

# Validation checklist requirements for planning applications submitted to Warrington Borough Council

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## Section 1: Introduction and Background

### Introduction

- 1.1 Warrington 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.
- 1.2 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
- 1.3 This document provides users of Warrington Borough Council's 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.

- 1.2 The checklist is set out into two main parts:

**Part One** – sets out the national list of requirements which are mandatory for all planning applications.

**Part Two** – sets out Warrington Borough Council's local list

Above all the checklist aims to:

- assist in ensuring that your application is valid when submitted;
  - ensure that all applications can be dealt with effectively and efficiently;
  - respond positively to best practice advice issued by government; and,
  - ensure that Warrington Borough Council complies with legislation in relation to planning applications.
- 1.3 The Validation Checklist included within this document is designed to help ensure that your application is valid when we receive it from you. The checklist highlights the relevant local policies and provides links to where you can read and download these.

- 1.4 It is recommended that the content of technical documents supporting your application be informed by pre-application discussions with us and by reference to our planning policies and guidance, particularly Supplementary Planning Documents.
- 1.5 The content and detail of the supporting information we require should be proportionate to the scale of the development. If you are in any doubt about this, please do talk to us further before preparing and submitting your application. If the information required, as set-out in our Validation Checklist, is not submitted with your application then the application will not be valid and it will not start to be progressed towards a decision.
- 1.6 Please read this document carefully before completing your application form and submitting your application. If you intend to submit an application for large-scale development or for a complex proposal, or if you are in any doubt about a specific issue, you should agree these matters with us during pre-application discussions.
- 1.7 Please remember also that planning permission, listed building and advertisement consents may not be the only permissions or consents you need from Warrington Council. Other consents include building regulations, licensing and food safety. More information on these and other consents and services of the Council are available on our website [www.warrington.gov.uk](http://www.warrington.gov.uk)

### **Data protection and the internet**

- 1.8 The information provided on your application form and in the supporting documents will, in nearly all cases, be made public because it will be viewable on our website. Given this, if you supply personal information belonging to a third party, please ensure you have their permission to do so. The General Data Protection Regulation was enforceable in the UK from the 25th May 2018.

### **The validation process**

- 1.9 Only valid applications will be progressed toward a decision. “Valid” means that all the information specified by us, in order to determine your application is, from the outset, provided in full. If relevant information or the correct fee is missing, we will not be able to start determining your application and there will be a delay in deciding your application until the appropriate fee and required information is received.
- 1.10 There are different types of applications and some types require more detailed information than others. All information needs to be accurate and some information can be complex and technical. It is required so that all people with an interest in the outcome of your application can accurately assess what the impacts of your planned development will be. For example, neighbours to your site may be interested in the potential impact on them from noise or additional traffic.
- 1.11 You may need to appoint a planner, an architect, surveyor or specialist consultant to prepare information to support your application and in order to make it valid; for example, to undertake an ecology survey and prepare a report.

- 1.12 We want to make the planning process as clear as possible and the Checklist below confirms what information is required for different types of applications. You are required to use our Checklist to ensure that your application is complete when you send it to us.
- 1.13 Upon receipt of your application, we will crosscheck the information submitted against national planning application requirements, together with Warrington Borough Council's local requirements, as set out in this document. If all of the required information is included, your application will be classed as "valid" and it will then progress towards a decision.
- 1.14 If when we receive your application we consider that it is lacking information, it will be held as 'invalid' and it will not start to progress towards a decision until the necessary information is received.
- 1.15 In the event that your application is invalid (because you have submitted insufficient information or an incorrect application fee), we will write to you to tell you what you need to do to make it valid and would request information is submitted to [invalidinfo@warrington.gov.uk](mailto:invalidinfo@warrington.gov.uk). You must then submit the required information in a timely manner to ensure that your application can progress to a decision. If, within 28 days, you do not provide us with the information we require, we will not be able to deal with your application and it will be treated as Withdrawn. Thereafter, in the event that you wish to progress with your plans you will need to submit your application to us again as we do not keep any documents relating to Withdrawn applications.
- 1.16 If you consider that exceptional circumstances are present such that, in your view, you do not need to comply fully with our Local Validation Checklist you should discuss this with us before you submit your application. You should then tell us in writing in your application why you consider that specific information is not required. The Council will consider such requests on their merits in accordance with the relevant legislation.
- 1.17 One of the exceptional circumstances may be that you provide your written agreement to the use of pre-commencement conditions in lieu of providing the required documents/plans at submission stage. This should form part of your Planning Statement.

### **Can we require this level of information?**

- 1.18 The application fee and some of the information we require when an application is submitted are national requirements set by Government. In addition, the government has empowered us to require applicants to provide additional information in the interests of good and efficient decision making and having regard to local circumstances.
- 1.19 Different types of applications require different levels of information and supporting documentation to be submitted. The Government has published guidance recommending that we specify the scope of information necessary for different types of applications. This is the purpose of this advice note and checklist.
- 1.20 Our Local Validation Checklist has been the subject of public and stakeholder consultation.

## Common reasons why applications are invalid

Reason	Remedy
An absence of the Supporting Documents necessary.	Check the national and local validation requirements within this document to see what supporting information is needed with your application.
Supporting Documents that omit information specified in the guidance notes accompanying the planning application form and/or set out in national guidance, the statutory development plan or supplementary planning documents	Within the local validation requirements set out in this document, there is a section called, 'what information is required'. This will provide you with useful references about the level of information required with reference to policy and guidance.
Drawings with insufficient detail as specified in the guidance notes or containing inconsistencies.	Refer to the local validation requirements below to make sure that the right level of information is submitted and cross-reference your drawings before submitting to ensure consistency in the submission.
One or more plans are missing.	If submitting plans through the Planning Portal you should be able to view a list of all plans/ documents you are about to submit. At this time, your list of plans can be checked against your records before you submit. If providing paper copies, you may find it useful to provide a covering letter with a schedule of plans to assist you in identifying any omissions prior to submission.
An incorrect description of the development.	Check that the description that you detail on the application form covers <b>all</b> elements of the proposal.
An incorrect Certificate of Ownership because plans show that building works will encroaching onto the neighbouring property.	If there is any encroachment outside of your site boundary then you should <b>not</b> sign Certificate 'A'. The applicable certificate will be dependent upon circumstances but alternatives will require you to either serve notice on the landowner that you are encroaching on, or advertise your proposal in the press if it is not possible to identify the landowner. This should occur prior to the submission of your application and confirmation provided that this has been undertaken. The application forms provide further details.
Inconsistencies between elevations and floor plans.	Ensure that you cross-reference elevations and floor plans before submission. Amended plans will be required if there are inconsistencies between elevations and floor plans because it needs to be clear what is being applied for so that the impacts can be properly assessed.

<p>Incorrect fees enclosed</p>	<p>Fees for the processing of applications are set nationally. You will find a link to them <a href="#">here</a>.</p> <p>Applicants should be aware that when they are submitting an application for multiple uses (for example, use classes B1, B2 and B8), the fee shall be calculated in accordance with the 2012 Regulations (para 10, Part 1, Schedule 1) :</p> <p>(2) <i>Calculations shall be made in accordance with this Schedule of the fee that would be payable in respect of an application for planning permission, or approval of reserved matters (as the case may be), if made in respect of each of the alternative proposals, and the fee payable in respect of the application shall be the sum of—</i></p> <p>(a) <i>an amount equal to the highest of the amounts calculated in respect of each of the alternative proposals; and</i></p> <p>(b) <i>an amount calculated by adding together the amounts appropriate to all of the alternative proposals, other than the amount referred to in subparagraph (a), and dividing that total by the figure of 2.</i></p>
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## Validation Dispute

- 1.21 We want to avoid disputes with you about whether your application is, or is not, valid; this is why we have prepared the clear advice provided here. [National legislation](#) provides us with the power to decide whether an application is valid. We consider that the information and evidence we require satisfies legislation because it is:
- reasonable having regard, in particular, to the nature and scale of the proposed development; and,
  - about a matter which it is reasonable to think will be a material consideration in the determination of the application.
- 1.22 Nevertheless, if you disagree with what we are asking you to do (to make your application valid) you should always in the first instance talk to us. If you are unable to achieve agreement with us you have the right to seek a resolution by following national procedures, which can be read [here](#). In these circumstances, you must send a notice to us which:-
- (i) specifies which particulars or evidence you consider do not meet the requirements;
  - (ii) sets out the reasons why you hold that view; and,
  - (iii) requests that we waive the requirement to include those particulars in the application.
- 1.23 We will then send a validation notice or non-validation notice to you.

