to buildings, extensions. This can be included within a designated section of a Design & Access statement or otherwise as a standalone document. The statement needs to cover the requirement of PFE policy JP-H3 which requires that all new dwellings must:</p> <ol style="list-style-type: none"> 1. Comply with the nationally described space standards (NDDS); and 2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations, unless specific site conditions make this impracticable. 	<p>PfE Policy JP-H3 Technical housing standards – Nationally Described Space Standards</p>
<p>2. Affordable Housing Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • Residential schemes of 10 or more units. 	<p>NPPF Chapter 5 paragraph 64 requires that affordable housing is provided on all major residential developments which is lower than the 25 unit threshold identified by UDP policy H4.</p> <p>The Tameside Housing Need Assessment informs the application of affordable housing policy. This requires a 15% on all sites across the borough.</p> <p>The statement should identify the units that would be affordable and their tenure. Equally if you are intending to apply the Vacant Building Credit (VBC) to discount the level of Affordable housing provision this should be included within the statement.</p> <p>You should also refer to item 13 'Planning Obligations' as the affordable units would be secured by way of a S106 agreement.</p> <p>It is strongly recommended that the Pre-Application Advice Service is utilised for any schemes which will require affordable housing. This would ensure the Affordable Housing Officer was involved in the pre-application discussions in order to provide detailed advice in relation to housing need and preferred units types and tenures.</p> <p>The Statement must set out the following:</p> <ul style="list-style-type: none"> • Total number of all residential units proposed • The percentage of affordable housing • A schedule of accommodation outlining : <ul style="list-style-type: none"> ➤ Unit sizes (sqm) to NDSS standards ➤ Plot number(s) of affordable units ➤ Proposed standard of accessibility 	<p>NPPF Chapter 5 UDP Policy H4 PFE Policy JP-H2 Planning Practice Guidance:- Planning Obligations</p>

	<ul style="list-style-type: none"> ➤ Car parking space(s) per affordable unit • A layout plan with the location of each affordable unit highlighted, with a key showing the proposed tenure and justification for the proposed location(s) • Details of design and proposed quality standards of build • Details of any Registered Provider acting as a partner in the development • Proposed ongoing housing management i.e. transfer to a Registered Provider • Anticipated OMV and transfer value of each affordable property (if applicable) • Proposed phasing of delivery and occupation on sites to be delivered over more than one phase • The arrangements to ensure that the provision is affordable for both first and future occupiers or if not possible for the subsidy to be recycled for alternative affordable housing provision within the Borough <p>Where the developer considers that they cannot meet the full affordable housing contribution, they will need to provide a full financial appraisal which includes a full breakdown of development costs (viability Assessment).</p> <p>In circumstances where a Viability Assessment is presented it is the Council's policy to ensure that they are reviewed independently prior to arriving at a conclusion on the findings. The Council shall recover the fees associated with this work from applicants.</p>	
<p>3. Agricultural Workers Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • All applications relating to an agricultural workers dwelling 	<p>Appraisals for new agricultural workers dwellings should include both functional and financial evidence to demonstrate that there is a need for a permanent dwelling and that there are no suitable dwellings in the vicinity. Financial information should demonstrate that the business is viable and likely to remain so and that the business can support the costs of building the house and that the dwelling proposed is proportionate in scale to the business and need.</p>	<p>NPPF Chapter 13 UDP Policy OL13</p>
<p>4. Air Quality Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • Sites within or adjacent to an Air Quality Management Area (AQMA) or where a development would result in air quality issues e.g. glass recycling, concrete works, sewage treatment works 	<p>The Assessment should consider existing air quality, the likely impact of traffic or other emission sources, measures for mitigation, exposure to air pollution by the public and mitigation measures to limit such exposure.</p> <p>The scope of any assessment of air quality and the methodology to be employed should be discussed and approved by TMBC Environmental Health prior to commencement. Details of current and proposed AQMAs can be found from the Mapping GM website: https://mappinggm.org.uk/gmodin/?lyrs=aqmas_gm#os_maps_light/11/53.5069/-2.3201</p>	<p>NPPF Chapter 10 UDP Policy MW14</p>
<p>5. Archaeological Assessment</p> <p>Required for:</p>	<p>Assessment should consult with the Greater Manchester Historic Environment Record which is maintained by Greater Manchester Archaeological Advisory Service (GMAAS)</p>	<p>UDP policy C10 NPPF</p>