## Pre-application Discussions

- 1.24 We strongly encourage you to discuss your plans with us before submitting a formal application. This can save you both time and money and ensure that your application has the best chance of success because we can agree with you the issues relevant to the consideration of your application and that the information required to make it valid at the outset, thereby avoiding delays in a decision. It is useful to include details of any pre application advice you have had with us within the application form within the relevant section.
- 1.25 Full details of our pre-planning application advice protocol (including charges) can be found [here](#).

## Online and electronic submissions

- 1.26 We would prefer to receive your application electronically via the Planning Portal (<http://www.planningportal.gov.uk/>). The following notes should assist you when submitting your application in this way. Following the guidelines will enable us to process your application and publish it more quickly. Please structure your electronic submission in the following way:
- No individual file should be greater than 10MB;
  - Large documents should be broken down into manageable files e.g. in chapters and sections;



- It is important that the naming structure explains the document and chapter (if applicable) in plain English;
- All major dimensions must be specified on drawings. This is necessary for the assessment of drawings. Drawings should include the scale it is drawn at and a scale bar; and,
- Drawings should be orientated so they appear correctly when viewed on screen (i.e. North at the top of the screen).

1.27 The Council will process applications submitted on paper. These require 1 copies of each document, plan and form and can be posted to Development Management, Warrington Borough Council, East annexe, Town Hall, Sankey Street, Warrington WA1 1UH.

## **Householder Applications**

1.28 If you are submitting an application to extend a dwelling, the validation requirements are largely set out with the National Validation Requirements, contained immediately below in Section 2.

Exceptions to this are if your application relates to a property, which is:

- Located within land designated as Flood Zone 2 or 3 (See column 11 in Section 2 for more information);
- Applications with the potential to impact upon bats and/or newts (see column 7 in Section 2)
- a nationally listed building (see column 13 in Section 2);
- located in the green belt or in conservation area; or,
- it would involve works to protected trees or those in a conservation area (see column 32 for further information on protected trees).

In these instances additional information will be required.

You can check to see whether your property is listed, in the green belt, in the conservation area or has any protected trees that maybe impacted by using our interactive map, which is available on-line [here](#). In such instances, you should refer to the relevant documents within the Local Validation Requirements section below with reference to the 'Householder' information contained within section 3 of this document. If you have any queries, we would be pleased to help you. Email us at [devcontrol@warrington.gov.uk](mailto:devcontrol@warrington.gov.uk)

## **Making Payment on Applications**

1.29 A schedule of planning application fees can be found at [here](#)

If your application is submitted via the planning portal you must follow their payment procedures, for any other applications we would prefer payment is made on-line through our website. The link to facilitate this can be found [here](#). Please ensure that you choose the correct payment type from the options in the left hand menu. Alternatively, you can pay by cheque, made payable to Warrington Council and sent to Development Management, Warrington Borough Council, East annexe, Town Hall, Sankey Street, Warrington WA1 1UH

## Section 2: Validation Criteria

### General Validation Requirements

Applicants are encouraged to supply documentation which has been produced electronically in that format. This applies whether the application is made on-line or whether a paper application is made. This facilitates the transfer of information to consultees and for the public to view planning proposals on-line with the greatest efficiency. It would be appreciated if the scale of the plans and paper size is no larger than is required to illustrate the proposals.

The on-line submission of electronic planning documents are required to meet the following criteria:

- Maximum single file size is 10 Mbytes;
- Maximum 25 Mbytes file size (the sum of all document file sizes). Where these maxima are exceeded the information should be submitted off-line using CDROM/DVD;
- Portable Document Format (PDF) is required for **ALL** plans/drawings to ensure that they are accessible to consultees;
- All drawings shall include the drawing scale, a scale bar, key dimensions and direction of north;
- All drawings shall specify the printing page size for which the scale applies;
- **Plans should not contain the phrase 'Do not scale' or any derivative of this.**
- All documents and drawings shall be given a meaningful title and dated with drawings given a unique plan reference. For example: Block Plan drawing v1A.pdf or Design and access statement 28102013.pdf.
- Scanned documents must be a minimum of 200 dots per inch (dpi) resolution for black and white and 100 dpi for colour;
- All photographs in PDF file format and no larger than 15 cm x 10 cm.

In addition:

- Drawings should avoid the use of large areas of unnecessary blocks of colour;
- Updated or revised versions of plans or documents should be clearly named to show a change so that the new documents can be easily identified when uploaded. For example Block Plan drawing v1B.pdf or Design and Access Statement 30102013.pdf.
- All drawings shall be correctly orientated for on-screen display

Unless the application is made on-line through the Planning Portal, this authority only wishes to receive **one paper copy** of the following documents but reserves the right to request additional paper copies for consultation. For larger proposals and EIA development one paper copy and either a transfer file or two CDROM/DVD as requested:

## National Validation Requirements

### i. Application form:

The Council's relevant application form(s) are required and these must be signed and dated with all relevant sections completed. When submitting via the planning portal, the Council's application forms will be automatically uploaded. Should you be submitting paper copies then the planning portal has Warrington forms depending on the development, please use the link [here](#).

All the relevant questions should be answered and if not relevant to the application, then the words "not applicable" should be inserted for clarity.

### ii. Application Fee:

Planning applications and other submissions cannot be processed without payment of the correct fee. The correct fee, as determined in The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, where one is necessary. As fees are subject to change, the latest version of these regulations should be checked or the Planning Portal's fee calculator can be used. Please refer to section 1.29 above for methods of payment.

### iii. Ownership Certificates:

A completed, signed and dated Ownership Certificate A, B, C or D shall be submitted as set out under Section 65(5) of the Town and Country Planning Act 1990, and Section 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). The ownership certificate states the ownership of the whole of the application site, including land which gives access to the site from the public highway or where development abuts, crosses or simply overhangs the boundary with the adjoining land or property. For this purpose an owner is "*anyone with a freehold interest or leasehold interest, the unexpired term of which is not less than 7 years*".

- **Certificate A** must be completed when the applicant is the sole owner of the site.
- **Certificate B** must be completed when the owner of the site is known to the applicant
- **Certificate C and D** must be completed when some or none of the owners of the site are known.

If Certificates B or C are relevant, the applicant must complete and serve notice of the proposals on the owners and /or agricultural tenants of the application site in accordance with Article 13 of the DMPO.

#### **iv. Notices:**

Where the applicant is not the sole owner of the land, certificates B, C or D are completed and notice(s) need to be served in accordance with Article 13 of the DMPO, on every owner as at 21 days prior to the date of the application of any part of the land to which the application site relates. The names and addresses on which notice has been served should be provided with the application. Where some or all of the owners of land to which the application relates are unknown, the applicant will need to specify the steps undertaken to find owners, such as Land Registry enquiries and the date of an advertisement in a newspaper published at least 14 days prior to the submission of the application. A copy of the certificate can be found [here](#)

#### **v. Agricultural Land Declaration:**

A completed, signed and dated **agricultural holdings certificate** shall be submitted whether or not the site includes an agricultural holding. All agricultural tenants must be notified **prior** to the submission of the application. The agricultural holding certificate is incorporated into the standard application form for all except applications for approval of reserved matters, renewal of temporary consent, discharge or variation of conditions, listed building consent and lawful development certificate.

#### **vi. Design and Access Statement:**

An explanation of what a Design and Access Statement consists of and the circumstances under which the Statement is required can be found [here](#)

#### **vii. Location Plan:**

- It should be based on an up-to-date map (and where possible using an up-to-date Ordnance Survey base map).
- The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper.
- It should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear.
- The application site should be edged clearly with a solid **red** line.
- It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). The size of the application site can in some cases determine the fee payable for the application and should be carefully drawn.
- A blue line must be drawn around any other land owned by the applicant, close to or adjoining the application site.

#### **vi. Site Plan:**

The site plan should be submitted, at an appropriate scale of 1:500 or 1:200.