<ul style="list-style-type: none"> • Applications for development that may affect archaeological interests, structures, features or remains. 		PfE JP-P2
<p>6. Bat & Bird Surveys</p> <p>Required for:</p> <ul style="list-style-type: none"> • Applications for development (including demolition) that would have the potential to affect roosting bats or nesting birds. • Works within the roof space of an existing building • The conversion fo a building (Eg Barn or Mill) <p>All development adjacent to to rivers, canals streams or other large water body.</p>	<p>The survey should be undertaken by a suitably qualified ecologist and may require both a building and post emergence survey.</p> <p>It is recommended all development adhere to best practice and adhere to the key principles of any ecological impact assessment as outlined by CIEEM</p> <p>https://cieem.net/wp-content/uploads/2018/08/EclA-Guidelines-v1.3-Sept-2024.pdf</p>	UDP Policy N7 Places for Everyone Policy JP-G8
<p>7. Biodiversity Net Gain</p> <ul style="list-style-type: none"> • Major and minor development (excluding householder) in areas of semi-natural habitat (including brownfield sites) above 25sqm; 	<p>The following details are required where development will be subject to the general biodiversity gain condition, as set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015:</p> <ul style="list-style-type: none"> • A statement as to whether the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition; • The pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date) including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value; • Where the applicant wishes to use an earlier date in relation to the above bullet point, the proposed earlier date and the reasons for proposing that date; • A statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this; • A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 on the land to which the application relates, that exists on the date of application, (or an earlier date); and • A plan, drawn to an identified scale which must show the direction of North, 	Environment Act 2021 Places for Everyone Policy JP- G8

	<p>showing onsite habitat existing on the date of application (or an earlier date), including any irreplaceable habitat.</p> <p>Where applicants consider that the development would not be subject to the general biodiversity gain condition, Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides that the applicant must provide a statement as part of the planning application setting out why they believe this is the case.</p> <p>In addition to these minimum requirements, further information may need to be provided in order to assist the consideration of BNG as part of the planning application. This may include where there are particular considerations around:</p> <ul style="list-style-type: none"> • Significant on-site biodiversity enhancements; • Use of off-site biodiversity gains. <p>Applications may also need to include information about potential planning obligations. For example, if there may be a need for a significant increase of on-site biodiversity enhancements, applicants should provide a draft habitat management and monitoring plan as part of the application. This plan sets out the proposals for long term maintenance of habitats to be secured through planning condition or planning obligation.</p> <p>If there may be a need for an off-site biodiversity gain site specifically to provide gains for the development, applicants should clearly set out the obligations that they are likely to be bound by in a section 106 agreement, if permission is granted.</p> <p>These requirements are as set out nationally, and may be updated in due course. They can be accessed via the following link:</p> <p>https://www.gov.uk/guidance/biodiversity-net-gain-what-local-planning-authorities-should-do#planning-applications-and-biodiversity-gain-plans-guidance-for-lpas</p>	
<p>8. Building for Healthy Life Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • Major residential schemes (10 or more units) 	<p>Building for a Healthy Life (BHL) is the latest edition of- and new name for- Building for Life assessment 12 (BfL12). The original 12 point structure and underlying principles within Building for Life 12 are at the heart of BHL. The Building for a Healthy Life Assessment should be incorporated into the Design and Access Statement. The assessment should respond to and expand upon the 12 considerations set out in Building for a Healthy Life. The BHL can either be submitted as a standalone document or as dedicated chapter within a Design & Access Statement.</p> <p>Developments should be assessed against the Building for Life 12 considerations, each consideration should be answered and accompanied by a justification (Ideally by an accredited Building for Life Assessor)</p>	<p>NPPF Chapter 12 UDP Policy H10 PFE Policy JP-H3 & H4</p>

<p>National Design Guide Assessment Required for:</p> <ul style="list-style-type: none"> Large scale major residential developments of 80+ dwellings 	<p>https://www.udg.org.uk/sites/default/files/publications/files/14JULY20%20BFL%202020%20Brochure_3.pdf</p> <p>The design and access statement should respond to and expand upon the 10 characteristics of well-designed places set out in the National Design Guide</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/962113/National_design_guide.pdf</p>	
<p>9. Coal Mining Risk Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> All applications for development that involves ground excavations (excluding householder applications) in 'Coal Mining Development Referral Areas' 	<p>The Coal Mining Risk Assessment (CMRA) should:</p> <ol style="list-style-type: none"> Contain site specific coal mining information (including past/present/future underground mining, shallow coal workings, mine entries [shafts or adits], mine gas, within an area which has a current licence to extract coal, geographical features, any recorded surface hazards, or within a former or present surface mining [old opencast] area). Identify what risks these coal mining issues, including cumulative effects, pose to the proposed development. Identify how coal mining issues have influenced the proposed development and whether any other mitigation measures are required to manage those issues and/or whether any changes have been incorporated into the development. Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries will require the prior written permission of the Coal Authority. <p>If an Environmental Statement (ES) if required it is suggested that the CMRA is included within the ES.</p> <p>Formal pre-application advice includes details of whether a site is within a Coal Mining Referral Area.</p>	<p>NPPF Chapter 15</p> <p>Planning Practice Guidance:- Land Stability</p>

<p>10. Contaminated Land Assessment</p> <p>Required:</p> <ul style="list-style-type: none"> Where contamination is known or suspected due to the nature of the previous use of the site or the proposed use would be particularly vulnerable 	<p>Where a development is proposed, it is the responsibility of the developer to ensure that issues of land contamination are appropriately considered, that remediation (where necessary) takes place and that the land is safe and 'suitable for use' i.e. the site is cleaned up to a level which is appropriate for the proposed end use.</p> <p>Where contamination is known or suspected there is a process comprising 4 phases for addressing the issue. In short these phases are:</p> <ul style="list-style-type: none"> Phase 1 – Desk Study, Site Walkover & Initial Risk Assessment Phase 2 – Site Investigation & Risk Assessment Phase 3 – Remediation Phase 4 – Verification <p>A Phase 1 Study, often referred to as a Contaminated Land Assessment, is required on all sites where contamination is known or suspected unless the applicant can provide evidence that a site has been previously remediated, that this remediation was verified and that the proposed development will not undermine the previous remediation (e.g. as a result of excavations).</p> <p>Where the Phase 1 Study reveals that there is potential for contamination, a Phase 2 Site Investigation & Risk Assessment will also be required. Phases 3 and 4 would usually be dealt with by way of planning conditions (in the event that permission is granted) and as such these would not be necessary in order to validate an application.</p> <p>It is advised that the methodology and scope of any desk study or site investigation is discussed with the Contaminated Land Officer, based in TMBC Environmental Protection Unit, prior to commencement.</p>	<p>NPPF Chapter 15 UDP Policies MW3, MW10, MW12</p> <p>Planning Practice Guidance:- Land Stability Planning Practice Guidance- Land affected by Contamination.</p>
<p>11. Crime Impact Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> All applications for major development. 	<p>The crime impact statement must demonstrate how the development will achieve an appropriate standard of security, based on the Secured by Design Initiative. The crime impact statement must:</p> <ul style="list-style-type: none"> Be provided by a third party that is able to offer an impartial and objective view Highlight crime and disorder issues in the immediate vicinity of the development Include crime statistics and analysis Offer bespoke crime prevention advice to minimize the risk to future users of the development and also consider the impact of the new development on the surrounding community Ensure that the personal safety of users is considered, both the approach to and throughout the development Identify risks to the proposed site and demonstrate how they can be mitigated Consider the impact on the local police force (eg access routes both vehicular and pedestrian) 	<p>NPPF Chapter 8</p>

	<ul style="list-style-type: none"> • Identify design solutions based on analysis of the crime issues in the area that will reduce the proposals vulnerability to crime • Help an applicant to adapt a development to avoid/ or reduce the adverse affects of crime and disorder and reduce the long-term resource costs for the local authority and the wider community <p>In order to achieve the points above it will be essential that the author of the report has access to up to date raw crime data material pertinent to the proposed scheme (for example, individual site analysis). Furthermore, it is recommended that the author:</p> <ul style="list-style-type: none"> • Have sufficient amount of hours of relevant crime prevention experience • Contact appropriate police departments when producing the CIS eg Design for Security, GMP emergency planning, GMP counter terrorism unit • Have a record of continuing crime prevention compulsory professional development (CPD) <p>Details of authors and reviewers and their relevant competencies must be identified within the report.</p>	
<p>12. Daylight / Sunlight Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • All new tall building developments that is at least 2 storeys above the prevailing local building height • All new developments where daylight and sunlight to existing sensitive uses within the vicinity would be affected by that development. • Any development which is not compliant with policy RED5 of the Tameside Residential Design Guide. 	<p>Daylight / sunlight assessments should be prepared by suitably qualified person. The assessment should outline the potential for overshadowing from the development, and how the development may affect existing sensitive uses within the vicinity, together with any mitigation measures.</p> <p>The Council will expect the impact of the development to be assessed following the methodology set out in the most recent edition of Building Research Establishment's (BRE) "Site layout planning for daylight and sunlight: A guide to good practice"</p>	<p>NPPF Chapter 12 TMBC UDP Policy MW12</p>
<p>13. Digital Connectivity Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • All Telecommunication development • All new developments 	<p>The statement should demonstrate how the development responds to the provision of affordable, high quality digital infrastructure. Points of consideration include:</p> <ul style="list-style-type: none"> • Promotion of latest generation mobile technology • Full fibre connection to premises • Facilitating the provision of free, secure high speed public Wi-Fi connections • Relationship to any proposed highway works 	<p>PfE policy JP-C2 NPPF chapter 10</p>
<p>14. Ecology Survey</p>	<p>The Planning Authority has a duty to consider the conservation of biodiversity when determining a planning application. This includes having regard to safeguarding species</p>	<p>NPPF Chapter 15 UDP Policies N1a, N1b,</p>