Plans will **not** be accepted if they do not comply with the general validation requirements as stated above and the following **unless these would not influence or be affected by the proposed development:**

- All the buildings, roads and footpaths on land adjoining the site including access arrangements.
- All public rights of way crossing or adjoining the site;
- The position of all trees on the site and those on adjacent land;
- The extent and type of any hard surfacing; and
- Boundary treatment including walls or fencing.

#### **Local Validation Requirements**

#### **vii. Other Plans**

In addition to the location plan and site plan, other plans should be submitted (dependent on the type of application and development proposed) to explain the proposal in detail. The drawings submitted should show details of the existing building(s) as well as those for the proposed development. Where existing buildings and or walls are to be demolished these should also be clearly shown.

#### **Existing and proposed elevations:**

All elevations should be submitted drawn to a scale of 1:50, or 1:100 and should show clearly the proposed works in relation to what is already there. All sides affected by the proposal must be shown and orientations labelled. It will not be sufficient to state front, side and rear elevation.

Elevations should indicate the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included; if only to show that this is in fact the case.

Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property.

Elevations should be submitted free of 'artistic detailing' and should simply reflect the development for which permission is sought.

**Existing and proposed floor plans:**

These should be shown at a scale of 1:50 or 1:100 and be labelled to show the existing and proposed usage. Where buildings or walls are to be demolished these should be clearly shown. New buildings should be shown in relation to adjacent buildings.

Applications for change of use are required to submit existing and proposed floor plans which clearly indicate the usage within the building.

**Existing and proposed site sections and finished floor and site levels:**

In cases where a proposal involves a change in ground levels or is on a sloping site, drawings at a 1:50, 1:100 or 1:200 scale should be submitted showing cross sections through the proposed building or site. Illustrative drawings should be submitted to show both existing and finished levels. The drawings may take the form of contours, spot levels or cross or long sections as appropriate.

**Roof Plan**

A roof plan is used to show the shape of the roof and is typically drawn at a scale smaller than the scale used for floor plans. Details such as roofing materials, vents and their location are typically specified on a roof plan.

**Proposed Landscaping or Restoration Plans**

Where a development involves changes to land contours, soils, substrates, waterbodies, vegetation and/or landscape features then a proposed landscaping and restoration concept is expected to be depicted on one or more plans.

## SUPPORTING DOCUMENTS

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
1.	<b>Affordable Housing Statement</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy SN2 – Securing Mixed and Inclusive Neighbourhoods  <a href="#">Planning Obligations SPD Jan 2017</a>	Major planning applications for residential development.	<p>Demonstration that 20-30% of homes within residential sites will be to be available for affordable housing in accordance with planning policy (Specifically CS policy SN2). With a mix of 50% social rent or 50% intermediate housing.</p> <p>Any variation of this should include an evidence based justification.</p> <p>The statement should include the number and mix of units and floor space of habitable areas of residential units. Plans showing the location, type, floor space of units and number of bedrooms should also be submitted. Any variation from policy should be well justified.</p> <p>Where Vacant Building Credit is being claimed, details of period of vacancy and the last known date of use of the building should be included within the application.</p> <p>Commuted sums in lieu of onsite provision will only be accepted in exceptional, justified circumstances.</p> <p>Affordable housing shall be secured through S106 agreement (see Heads of Terms below).</p> <p>(See Viability Assessment below if applicable).</p>
2.	<b>Agricultural Statement</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy CC2 – Protecting the Countryside	All types of applications for development on agricultural land for the purposes of agriculture and other uses appropriate to the rural	<p>Information required:</p> <ul style="list-style-type: none"> <li>• Details of the applicants land holdings (map based)</li> <li>• Detailed description of agricultural activities which take place</li> <li>• A plan accompanied with a schedule of buildings of existing buildings and those proposed</li> </ul>

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
			area	<ul style="list-style-type: none"> <li>• Agricultural land classification</li> <li>• Justification for the proposed development</li> </ul>
3.	<b>Air Quality Assessment</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">National Planning Practice Guidance</a>  <a href="#">Warrington Local Plan Core Strategy July 2014</a> policy QE6 – Environmental and Amenity Protection CC2 - Overall Spatial Strategy – Transport  <a href="#">Warrington Environmental Protection SPD May 2013</a>	<p>Developments that would impact upon air quality in areas where air quality objectives are exceeded, within current or potential AQMAs, where people would be exposed for significant periods of the day.</p> <p>Proposals outside of AQMAs for any new developments that could impact upon air quality in areas where currently air quality objectives are not exceeded, but where there would be a significant impact from the development on the pre-development levels, where there are relevant receptors.</p>	<p>Further information can be found at:</p> <p>The Council's <a href="#">interactive map</a>, which includes details on the location of air quality management areas within the Borough.</p> <p><a href="#">EPUK &amp; IAQM Land-Use Planning &amp; Development Control: Planning For Air Quality (2017)</a></p> <p><a href="#">Local Air Quality Management Technical Guidance (T916).</a></p>
4.	<b>Archaeological Assessment</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy QE 8 - Historic Environment	Applications for development known to be on or adjacent to a heritage asset of archaeological interest.	<p>An appropriate desk-based assessment and, where appropriate, a suitable field evaluation to include the assessment of the character, condition and extent of any archaeological remains.</p> <p>Where remains are identified and are considered to be of specific importance, it should be demonstrated how the</p>



	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
		<a href="#">Design and Construction SPD</a> (amended 2016)		development has been designed to enable the preservation in situ, or if appropriate arrange for excavation, recording, analysis and reporting of the remains.  As a minimum the Council recommends that the Historic Environmental Record is consulted full details of Cheshire Archaeology can be found <a href="#">here</a> .
5.	<b>Battery Energy Storage Statement</b>	<a href="#">PPG Renewable and Low Carbon Energy</a>	Any development of battery energy storage systems of 1mw or larger	The statement should include the information listed under System design, construction, testing in National Fire Chiefs Council document - <a href="#">Grid Scale Battery Energy Storage System planning – Guidance for FRS</a>
6.	<b>Coal Mining Risk Assessments</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy QE 6 - Environment and Amenity Protection  <a href="#">Warrington Environmental Protection SPD May 2013</a>	Built development in High Risk Referral Areas as notified by the Coal Authority, excluding change of use and Reserved Matters applications.  Winning or working of minerals	The Coal Authority has produced guidance for developers in relation to risk assessments which can be found <a href="#">here</a> .
7.	<b>Crime Impact Assessment</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy QE 6 - Environment and Amenity Protection	Where the information is not contained within the Design and Access Statement:  <ul style="list-style-type: none"> <li>• Major Residential development of 10 units or more; new Education facilities;</li> <li>• Industrial/Retail/</li> </ul>	The purpose of the Crime Impact Assessment is to ensure that the design of a development proposal fully considers crime, disorder and fear of crime in terms of identifying, predicting, evaluating and mitigating the impacts of a development.  It should contain suggested design solutions that will reduce the proposal's vulnerability to crime and disorder with reference to <a href="#">Secured by Design</a> (the official UK Police flagship initiative supporting the principles of 'designing out crime').