<p>Required for:</p> <ul style="list-style-type: none"> Major and minor development in areas of semi-natural habitat (including brownfield sites) above 25sqm; Where protected species are known to be present; If the proposal is within or adjacent to a designated conservation site 	<p>protected under the Wildlife and Countryside Act 1981, the Conservation of Habitat & Species Regulations 2010 or the Badgers Act 1992 and priority species as identified in the Greater Manchester Biodiversity Action Plan</p> <p>Designated sites and priority habitats should be safeguarded. Designated sites can be found at https://mappinggm.org.uk/gmodin/?lyrs=#os_maps_light/11/53.5069/-2.3201 in addition to those identified on the UDP proposals map.</p> <p>Where a development proposal is likely to affect such a site, habitat or geological feature, the applicant must submit an Ecological/Geological Survey and Assessment.</p> <p>The Environment Act 2021 introduces new requirements that all planning permissions granted in England (with a few exemptions) must deliver at least 10% biodiversity net gain, using the metric developed by DEFRA that generates a biodiversity value for a site before and after development to demonstrate this. Secondary legislation and associated guidance have now been published and sets out that</p> <ul style="list-style-type: none"> mandatory BNG applies to all major and minor development householder development is exempt from mandatory BNG, along with permitted development and proposals which have a very small (less than a 25-metre squared area or five-metre length) or temporary (under two years) biodiversity impacts relevant developments will be subject to a general pre-commencement planning condition. This planning condition will require that developers submit and have approved by the council a 'biodiversity gain plan' before any works can begin the 'biodiversity gain plan' describes how the developer will achieve a 10% BNG, informed by a biodiversity metric assessment. There is a standardised template for the 'biodiversity gain plan.' If 10% BNG cannot be achieved within the red line boundary of the planning approval, offsite habitat creation will need to be relied upon. The 'biodiversity gain plan' will need to evidence this. <p>Existing environmental information may be available by contacting the Greater Manchester Ecology Unit:</p> <p>https://www.tameside.gov.uk/ecologyunit</p>	<p>N2, N3, N6 N7</p>
<p>15. Energy/Sustainability Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> Residential development Non-residential schemes including 	<p>An Energy/Sustainability Statement should demonstrate how the proposed development would minimise resource and energy consumption compared to the minimum required under current Building Regulations legislation, and how it is located and designed to withstand the longer term impacts of climate change. It should also detail how the proposed development would incorporate decentralised, renewable or low carbon energy</p>	<p>NPPF Chapter 14 PFE Policy JP-S2 & JP-S3 Planning Practice Guidance:- 'Renewable</p>

<p>changes of use</p> <ul style="list-style-type: none"> Domestic extensions above 100sqm 	<p>sources sufficient to reduce the development's carbon dioxide emissions.</p> <p>The energy statement should follow the energy hierarchy, which in order of importance seeks to:</p> <ol style="list-style-type: none"> Minimise energy demand; Maximise energy efficiency; Use renewable energy; Use low carbon energy; and Utilise other energy sources. <p>For advise on retrofitting energy efficiency measures to heritage buildings, refer to the following Historic England document: https://historicengland.org.uk/advice/technical-advice/retrofit-and-energy-efficiency-in-historic-buildings/</p>	<p>and Low Carbon Energy'.</p> <p>Energy Guidance to be published by the Greater Manchester Combined Authority</p>
<p>16. Environmental Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> Developments listed under Schedule 1 of the Town & Country (Environmental Impact Assessment) (England & Wales) Regulations 1999 (EIA Regs) Developments listed under Schedule 2 of the EIA Regs where the Council has issued a Screening Opinion which states that an EIA is required. 	<p>The Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 1999, as amended, set out the circumstances in which an Environmental Impact Assessment (EIA) is required. Where an EIA is required, Schedule 4 of the Regulations sets out the information to be contained within an Environmental Statement. Where a development is listed under Schedule 2 of the EIA Regs, it is strongly recommended that Screening Opinions are sought from the Council as to whether an EIA is required prior to submitting an application.</p> <p>In cases where a full EIA is not necessary the Council may still require environmental information to be provided depending on site conditions and the nature of the proposals.</p>	<p>The Town & Country Planning (Environmental Impact Assessment) (England & Wales) Regulations 2011 as amended</p>
<p>17. Employment Land Review Statement</p> <p>Required for: All planning applications for non-employment uses within Established Employment Areas as well as redevelopment of functioning employment sites across the Borough.</p>	<p>The statement shall follow the guidance set out within the Employment Land Supplementary Planning Document covering:</p> <ul style="list-style-type: none"> Alternative sites; Demand (evidenced by a validated marketing exercise); Land-Use and Viability; and Mixed-Use and Enabling Development <p>https://www.tameside.gov.uk/planning/ldf/spd/employland/EmploymentLandSPD.pdf</p>	<p>UDP Policy E3 PFE Policies JP-J1 and JP-JP-J4</p>
<p>18. Fire Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> Development comprising of 2 or more dwellings or educational accommodation within a building which is 18m or more in height or 7 or 	<p>Fire statements must be submitted on a form published by the Secretary of State (or a form to similar effect) contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):</p> <ul style="list-style-type: none"> the principles, concepts and approach relating to fire safety that have been applied to each building in the development 	<p>Planning Practice Guidance: Fire Safety and high-rise residential buildings.</p>