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
			<p>Commercial development;</p> <ul style="list-style-type: none"> <li>• Leisure/Recreation and Sport facilities;</li> <li>• Public houses;</li> <li>• Restaurants/takeaways;</li> <li>• HMOs/Student accommodation;</li> <li>• ATMs and other minor developments which may increase the risk of crime or which are sited in an area where crime and disorder is a particular issue.</li> </ul>	
8.	<b>Ecological Assessment</b>	<p><a href="#">National Planning Policy Framework</a></p> <p><a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE5 – Biodiversity and Geodiversity</a></p> <p><a href="#">Planning Obligations SPD Jan 2017</a></p>	<p>Any development on or adjacent to designated nature conservation sites (including Local Wildlife Sites) or developments which will result in the disturbance of wildlife habitats including semi-natural open space and buildings with bat roost potential.</p> <p>Key developments:</p> <ul style="list-style-type: none"> <li>• Barn conversions</li> <li>• Demolition of buildings</li> <li>• Removal of trees and hedgerows</li> </ul>	<p><b>NB: If you are a developer proposing to develop land where your work will disturb or damage great crested newt (GCN) habitat (ponds and land around ponds). You must apply for a mitigation licence to prevent any illegal actions to this protected species.</b></p> <p><a href="#">District Level Licensing</a> is a quicker and simpler option to applying for a GCN mitigation license. For further information call 07971253185 or email <a href="mailto:mandy.elford@tameside.gov.uk">mandy.elford@tameside.gov.uk</a> Or to apply for the scheme Apply to Natural England for a <a href="#">GCN Mitigation Licence</a></p> <p><b>Where you do not wish to join the District Level Licensing Scheme the reports below would be required.</b></p> <p><b>Ecological survey reports</b> should include a description of the proposal; desk study and field survey (extended Phase 1</p>

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information Is required?
			<ul style="list-style-type: none"> <li>• Development within 250m of a pond</li> <li>• Wind turbine applications</li> </ul> <p>For Householder Applications where:</p> <p>the proposed works will affect existing buildings or features with any of the following a bat survey will be required –</p> <ul style="list-style-type: none"> <li>i. hanging tiles timber cladding or weatherboarding, roof voids where the building is within 200m of woodland or water</li> <li>ii. pre-1960 buildings or structures within 200m of woodland and/or water</li> <li>iii. pre-1914 buildings or structures within 400m of woodland and/or water</li> <li>iv. pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding</li> </ul>	<p>habitat survey and detailed species surveys as necessary relating to the site and adjacent area likely to be affected by the proposals).</p> <p>Evaluation of features and assessment of the likely impacts of the proposal; discussion of mitigation, compensation and enhancement measures should be included within the report (with reference to paragraph 170 of the NPPF where appropriate). The mitigation and enhancement strategy should be proportionate to the perceived impacts and should include clear, site-specific prescriptions, rather than general or indicative possibilities, and they should be feasible and deliverable. Further guidance is included below in Appendix 1 on Page 44.</p> <p>Surveys should be completed at an appropriate time of the year by suitably qualified and experienced ecological consultants and should comply with published guidance and best practice.</p> <p>Applicants should seek further advice from Natural England's standing advice <a href="#">here</a> and a map based search can be carried out using Natural England's Magic Map <a href="#">here</a></p> <p>Further details on Pre-submission screening service for <u>European Protected Species</u> can be found <a href="#">here</a>.</p>

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			<p>regardless of location</p> <p>v. any structure with gaps around roof structures such as flashing, ridge tiles, fascia and soffit boards within 200m of woodland or water</p> <p>vi. Structures where there is known current or historic bat use</p>	
9.	<b>Energy and Sustainability Assessment</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy CS1- Overall Spatial Strategy – Delivering Sustainable Development</a>	Major applications and all applications for renewable energy production.	<p>In the case of all new, major developments, measures to reduce carbon emissions and adapt to the effects of climate change including contributing to the reduction in carbon dioxide emissions; ensuring and ability to adapt to future changes to national targets for carbon dioxide; and identifying and applying measures to mitigate and adapt to environmental, social and economic impacts of climate change.</p> <p>In the case of all new renewable energy production facilities, information regarding how the local environment will be protected.</p>
10.	<b>Equality and Diversity Impact Statement</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy CS1- Overall Spatial Strategy – Delivering Sustainable Development</a>	All applications that relate to physical changes to places of employment including community facilities and public buildings where a Design and Access Statement is not required.	Evidence that there is adequate access for the less mobile or those with sensory impairment, and adequate adaptability to ensure inclusive design standards for all other buildings.

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11.	<b>Environmental Impact Assessment (EIA)</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Environmental Impact Assessment) (England and Wales) Regulations 2017</a>	<p>All applications over 0.5ha in size will be screened by the Local Planning Authority to determine whether an Environmental Statement is required. This screening can be requested prior to an application being submitted.</p> <p>Developments that are likely to have a significant effect on the environment by virtue of their nature, size and location and are listed under Schedule 1 of the EIA Regulations.</p> <p>Those included in Schedule 2 of the EIA Regulations may also require an EIA if the development exceeds the relevant thresholds and is considered to have significant effects on the environment.</p>	<p>Prior to the submission of an application requiring an EIA, it is advised that you write to us to request a scoping opinion to identify the issues that the document will need to include. The request should include as much information as possible, but as a minimum you should include ;</p> <ul style="list-style-type: none"> <li>• A location plan sufficient to identify the land;</li> <li>• a brief description of the nature and purpose of the development, including its location and technical capacity;</li> <li>• an explanation of the likely significant effects of the development on the environment; and</li> <li>• such other information you may wish to provide.</li> </ul>
12.	<b>Fire Statement</b>	<a href="#">PPG Fire safety and high-rise residential buildings</a>	Any application (excluding outline apps) that would result in two or more dwellings or educational accommodation and	Fire statements must be submitted on a <a href="#">form published by the Secretary of State</a> (or a form to similar effect) contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
			meet the height condition of 18m or more in height, or 7 or more storeys (guidance on height measurement is contained in the PPG)	<ul style="list-style-type: none"> <li>• the principles, concepts and approach relating to fire safety that have been applied to each building in the development</li> <li>• the site layout</li> <li>• emergency vehicle access and water supplies for firefighting purposes</li> <li>• 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</li> <li>• how any policies relating to fire safety in relevant local development documents have been taken into account</li> </ul> <p>Guidance on completing the form is available <a href="#">here</a></p>
13.	<b>Flood Risk Assessment - Sustainable Urban Drainage and Surface Water Management</b>	<a href="#">National Planning Policy Framework</a> and <a href="#">Technical Guidance</a>  <a href="#">Planning Practice Guidance Flood Risk</a> and Coastal Change  <a href="#">Planning Obligations SPD Jan 2017</a>	<p>All Major Developments</p> <p>In Flood Zone 1 when:</p> <ul style="list-style-type: none"> <li>- The site is 1 hectare or greater</li> <li>- The site is less than 1 hectare but has critical drainage problems</li> <li>- The site is less than 1 hectare and includes the change of use of development type to a more vulnerable class (for example commercial to residential); where they can be affected by sources of flooding other than rivers and sea (e.g. surface water,</li> </ul>	<p>Site Specific Flood Risk Assessment (FRA) - where one is required under the National Planning Policy Framework. Advice from national government is provided <a href="#">here</a>.</p> <p>For flood Zones 2 &amp; 3 the applicant must address requirement for Flood Risk sequential test (and where applicable the exception test) as set out in NPPF &amp; PPG.</p> <p>Sustainable Drainage Strategy – This will include your overall approach and your rational in terms of preferable alternatives to surface water management having regard to sustainable drainage hierarchy.</p> <p>The Assessment will include supporting evidence including, but not necessarily limited to, plans, drawings and calculations.</p> <p>Flood Zone maps are available <a href="#">here</a>.</p>

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			drains or reservoirs).  All new built development within Flood Zones 2 and 3 (including residential developments).	
14.	<b>Flues &amp; Ventilation extraction details</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE6 – Environment and Amenity Protection</a>  <a href="#">Warrington Environmental Protection SPD May 2013</a>	All applications relating to the sale or preparation of cooked food, launderettes and other uses where air conditioning or extraction equipment is required.	<p>The submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant. The technical specifications shall include:-</p> <ul style="list-style-type: none"> <li>• A schematic of the proposed ducting showing the location of all components (fans, filters, silencers, etc.)</li> <li>• The noise levels generated by the fan in decibels (dB) at a specified distance (i.e. 1.0m / 3.0m / etc.)</li> <li>• Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed</li> <li>• Location, design and appearance of external flues</li> <li>• An assessment of the potential for smoke, grease and odour from commercial kitchen extracts</li> <li>• The location and specifications of any smoke, grease or odour abatement systems and a schedule of maintenance for those abatement systems.</li> </ul>
15.	<b>Heritage Assessment</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE8 – Historic Environment</a>  <a href="#">National Planning Policy Framework</a>	Development proposals on sites which include or are considered to have the potential to include Heritage Assets, including assets comprising archaeological interest. Relates to designated and	<p>It should include a schedule of works to the heritage asset(s); an analysis of the significance of the archaeology, history and character of the building/structure, the principles of and justification for the proposed works and their impact on the special character of the heritage asset, its setting and the setting of adjacent heritage assets may be required.</p> <p>The scope and degree of detail necessary in the written</p>