<p>more storeys.</p>	<ul style="list-style-type: none"> • the site layout • emergency vehicle access and water supplies for firefighting purposes • what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this • how any policies relating to fire safety in relevant local development documents have been taken into account <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/996387/Fire_statement_form_-_static.pdf</p>	
<p>19. Flood Risk Assessment & Sequential Test</p> <p>Required for:</p> <ul style="list-style-type: none"> • Planning applications for development proposals of 1 hectare or greater in Flood Zone 1 and all proposals for new development located in Flood Zones 2 and 3 should be accompanied by a FRA. 	<p>This should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding. A FRA will also be required where the proposed development or change of use to a more vulnerable class may be subject to other sources of flooding or where the Environment Agency, Internal Drainage Board and/or other bodies have indicated that there may be drainage problems.</p> <p>The Environment Agency's Flood Risk maps should be referred to:</p> <p>https://flood-map-for-planning.service.gov.uk/</p>	<p>NPPF Chapter 14 UDP Policy U4 PFE Policy JP-S4 Planning Practice Guidance:- 'Flood Risk and Coastal Change' .</p>
<p>20. Foul & Surface Water Drainage Details (SUDS)</p> <p>Required for:</p> <ul style="list-style-type: none"> • Major Developments 	<p>All new development will be expected to use Sustainable Drainage Systems (SuDS) unless it can be demonstrated that SuDS are impractical. The Drainage Details should include an assessment to demonstrate that how proposed SuDS would work and be maintained and include measures to avoid water contamination and safeguard groundwater supply.</p> <p>If SuDS are not possible the Details should include a statement explaining why. If an application proposes to connect a development to an existing drainage system then details of the existing system should be shown on the application drawings. It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.</p> <p>The use of SuDS should be integrated within the landscaping and highway proposals of a development. Full details should be provided of the phasing and long-term management and maintenance arrangements (including funding) for all dedicated areas.</p> <p>Where the development involves the disposal of foul sewage effluent other than to the public sewer, a foul drainage assessment will be required. A foul drainage assessment should include a full assessment of the site, its location and suitability for storing,</p>	<p>NPPF Chapter 14 UDP Policy U4 PFE Policy JP-S4 Planning Practice Guidance:- 'Flood Risk and Coastal Change' .</p>

	<p>transporting and treating sewage. Where connection to the mains sewer is not practical, then the foul/non-mains drainage assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the alternative means of disposal are satisfactory.</p>	
<p>21. Heritage Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • Applications for Listed Building Consent and Conservation Area Consent • Applications affecting setting of a listed building or ancient monument • Applications on sites located within a conservation area. • Applications involving or affecting non-designated heritage assets (buildings of notable local heritage value) <p>Any proposal on or adjoining a site of archaeological interest that includes new buildings or ground disturbance.</p>	<p>The scope and degree of detail necessary in a Heritage Statement will vary according to the particular circumstances of each application. Applicants are encouraged to discuss proposals with the Council's Conservation Officer before any application is made. The following provides some details of what may be required:-</p> <p>For applications for Listed Building Consent, a written statement that includes a schedule of works, an analysis of the significance of archaeology, history and character of the building/structure, the principles of and justification for the works and their impact on the special character of the Listed Building and it's structure, it's setting and the setting of any adjacent Listed Buildings is likely to be required.</p> <p>For applications for Conservation Area Consent, a written statement that includes a structural survey, an analysis of the character and appearance of the building/structure</p> <p>It is a criminal offense to demolish a building within a Conservation Area in England without planning permission, however Conservation Area Consent is no longer required.</p> <p>Details of the Boroughs conservation areas including those with a Conservation Area Appraisal can be found from Councils website.</p> <p>https://www.tameside.gov.uk/conservationareas</p> <p>For proposals involving demolition or significant alteration of an historic building, applicants will need to submit a structural survey and an archaeological assessment/building appraisal with the Heritage Statement.</p> <p>An archaeological assessment will also be required for any proposals potentially affecting archaeological interests. The statement should include the results of a desk-based archaeological assessment and where the desk-based assessment indicates archaeological potential, the results of an archaeological evaluation report will also be required.</p> <p>In order to fully establish whether a site is of archaeological interest, applicants are encouraged to discuss proposals with Greater Manchester Archaeological Advisory Service (GMAAS) before any application is made.</p>	<p>PfE policy JP-P2 UDP Policies C2, C3, C4, C5, C6, C7, C8, C9, C10 NPPF Chapter 16</p>

	<p>Advice on what Historic England might expect when considering any application they are consulted on is available in Historic England 'Charter Advisory Service'</p> <p>https://historicengland.org.uk/services-skills/our-planning-services/charter/</p>	
<p>22. Health Impact Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> All major development above 100 dwellings All applications accompanied by an Environmental Statement or require to be screened for an Environmental Impact Assessment; Other proposals which, due to their location, nature and proximity to sensitive receptors, are likely to have a notable impact on health and well-being. 	<p>Undertaking an HIA will help ensure that the effects of development on health and well-being are considered, the Assessment should include potential impacts (benefits and harms) on health and well-being, identify opportunities to reduce health inequalities through the design, construction and maintenance of the proposal and also detail any proposed mitigation.</p> <p>The Assessment could be incorporated into an Environmental Statement in the Social and Economic Chapter.</p> <p>For guidance you can use the Department for Health HIA template when undertaking a HIA. In addition, use these examples of best practice to help you:</p> <p>Health Impact Assessment (HIA) and Local Development Plans (LDPs): A Toolkit for Practice from NHS Wales - provides guidance for general approach to HIA Health Impact Assessment in spatial planning from GOV.UK</p>	PFE Policy JP-P6
<p>23. Landscape Visual Impact Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Major development within the Green Belt or Protected Green Space Sites with significant changes in topography <p>Buildings/development that represents a major departure from established building heights or scale</p>	<p>The scope of the LVIA and the viewpoint locations should be agreed with the Local Planning Authority at the pre-application stage and before the application is submitted.</p> <p>Guidelines for Landscape and Visual Impact Assessment Third edition (2013)</p> <p>Greater Manchester Landscape Character and Sensitivity Assessment</p> <p>https://www.greatermanchester-ca.gov.uk/media/1727/greater-manchester-landscape-character-and-sensitivity-report.pdf</p>	<p>UDP OL10, OL15 & OL16</p> <p>PFE Policies JP-G1, JP-G3, JP-G4 JP-G5</p>
<p>24. Lighting Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> Proposals introducing artificial lighting into any sensitive context, normally close to residential development or 	<p>The assessment shall be undertaken by a suitably qualified person. This should include details of the proposed lighting including; Lux contour plan, lighting hours, full equipment specification.</p>	UDP MW12