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
		<a href="#">Design and Construction SPD</a> (as amended 2016)	non-designated Heritage Assets and their settings (including conservation areas and locally listed buildings).	<p>justification will vary according to particular circumstances of each application. In most cases, the heritage assessment should be supported by photographs of all areas of a building where the intended works are proposed.</p> <p>To check the Historic Environment Record, contact <a href="#">Cheshire Archaeology</a>. Other useful information can be sources at the Heritage Gateway (refer to Archaeological Assessment (point 4), above, as relevant).</p> <p>If a Design and Access Statement is also required, the Heritage Assessment must be included within it.</p> <p>Full listing descriptions can be obtained from Historic England <a href="#">here</a></p> <p>Historic England have a wide range of useful documents including specific guidance on preparing statements of heritage significance <a href="#">here</a></p> <p>Heritage Assets are identified on the Council's <a href="#">interactive map</a>.</p> <p><a href="#">Conservation Area Appraisals</a> have been prepared for a number of Warrington's Conservation Areas and should be consulted for development within the areas the appraisals have been prepared for.</p>
16.	<b>Levels survey information and cross sections</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE6 – Environment and Amenity Protection</a>	Where a proposal involves a change in ground levels or is on a sloping site	<p>Details of existing and proposed site levels including those to adjacent neighbours for all new housing developments and commercial developments that abut residential properties.</p> <p>Information should include spot levels and cross sections.</p>
17.	<b>Lighting/ Floodlighting</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a>	Schemes involving the provision of floodlighting	For all lighting proposals, the applicant should identify the purpose and use of the lights, the potential users of the lighting



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	<b>schemes</b>	<a href="#">Policy QE6 – Environment and Amenity Protection</a>  <a href="#">Warrington Environmental Protection SPD May 2013</a>  <a href="#">National Planning Policy Framework</a>	and lighting to tall buildings.	<p>scheme (e.g. for recreation facilities) and the hours the lights will be in operation (summer-time and winter-time). The hours of operation will be expected to be kept to a working minimum. Keeping the use of the lighting to a minimum will reduce the impact the lighting may have on the environment.</p> <p>For floodlighting schemes, the following is also required: an assessment that will cover such matters as, light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaires, levels of impact on nearby dwellings and highways and mitigation of potential impacts, which may include the use of demountable columns; retention of screening vegetation; and the use of planting and bunding to contain lighting effects.</p> <p>Further information can be found via <a href="#">the Institute of Lighting Professionals</a>.</p>
18.	<b>Materials</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a> <a href="#">Policy QE6 – Environment and Amenity Protection</a>  <a href="#">Design and Construction SPD</a> (as amended 2016)	Details required for: <ul style="list-style-type: none"> <li>• New/altered shop fronts</li> <li>• Development within Conservation Areas or to Listed Buildings</li> <li>• Development within Green Belt.</li> </ul>	<p>Specifications including name and manufacturer (samples may subsequently be requested).</p> <p>Materials should have regard to the existing/ surrounding character of the development site.</p> <p>(Note: for developments not listed here, these details may be required by conditions)</p>
19.	<b>Noise and Vibration Impact Assessment</b>	<a href="#">Warrington Local Plan Core Strategy July 2014</a> <a href="#">Policy QE6 – Environment and Amenity Protection</a>  <a href="#">Warrington</a>	Instances where the development would generate significant levels of noise or vibration in relation to residential properties, or it proposes a noise-sensitive use in	<p>An assessment of the source and the impact together with any necessary mitigation measures to reduce disturbance due to noise or vibration to acceptable levels.</p> <p>The noise assessment should be prepared by a suitably qualified acoustician and demonstrate that there is sufficient sound insulation (or other mitigation) to avoid any harm to the</p>

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		<a href="#">Environmental Protection SPD May 2013</a>  <a href="#">National Planning Policy Framework</a>	proximity to a known noise source.	adjacent residents.
20.	Open Space details	<a href="#">National Planning Policy Framework</a>  <a href="#">Design and Construction SPD</a>	Major residential development	<p>Development proposals will be expected to make clear what impact they will have, if any, on the level and availability of open space and sport and recreation provision within a given locality.</p> <p>Where it is concluded that a proposed development will place additional pressure on existing provision, agreement should be reached with the Council as to whether additional provision should be provided on site, or whether a financial contribution should be provided to aid the delivery of or enhance existing off site provision. Where new provision is to be provided, an appropriate approach to maintaining that provision in the long term will also need to be agreed.</p>
21.	Parking and Access details including provision for cycle storage and electrical charging points	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington transport planning and design guidance</a>  <a href="#">Parking Standards SPD (2015)</a>	All applications where parking / access are required to be part of the proposal.	Should include details of any existing/proposed access and parking provision/layout on a scaled plan including motorcycle and cycle parking as well as provisions for servicing, including refuse collection and tracking diagrams demonstrating the safe collection of refuse. Further guidance is available in <a href="#">Warrington Design Guidance Note DGN1: Parking and Servicing</a> .
22.	Photographs & photomontages	<a href="#">National Planning Policy Framework</a>	Where the proposal involves the demolition of an existing building in or development affecting a	<p>Including important views into, within and out of the Conservation Area or towards and from the listed building.</p> <p>For works to listed buildings; photographs of all areas of the</p>

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			<p>conservation area; a listed building (including internal works to a listed building) and all telecommunication mast applications.</p> <p>Other sensitive sites including the Green Belt and Open Countryside in which a photomontage will assist the assessment of the application</p>	building (internal and external) where the intended work/alterations are proposed, cross-referenced to the corresponding drawings.
23.	Planning Statement including Statement of Community Involvement	<a href="#">National Planning Policy Framework</a> <a href="#">Warrington Borough Council Local Plan Core Strategy July 2014</a> <a href="#">Design and construction - SPG</a> <a href="#">Environmental protection SPD</a> <a href="#">Parking Standards SPD</a> <a href="#">Hot food take away SPD</a> <a href="#">Bank Park SPD</a> <a href="#">Bridge Street SPD</a> <a href="#">Conservation Area</a>	All major applications (including change of use), development within the Green Belt and relating to any Listed Building.	The statement should identify the context and need for a proposed development and should include an assessment of how the proposed development accords with relevant national and local planning policies.

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		<a href="#">Appraisals</a>																							
24.	Playing Pitch/ Sports justification	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington Borough Council Local Plan Core Strategy July 2014</a>  <a href="#">Play Fields Policy (Sport England)</a>	Any application that: (i) is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or (ii) is on land which has been— (a) used as a playing field at any time in the five years before the making of the relevant application and which remains undeveloped; or (b) allocated for use as a playing field in a development plan or in proposals for such a plan or its alteration or replacement; or (iii) involves the replacement of the grass surface of a playing pitch on a playing field with an artificial, man-made or composite surface.”	<p>A written statement identifying and explaining the exceptions Sport England’s <a href="#">Playing Pitch Policy</a> to which the application relates, plus supporting information as applicable in accordance with Sport England’s requirements as set out below.</p> <table><tr><th>Document</th><th>Presenting details on.....</th></tr><tr><td colspan="2">Required for all applications</td></tr><tr><td>Consultation Notice</td><td>1. 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25.	Refuse Storage facilities	<a href="#">Warrington Borough Council Local Plan Core</a>	New dwellings including apartments schemes	Details of the proposed facilities for storage and collection – for requirements please see <a href="#">Design and Construction SPD</a> (as																					

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		<a href="#">Strategy July 2014</a>  <a href="#">Design and Construction SPD</a> (as amended 2016)  <a href="#">Warrington transport planning and design guidance</a>	Change of use applications  Retail and industrial development	amended 2016).  A block plan to show the location and if in a separate buildings then detail elevations of the building/structure.  Further guidance is available in <a href="#">Warrington Design Guidance Note DGN1: Parking and Servicing</a> .
26.	<b>Rural Workers Dwellings Statement</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington Borough Council Local Plan Core Strategy July 2014</a>	New properties in the greenbelt that are necessary for essential workers	The Statement should demonstrate a functional and financial case to assess: <ul style="list-style-type: none"> <li>• Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural, forestry or similar land-based rural enterprise.</li> <li>• the degree to which there is confidence that the enterprise will remain viable for the foreseeable future;</li> <li>• whether the provision of an additional dwelling on site is essential for the continued viability of a farming business through the farm succession process;</li> <li>• whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context; and</li> <li>• in the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period.</li> </ul> <p>Note that: Employment on an assembly or food packing line, or the need to accommodate seasonal workers, will generally not be sufficient to justify building isolated rural dwellings.</p> <p>More information can be found <a href="#">here</a>.</p>