<p>sites of nature conservation value or which may impact on protected species or priority species;</p> <p>Applications for advertisement consent including proposals for illumination or use of digital screens.</p>		
<p>25. Minerals Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • All mineral related development, or • Development within mineral safeguarded areas. 	<p>The Greater Manchester Joint Minerals Development Plan was adopted by the Greater Manchester authorities in 2013. The Plan allocates certain areas of the Borough as Mineral Safeguarding Areas.</p> <p>Policy 8 (Chapter 4) of the adopted GM Joint Minerals Development Plan is the key policy relating to mineral safeguarding areas and provides criteria against which to assess the appropriateness of development within a mineral safeguarding area and to protect mineral resources from sterilisation by other forms of development.</p> <p>Minerals Assessments for development within mineral safeguarding areas should clarify whether there are minerals present and, if so, whether it is practicable or sustainable to extract them. The level of detail should be appropriate to the scale and nature of the proposed development, and informed by desk based or intrusive surveys.</p>	<p>Greater Manchester Joint Minerals Development Plan</p>
<p>26. Noise Assessment</p> <p>Required for:</p> <ul style="list-style-type: none"> • Potentially noise generating developments (i.e. pubs, clubs, takeaways, industrial/commercial uses, recreation) in the vicinity of existing noise sensitive developments - residential, schools and hospitals; • Noise sensitive uses in the vicinity of existing noise generating uses, classified roads, railways or in areas with an existing noisy environment such as the city centre; • Mixed use applications comprising both noise generating and noise sensitive uses; <p>Commercial applications including extractor or cooling units in the vicinity of noise sensitive developments</p>	<p>Noise Assessments should be prepared by suitably qualified acousticians. They should outline the existing noise environment, the potential noise sources from the development, or the noise sources likely to affect the development, together with any mitigation measures.</p> <p>It is important that the methodology and scope of such an assessment be discussed with Environmental Health prior to commencement.</p>	<p>NPPF Chapter 15 TMBC UDP Policy MW12</p>
<p>27. Open Space Assessment</p>	<p>The assessment shall include:</p>	<p>UDP policy OL4, OL6,</p>

<p>Required for:</p> <ul style="list-style-type: none"> • Development involving the loss of open space, playing fields, sports and recreation facilities, bowling greens, allotments etc. • Major development which may place additional pressures on local open space and recreation facilities. 	<ul style="list-style-type: none"> • A statement explaining how the facility will be affected by the development, when the facility was last used and by whom • A site plan, clearly showing the layout of the existing facilities • A proposed site plan, showing how any proposed development is likely to impact on the existing facilities • Details of any replacement facilities and/or improvements to existing facilities where there is an identified local deficiency (note an expectation to deliver onsite equipped play space on developments of 50 units or more or within a greater area of 1ha) • Future management and maintenance arrangements for any proposed facilities. <p>Further information can be found within Tameside Open Space Review</p> <p>Further information on playing fields is available on the Sport England website it would be advisable that they are engaged with early as part of a pre-application enquiry.</p>	<p>OL14. PFE JP-G6</p>
<p>28. Planning Obligation(s)/ S106 Agreement – Draft Heads of Terms</p> <p>Required for:</p> <ul style="list-style-type: none"> • Residential Schemes of 10 or more dwellings • Where development requires direct off-site mitigation to address a highway safety issue • Where identified in formal pre-application advice 	<p>Planning Obligations, (Section 106 Agreements or Unilateral Undertakings) may be required to mitigate against the effects of a major development on local infrastructure. Early pre-application discussions should take place with the Planning Service to establish the scope and scale of any obligation required prior to the submission of the application. Such obligations may, for example, be required for off site open space, affordable housing, education contribution or for transport infrastructure/public transport support.</p>	<p>TCPA Act 1990 s106 NPPF Chapter 4 UDP Policies H4, H5, H6, T13 Planning Policy Guidance -Planning Obligations</p>
<p>29. Planning Statement</p> <p>Required for:</p> <ul style="list-style-type: none"> • All major developments • Departures • Proposals to vary/remove a condition 	<p>A Planning Statement should set out the relevant National, Regional and Local planning policies and guidance and explain how the development relates to the various policies. It should include details of pre-application discussions and summarise the other technical documents submitted with the application (e.g. Flood Risk Assessment). Planning Statements are particularly important where a proposal is a departure from the Development Plan e.g. development within the Green Belt where very special circumstances would need to be demonstrated.</p> <p>When an application is being made to vary/remove a condition, the statement should clearly explain why the requirements of the condition cannot be met or is no longer justified/required.</p> <p>Applications for Gypsy, Travellers and Travelling Show-persons:</p>	<p>NPPF Chapter 4</p> <p>PfE JP-S7 GM Joint Minerals and Waste Plan</p> <p>TMBC UDP H8 Planning Practice Guidance- Planning for Traveller Sites</p>