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27.	<b>Site Treatment and Management Plan</b>	<a href="#">Warrington Borough Council Local Plan Core Strategy July 2014</a>	All applications that include demolition works	The Scheme shall include phasing, interim treatment of the site and management plan for maintaining the vacant land until such time when redevelopment commences.
28.	<b>Structural survey</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE8 – Historic Environment</a>  <a href="#">National Planning Policy Framework</a>	A structural survey will be required in the following circumstances:  i) The demolition, or partial demolition of a Listed building(s), or ii) The conversion of a Listed building where significant structural alterations are proposed. iii) Conversion of Agricultural Buildings	This should demonstrate that they are capable of conversion without major alterations or rebuilding of the property, for example for barn conversion applications.
29.	<b>Street Scene Elevations</b>	<a href="#">Warrington Local Plan Core Strategy July 2014 Policy QE6 – Environment and Amenity Protection</a>	Residential infill sites  Major residential developments that employ a variety of house types/ styles  New built development in Conservation Areas (excluding minor extensions/ outbuildings).	Proposed street scene, evidencing existing properties adjoining the site where relevant, and taking in to account differences in ground levels and other on-site features.
30.	<b>Telecomms information</b>	<a href="#">National Planning Policy Framework</a>	For all prior approval and full planning applications	A statement/ declaration that the proposal, when operational, will meet the ICNIRP (International Commission on Non-

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
		<a href="#">Warrington Local Plan Core Strategy July 2014</a> Policy MP2 - Telecommunications	for telecommunications and mobile phone masts	<p>Ionizing Radiation Protection) guidelines must also accompany all applications.</p> <p>Where new base stations are proposed on non-established telecoms sites, a list of alternative sites considered for the development is also required.</p> <p>All full planning applications need to provide evidence of consultation with local schools and day nurseries.</p> <p>Photographs/Photomontages</p>
31.	<b>Town Centre/ Retail/ Leisure Uses Impact Assessment</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Warrington Local Plan Core Strategy July 2014</a> Policies PV4, PV5 and SN5	Any town centre uses including commercial, retail or leisure uses located outside of town, district or local centres over 500 square metres of gross floor space	<p>This assessment should include:</p> <ul style="list-style-type: none"> <li>• a sequential test</li> <li>• 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</li> <li>• the impact of the proposal on the vitality and viability of adjacent centres, including local consumer choice and trade, and the wider retail catchment (as applicable to the scale and nature of the scheme).</li> </ul> <p>Useful information is contained within <a href="#">Warrington Retail and Leisure Study Update</a> (2019).</p>
32.	<b>Transport Assessment/ Statement</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Policy MP 7 (Transport Assessments and Travel Plans) Warrington Local Plan Core Strategy</a>	<ul style="list-style-type: none"> <li>• Major traffic generating development proposals (as defined in Warrington Design Guidance Note DGN3: Transport Assessments)</li> <li>• Proposals which either</li> </ul>	Information should include all existing and proposed commercial and residential vehicular and pedestrian movements to and from the site. Loading areas and arrangements for manoeuvring, servicing and parking of vehicles should also be clearly identified. It should describe and analyse existing transport conditions, how the development would affect those conditions and any measures proposed to overcome any problems including the scope for acceptable



	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
		<a href="#">Warrington transport planning and design guidance</a>	<p>by themselves or cumulatively with development of which the application is part, is likely to cause significant harm as a result of existing road capacity or safety problems in the area</p> <ul style="list-style-type: none"> <li>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</li> <li>Proposals that would generate a material increase in traffic entering or using any motorways, trunk roads or other primary routes; and</li> <li>Proposals that would impact on the bus network</li> </ul>	<p>highway improvement works. Any development must satisfactorily integrate into and coordinate with the highway network.</p> <p>Consultation with the <a href="#">Parking Standards SPD (2015)</a> to inform this requirement is recommended.</p> <p>Further guidance is available in <a href="#">Warrington Design Guidance Note DGN3: Transport Assessments</a>.</p>
33.	<b>Travel Plans</b>	<a href="#">National Planning Policy Framework</a>	<ul style="list-style-type: none"> <li>Major traffic generating development proposals (as defined in Warrington Design</li> </ul>	A Travel Plan is a package of measures aimed at satisfying transport and other business needs, with an emphasis on securing:



	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
		<a href="#">Policy MP 7 (Transport Assessments and Travel Plans) Warrington Local Plan Core Strategy</a>  <a href="#">Warrington transport planning and design guidance</a>	<p>Guidance Note DGN3: Transport Assessments), other than housing;</p> <ul style="list-style-type: none"> <li>Smaller developments which either by themselves, or in conjunction with other proposals, would: <ul style="list-style-type: none"> <li>generate significant amounts of vehicle traffic in or near to Air Quality Management Areas; or would exacerbate an existing traffic problem in the surrounding area</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Reductions in car use;</li> <li>Increases in more sustainable forms of travel such as walking, cycling and public transport;</li> <li>Reductions in traffic speeds and improved safety; and</li> <li>More environmentally friendly freight movements</li> </ul> <p>Any measures should have defined outputs and arrangements for monitoring.</p> <p>Further guidance is available in <a href="#">Warrington Design Guidance Note DGN2: Travel Plans</a>.</p> <p>Consultation with the <a href="#">Parking Standards SPD (2015)</a> to inform this requirement is recommended. In particular Appendix C</p>
34.	<b>Tree survey with associated Arboricultural Impact Assessment</b>	<a href="#">National Planning Policy Framework</a>	All planning applications where there are trees either on or adjacent to the site which are likely to be affected by the proposed development.	<p>A report/drawings in full accordance with the guidance set down in BS 5837:2012 Trees in relation to Design, Demolition and Construction.</p> <p>The Arboricultural Impact Assessment (AIA) considers how a proposed development and the associated/ adjacent trees will co-exist and interact in the present and the future. It should demonstrate how factors such as root protection, changes in levels, installation of services, material storage etc. have been given consideration through the design process and that there will be no significant adverse impacts for important trees. It should also demonstrate consideration for future issues e.g. the long term effect of changing surfacing or levels or the future pressure to prune or remove trees due to shadowing or</p>

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information is required?
				<p>encroachment. Items to consider in an AIA:</p> <ul style="list-style-type: none"> <li>• Tree root protection zones (these should be clearly marked on a scale plan)</li> <li>• Likely alteration to site levels</li> <li>• Likely changes to surfacing</li> <li>• Likely locations for the layout of services</li> <li>• Demolition of existing buildings and removal of hardstanding</li> <li>• Exposure due to tree and structure removal</li> <li>• Sunlight and shading</li> <li>• Likely site access and layout during construction</li> <li>• Allocation of a suitable area for plant and material storage</li> <li>• Fruit production (fouling footpaths)</li> <li>• Initial suggestions for additional/replacement tree planting</li> <li>• Birds, bats and other fauna (other ecology/specialist may be required)</li> </ul>
35.	<b>Trees - Specification of Works and Photographic Evidence</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Town and Country Planning Act 1990, (Section 197-198),</a>  <a href="#">Design and Construction SPD</a>	Where works are required to a protected tree (TPO or tree in Conservation Area).	<p>Give a detailed description of the proposed works, e.g. crown thinning, reduction/topping, lifting, felling or the removal of dead or dying trees, and the reasons for it. Digital photographs of the existing tree(s) should be provided.</p> <p>A structural engineer's or surveyor's report if the work required relates to subsidence damage and arboriculturist's report if the work required relates to the condition of the tree.</p>
36.	<b>Viability Assessment</b>	<a href="#">National Planning Policy Framework</a>  <a href="#">Planning Obligations SPD Jan 2017</a>	In instances where an applicant is proposing that they cannot provide the full range of policy requirements (including affordable housing), as	A Viability Assessment (VA) which contains sufficient evidence to enable the Council to properly assess a scheme in accordance with the recommended practice set out in the Royal Institution of Chartered Surveyors (RICS) and the National Planning Policy Framework.