	<p>A planning statement should be submitted which explains:</p> <p>How the applicant falls within the scope of the relevant planning definitions</p> <ul style="list-style-type: none"> • Number of pitches applied for and how this relates to local needs • How the pitch design meets good practice • How the site would be operated and managed • Details of the applicants profession and any business that may be operated from the site (including the storage of commercial vehicles) <p>A departure application is a planning application that is not in line with, or 'departs from', the development plan in force in the area where the application is being made. In some instances this may require the application to be referred for consideration by the Secretary of State.</p> <p>Further information on departures can be found from the following link:</p> <p>http://planninghelp.cpre.org.uk/planning-explained/planning-applications/call-ins/departure-applications</p>	
<p>30. Statement of Community Consultation</p> <p>Required for:</p> <ul style="list-style-type: none"> • Any significant departures • Major applications • Application of community interest 	<p>A Community Consultation Statement should detail the consultation that was carried out with the community prior to submission of the application and the results of any surveys. The greater use such consultation is strongly encouraged, especially on larger schemes as it might be beneficial to help the community shape a major regeneration scheme or a scheme with a wide community impact and to generate informed debate about very complex planning issues of wide significance.</p> <p>https://www.tameside.gov.uk/Planning/Statement-of-Community-Involvement-(SCI)</p>	<p>NPPF Chapter 4 Planning Practice Guidance: Planning Practice: Consultation and Pre-decision Matters</p>
<p>31. Retail Impact Assessment & Sequential Approach</p> <p>Required for:</p> <ul style="list-style-type: none"> • Impact Assessment for retail and leisure developments outside of defined centres and above the following thresholds: Ashton under Lyne – 1,750sqm Denton – 1,250sqm Hyde – 1,250sqm Droylsden – 7,50sqm Stalybridge – 7,50sqm 	<p>Paragraphs 90-95 in the NPPF set out when the sequential approach and impact assessment should be sought to determine applications for main town centre uses.</p> <p>Paragraph 94 in the NPPF states that the Impact Assessment should include an assessment of:</p> <p>a) the impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal; and</p> <p>b) the impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as applicable to the scale and nature of the scheme).</p>	<p>NPPF Chapter 7 PfE JP-P4 New Retail and Leisure Developments TMBC UDP Policy S3 Planning Practice Guidance:- Town Centres and Retail</p>

<p>Hattersley – 750sqm Mossley – 500sqm</p>		
<p>32. Structural Survey / Land Stability Report Required For:</p> <ul style="list-style-type: none"> • Applications to convert redundant or underused buildings in the countryside • Applications to demolish a listed building, or any part of a listed building, due to its condition • Applications to demolish any building that is either a heritage asset or positively contributes to a conservation area i.e. non-designated heritage assets <p>Applications involving the construction of retaining walls or embankments above 1m in height.</p>	<p>A structural survey or slope stability assessment must be carried out by a structural engineer or a suitably qualified person. The survey should demonstrate either;</p> <ul style="list-style-type: none"> • that the building is capable of conversion without significant rebuilding/reconstruction. A method statement should detail the works required to carry out the conversion including the engineer’s recommendations. • An appropriate engineering solution can be accommodated to mitigate the impacts of the development. <p>Where a listed building, heritage asset or building positively contributing to the character of a conservation area is proposed for demolition, a structural survey should be submitted to enable the Council to ascertain the condition of the building and whether it can reasonably be brought back into use without demolition.</p>	<p>NPPF Chapter 15 TMBC UDP Policy MW11 MW12</p> <p>NPPG – Land Stability</p>
<p>33. Topographical Plan / Site Section Required for:</p> <ul style="list-style-type: none"> • All major developments • All proposals where there is a sloping site • Engineering Operations involving a change in level 	<p>Changes in levels should be shown on a block plan showing spot levels and finished floor levels and roof heights as appropriate. Finished floor levels and Roof Heights should be shown on elevation on all cross sections.</p>	<p>TMBC UDP Policies C1 & H10</p>
<p>34. Transport Assessment & Draft Travel Plan Required for:</p> <ul style="list-style-type: none"> • Major traffic generating development proposals (as defined in Warrington Design Guidance Note DGN3: Transport Assessments) • Proposals which either by themselves or cumulatively with development of which the application is part, is likely to cause significant harm as a result 	<p>The contents of the Transport Assessment will depend on size, nature and location of development but should include:</p> <ul style="list-style-type: none"> • How accessible the development is by all modes of transport • Whether the site access can accommodate the predicted level of traffic • Impacts on the wider highway network, including existing and proposed infrastructure • Transport impact mitigation measures • What measures can be undertaken to encourage travel by walking, cycling and public transport <p>Further information of Transport Assessments is contained within the Department of Transport Guidance on Transport Assessments.</p> <p>A Draft Travel Plan should identify a package of measures to be implemented, monitored</p>	<p>NPPF Chapter 9 TMBC UDP Policies T11 and T14 NPPG: - Travel Plans, Transport Assessments and Statements.</p>