	Validation Requirement	National & Local Policy Drivers	Types of application that require this information	What information Is required?
			meeting such requirements would render the proposal not economically viable.	<p>Note:</p> <ul style="list-style-type: none"> <li>• it is advised that the scope of any VA should be discussed at pre-application stage</li> <li>• An independent review of the VA will be undertaken at the cost to the applicant in accordance with the Planning Obligations SPD.</li> </ul>

### Section 3: Requirements by Planning Application Type

The information below provides a guide to support that within section 2 and serves as an easy reference guide to detail the level of information that may be required for each application site.

Please refer to the detailed advice provided in section 2 in relation to the appropriateness of including these documents with your application submission.

<b>Type of Application</b>	<b>Planning Document</b> (see above for details and requirements)	<b>Checklist</b> Please complete to assist the validation process
<b>Changes of Use – No building Work</b>	<ul style="list-style-type: none"> <li>• Planning Statement/ Statement of Community Involvement</li> <li>• Transport Assessment/ Statement</li> <li>• Framework Travel Plan</li> <li>• Town Centre Impact Assessment and Sequential Test</li> <li>• Affordable Housing Assessment</li> <li>• Agricultural Statement</li> <li>• Heads of Terms for S106</li> <li>• Transport Assessment</li> <li>• Parking/ Access/ Service Arrangements</li> <li>• Fire Statement</li> <li>• Flood Risk Assessments/ SUDS/ Water Management Scheme</li> <li>• Odour Assessment</li> <li>• Viability Appraisal</li> <li>• Refuse Storage Facilities</li> <li>• Noise Assessment</li> </ul>	
<b>Full Building/ Engineering Works *</b>	<ul style="list-style-type: none"> <li>• Fire Statement</li> <li>• Flood Risk Assessment/SUDS/ Water Management Scheme</li> <li>• Architectural Assessment</li> <li>• Heritage Statement</li> <li>• Refuse Facilities</li> <li>• Noise and Vibration Impact Assessment</li> <li>• Air Quality Assessment</li> <li>• Retail Assessment. Town Centre Impact Assessment and Sequential Test</li> <li>• Odour Assessment</li> </ul>	

	<ul style="list-style-type: none"> <li>• Affordable Housing Statement</li> <li>• Coal Mining Risk Assessment</li> <li>• Agricultural Statement</li> <li>• Levels survey information and cross sections</li> <li>• Parking/ Access/ Servicing Arrangements</li> <li>• Planning Statement/Statement of Community Involvement</li> <li>• Structural Survey</li> <li>• Tree Survey</li> <li>• Ecological Survey</li> <li>• Landscape Proposals</li> <li>• Transport Assessment/ Statement</li> <li>• Lighting Scheme</li> <li>• Photographs and Photomontages</li> <li>• Energy Statement</li> <li>• Viability Appraisal</li> <li>• Heads of Terms for S106</li> <li>• Flues and Ventilation Extraction Details</li> <li>• Equality and Diversity Impact Statement</li> <li>• Health Impact Assessment</li> <li>• Materials</li> <li>• Playing Pitch Justification</li> </ul>	
<b>Householder Application</b>	<ul style="list-style-type: none"> <li>• Planning Statement (Green Belt)</li> <li>• Heritage Statement</li> <li>• Tree Works</li> <li>• Flood Water Management Scheme (in Flood Zones 2 or 3)</li> <li>• Ecological Statement (Specific Guidance on when it is required for householder applications is provided on pages 18,19 and 44)</li> </ul>	
<b>Outline Application **</b>	<ul style="list-style-type: none"> <li>• Flood Risk Assessment/ SUDS/ Water Management Scheme</li> <li>• Architectural Assessment</li> <li>• Heritage Statement</li> <li>• Contaminated Land Survey</li> <li>• Noise Impact Assessment</li> <li>• Air Quality Assessment</li> </ul>	

	<ul style="list-style-type: none"> <li>• Town Centre Impact Assessment and Sequential Test</li> <li>• Odour Assessment</li> <li>• Affordable Housing Statement</li> <li>• Coal Mining Risk Assessment</li> <li>• Levels survey information and cross sections</li> <li>• Health Impact Assessment</li> <li>• Energy Statement</li> <li>• Planning Statement/ Statement of Community Involvement</li> <li>• Structural Survey</li> <li>• Tree Survey</li> <li>• Ecological Survey</li> <li>• Landscape Proposals</li> <li>• Heads of Terms for S106</li> <li>• Open Space Proposals</li> <li>• Transport Assessment</li> <li>• Lighting Scheme</li> <li>• Viability Appraisal</li> <li>• Parameters Plan</li> <li>• Agricultural Statement</li> <li>• Refuse Storage Facilities</li> <li>• Parking/ Access/Servicing Arrangements</li> <li>• Playing Pitch Justification</li> </ul>	
Associated Applications		
Application Type	Plan/ Document Requirement	Checklist Please complete to assist the validation process
Advertisement Consent	<ul style="list-style-type: none"> <li>• National Validation Criteria</li> <li>• Lighting Assessment</li> <li>• Heritage Assessment (Where applicable)</li> </ul>	
Listed Building Consent	<ul style="list-style-type: none"> <li>• National Validation Criteria</li> <li>• Structural Survey (Where applicable)</li> <li>• Heritage Statement</li> <li>• Photographs/Photomontages</li> </ul>	

**\*including those associated with Change of Use Applications**

**\*\* Depending on matters applied for – note that any issues foreseeable at outline stage should be assessed at that stage (please note not all documents need to be standalone)**

**\*\*\*Depending on matters reserved**

## **Section 4 - Recommended Submissions to Avoid Conditions or Delay for the Development**

### **Additional Recommended Submissions**

Although the following details are not essential in all circumstances, in order for us to validate your planning application their submission, where appropriate, is likely to reduce the time between submitting your application and starting development. For further advice about where this additional information is appropriate please speak directly to the Council:

1. A schedule and samples of external facing materials, including those relating to all land surfaces not built upon.
2. The design and location of all fences and walls.
3. Refuse and recyclable storage arrangements.
4. A detailed hard and soft landscaping scheme to include:
  - Land-levels and gradients resulting in the formation of any banks, terraces or other earthworks
  - Hard surfaced areas and materials
  - Planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and detailed regime for the ongoing and longer term maintenance of all soft landscaping
  - A scheme for the timing / phasing of work.
  - Existing plants / trees to be retained
5. Details of car parking spaces, including their surfacing.
6. A Construction Environmental Management Plan (CEMP) to typically include:
  - Methods for the mitigation of noise and vibration from building works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
  - Methods for dust control and suppression.
  - Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
  - The areas for the storage of plant and materials.
  - Location of site compound.
  - A programme of works including phasing, management of deliveries and haul routes, measures for the control of traffic to and from the site, parking and temporary traffic management arrangements during construction and demolition
  - Construction staff parking arrangements and construction working times



7. Draft S106 Agreement. - Table 2.1 of the [Planning Obligations SPD](#) sets out the general thresholds for contributions and obligations.
8. An Economic Statement for all major applications; a supporting statement of any regeneration and economic benefits and costs from the proposed development including details of any new jobs that might be created or supported and any community benefits with reference to any regeneration strategies that might be supported by the proposal.
9. Contaminated Land Preliminary Risk Assessment (PRA) - Where the development site is known or suspected to be affected by land contamination (e.g. has previously been used for industrial purposes or is on or within 250m of landfill site) and/ or all developments vulnerable to the effects of contamination (for example, residential housing, schools and pre-school nurseries). The assessment should examine the likelihood of the presence of land contamination, its nature and potential risk to the proposed development, and what further measures are required to ensure the site is suitable for use. In these instances a desk top study and site walk-over is recommended, which should be submitted with the application and will inform any other investigations and reports that may be necessary.

## Section 5 – Appendices

### Appendix 1 – Guidance on Ecology Information Requirements for Planning Application

This document provides guidance on the place of biodiversity or ecological issues in the planning application process; the term ‘biodiversity’ is commonly used when referring to wildlife and includes all habitats and species of plants and animals, together with the natural systems that support them. The all-encompassing term means that wildlife interest can be found everywhere, from moorland expanses and wide river valleys to small gardens and disused, brownfield land. The land-use planning system plays an important role in protecting and enhancing the natural environment and all planned developments must take into account their impacts on the natural environment.