<p>of existing road capacity or safety problems in the area</p> <ul style="list-style-type: none"> Proposals that are likely to significantly increase pollution and/ or noise as a result of traffic generation; or cause pollution levels in Air Quality Management Areas to exceed guideline levels Proposals that would generate a material increase in traffic entering or using any motorways, trunk roads or other primary routes; and Proposals that would impact on the bus network 	<p>and reviewed to encourage new occupiers or customers of the development to use alternative means of transport to the use of cars/private vehicles. The Draft Travel Plan should include details of targets and arrangements for monitoring.</p> <p>More guidance is provided in the Department of Transport 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process'.</p>	
<p>35. Tree Survey & Arboricultural Impact Assessment</p> <p>Required for: Any planning application for building work or an engineering operation involving ground excavation where there are trees located on or within 10m of the site.</p>	<p>Tree Surveys should be submitted in accordance with BS5837: Trees in relation to Construction – Recommendations.</p> <p>Any trees scheduled for removal should be clearly indicated on the proposal plans. The method of protecting remaining trees during construction works should be shown on a Tree Constraints Plan, showing root protection areas, and a Tree Protection Plan. An Arboricultural Method Statement and /or Arboricultural Impact Statement may also be requested depending on both the existing tree cover and the extent of the proposed development.</p> <p>Householder applications on sites where excavations would take place within 10m of any tree(s) should indicate the position and spread of the tree(s) on the applications plans and details of the species and approximate age(s) should also be provided.</p>	<p>Town & Country Planning (Trees) Regulations 2012</p> <p>British Standard 5837:2005 – Trees in relation to construction UDP policies N4 & N5</p> <p>PFE Policy JP-G7</p>
<p>36. Ventilation / Extraction Details</p> <p>Required for:</p> <ul style="list-style-type: none"> Any commercial development where an external extraction vent or flue is required; or <p>Any application proposing the creation or alteration of an extractor vent or flue in isolation</p>	<p>Any application for a commercial use necessitating an external extractor vent or flue, or any application relating to such a vent or flue in isolation, will be required to be supported by details of:</p> <ul style="list-style-type: none"> The location and appearance of any external equipment for fume extraction/ventilation e.g. grilles/flues; Scaled plans and elevational drawings as existing and proposed; Relevant floorplans showing the location of any equipment internally and the route any ducting would take to the internal riser/external walls; The noise levels that would be generated from the proposed equipment and the acoustic attenuation measures proposed to reduce the equipment's noise output externally; A technical specification of the proposed equipment from the manufacturer; and Information regarding the proposed cleaning/maintenance regime for the flue 	<p>NPPF Chapter 15 TMBC UDP Policy MW12</p>

	extraction equipment.	
<p>37. Viability Assessment</p> <p>Required for: Any application where s106 planning obligations will not be met in full as a result of the schemes viability.</p>	<p>The Viability Assessment (VA) should be an open book approach showing development costs and development revenue in detail. This would enable the Councils to have the schemes viability independently reviewed (the applicant would need to cover the cost of this).</p> <p>Note:</p> <ul style="list-style-type: none"> • It is advised that the scope of any VA should be discussed at pre-application stage • The LPA will require an independent review of the VA will be undertaken at the cost to the applicant • If the applicant wishes for this information to be confidential they must state this. A redacted version should be submitted for the public to see. 	<p>NPPF Planning Policy Guidance:- Planning Obligations TMBC UDP Policies H4, H5, H6, T13</p>
<p>38. Waste Management Plan</p> <p>Required for:</p> <ul style="list-style-type: none"> • All significant major applications 	<p>Waste Management Plans will need to include:</p> <ul style="list-style-type: none"> • information on the amount and type of waste that will be generated from the site • measures to reduce, re-use and recycle waste within the development, including the provision of on-site separation and treatment facilities (using fixed or mobile plants where appropriate); • an assessment of the potential to re-use or adapt existing buildings on the site (if demolished it must explain why it is not possible to retain them); • design and layouts that allow effective sorting and storing of recyclables and recycling and composting of waste and facilitate waste collection operations during the lifetime of the development; • measures to minimise the use of raw materials and minimise pollution of any waste; • details on how residual waste will be disposed in an environmentally responsible manner and transported during the construction process and beyond; • construction and design measures that minimise the use of raw materials and encourage the re-use of recycled or secondary resources (particularly building materials) and also ensure maximum waste recovery once the development is completed; and • details on how the development will be monitored following its completion. <p>Where waste management plans include on-site recycling, recovery and re-processing provision they must demonstrate how these activities will comply with the requirements set out in the adopted Greater Manchester Joint Waste Plan.</p> <p>Proposals for non-waste development must not prevent or prejudice the delivery and operation of waste management facilities within the vicinity of the safeguarded and</p>	<p>Greater Manchester Joint Waste Development Plan Documents National Planning Policy Guidance:- Waste</p>

	allocated sites set in the adopted Joint Waste Plan	
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