Current government planning guidance strongly encourages all development to avoid causing environmental harm and to achieve a net gain in biodiversity wherever possible. And forthcoming legislation will make it a legal obligation for developments to deliver a net gain in biodiversity. This means that the development of a site should leave the natural environment in a better condition than before the development began.

In addition to the national guidance and legislation the Council has also developed Local Policies to specially identify, protect and enhance features of particular importance to Warrington.

To demonstrate to the Council that a development will not contravene nature conservation legislation and will achieve no net loss and net gain in biodiversity it will be necessary for most applicants to submit an **Ecology Statement** with their planning application.

This document provides advice on the scope and content of Ecology Statements which should be required from applicants.

The Statement must provide information on –

- 1. The current ecological value of the site**
- 2. The likely impacts that the development proposal will have on the natural environment**
- 3. Measures to be taken to avoid, mitigate\* and compensate\* for harmful ecological impacts**
- 4. Measures to be taken to achieve a net gain in biodiversity\*\***

\* *Mitigation* means alleviating an impact, for example removing vegetation only at certain times of the year to reduce the risk of nesting birds being harmed, while *compensation* involves replacing lost habitats, for example planting new trees as replacements for any lost

**\*\*** In some cases a *Biodiversity Metric* (a calculation) will need to be used to demonstrate a net gain. It's likely that a professional ecologist will need to calculate the Metric on behalf of applicants. Current government guidance is that all developments should deliver a 10% net gain in biodiversity as measures using a Metric.

But of course developments are of many different types and sizes and will be located in many different areas.

This means that the scope and overall content of the Ecology Statement should be *proportionate* to the likely level of ecological impacts which the development scheme will cause, and any net gain requirement should be proportionate.

### **Overarching Principles**

- If professional ecological surveys and assessments are considered to be necessary to inform an application as part of an Ecology statement these surveys must be carried out and the results submitted before the application is decided. This is because the presence of protected species or protected nature conservation sites would be material to the determination of the application
- Ecology surveys and assessments must be carried out by suitably qualified people and to appropriate standards. For information on how to find a suitably qualified ecologist see Appendix 2
- Species can be mobile in their habits and habitats can change over time. Ecology surveys must therefore be sufficiently up-to-date. In general surveys more than 18 months – 2 years old will be considered to be out of date
- Some wildlife is only evident at certain times of the year. This makes it important to plan ahead, and consider ecology at an early stage in project planning. For most places ecology surveys carried out in mid-winter are unlikely to be very informative.
- Don't make quick assumptions about the likely ecological value of sites – for example, places in remote countryside may have limited ecological interest (such as some arable fields) while some urban sites may have significant interest.

### **Deciding when a Professional Ecology Survey and Assessment needed to inform an Ecology Statement**

#### **Householder applications and some building conversions**

The vast majority of householder applications will not require the involvement of professional ecologists. For some properties very close to designated nature conservation sites simple method statements could be prepared explaining how work can be undertaken without causing harm to habitats or species.

The exception is when it is considered possible that a development could cause significant harm to **bats**. All UK bats and their resting places are legally protected, and lots of bat roosts are found in houses.

If the proposed works will affect existing buildings or features with any of the following a bat survey will be required -

- vii. hanging tiles timber cladding or weatherboarding, roof voids where the building is within 200m of woodland or water
- viii. pre-1960 buildings or structures within 200m of woodland and/or water
- ix. pre-1914 buildings or structures within 400m of woodland and/or water
- x. pre-1914 buildings with gable ends, traditional clay tile roofs or slate roofs, hanging tiles or weatherboarding regardless of location
- xi. any structure with gaps around roof structures such as flashing, ridge tiles, fascia and soffit boards within 200m of woodland or water
- xii. Structures where there is known current or historic bat use

Bats can, and do, turn up in unlikely places. If bats are suspected at any time a suitably qualified person should be contacted for advice.

The Ecology Statement must include details of the survey, and if bats are found full details of proposed avoidance, mitigation and compensation measures must be presented.

Useful biodiversity enhancement measures for householder applications that could be included in Ecology Statements are -

- The installation of bat roosting features, including artificial bat boxes
- The installation of bird nesting boxes
- Hedgehog boxes
- New landscaping

### **Prior Notification applications**

Ecology Statements will not be required with Prior Notification applications, but applicants are reminded that nature conservation legislation protecting rare and endangered species still applies to all development work, irrespective of whether any objections have been raised to Prior Notifications.

The Council may advise an applicant of the need to take into account protected species during the course of any work which it is made aware of through Prior Notification applications.

### **Applications requiring Environmental Impact Assessments**

For applications which the Council decides require Environmental Impact Assessments (EIA developments) the Council will issue formal Scoping Opinions about the extent of ecological information needed to inform the application. EIA developments are likely to require comprehensive Ecological Impact Assessments (EclA) and will need to demonstrate a net gain in biodiversity.

### **Other applications, including outline applications**

Larger applications which do not need full EclA will nevertheless require ecological surveys and assessments to inform Ecology Statements, proportionate to the likely impacts of the development.

Ecology surveys follow a number of steps -

### **Preliminary Ecological Appraisals**

The first step is to carry out a Preliminary Ecological Appraisal (PEA). PEAs usually involve first collecting available desktop information about whether a site is known to be designated for its wildlife interest or may be likely to support any notable\* habitats and species.

This information is available from the Cheshire Biodiversity Data Centre, RECORD

[www.record-lrc.co.uk](http://www.record-lrc.co.uk)

A charge may be made for the supply of data from the Centre. The results of data searches must be included in the Ecology Statement.

*\* For land-use planning purposes some habitats and species are regarded more important than others because they are rare, endangered, vulnerable, irreplaceable or legally protected. These habitats and species are often referred to as 'notable'.*

It needs to be remembered that in many cases desktop data may not be complete – many places will not have been surveyed in the past and no existing information may be available.

In the absence of sufficient desk-top data, to decide if further ecology surveys may be needed, as general guidance if any of the following features are present on a development site and are likely to be affected by the development, further survey steps will be needed –

- i. Sites with ponds or within 250m of a pond

- ii. Old and Veteran trees
- iii. Trees with obvious holes, cracks, cavities or heavy vegetation (e.g. ivy)
- iv. Sites with streams, rivers or lakes on or within 10m of the application site
- v. Woodlands and hedgerows
- vi. Unmanaged grassland and scrub vegetation

If a PEA identifies that all or part of a site is specially protected (for example as a Local Nature Reserve or a Site of Special Scientific Interest) there will be a presumption against any development that would cause harm to the protected site. If harm cannot be avoided mitigation and compensation measures will be sought.

Where a PEA has assessed a development as having a negligible effect on biodiversity no further level of survey is required, but the Ecology Statement must include measures to enhance biodiversity wherever possible.

### **Extended Phase 1 Habitat Surveys and UK Habitat Classification Surveys**

If following the PEA further survey is needed the next step would be to undertake an Extended Phase 1 Habitat Survey or a UK Habitat Classification Survey. This will involve a site visit by a professional ecologist who will identify, map and assess the habitats on the site and prepare a report. As part of this survey the ecologist will identify the potential of the site to support any notable species.

Surveys to UK Habitat Classification Standard will be needed if a biodiversity metric will be used (see below).

The resulting survey report will form part of the Ecology Statement. It must give details of who carried out the survey, dates and times, survey methodologies and full results.

The Phase 1 habitat survey will enable the ecologist to propose measures, mitigation, compensation and net gain measures and these measures must be presented in the Ecology Statement. The Ecology Statement must also state how alternative designs or locations have been considered for the development to avoid any harm.

### **Surveys for specific species**

If the Phase 1 survey identifies that a development has the potential to cause harm to any notable specific surveys for these species will be needed. In Warrington notable species which may be encountered include –

- Bats
- Barn Owls
- Great crested newts
- Badgers

It's important that the impacts of a development on any notable species are fully understood so that mitigation and compensation measures can be properly informed. This may involve the ecologists needing to make repeat visits to find out how species are using the site and this can take time. Again, the need for early planning for ecology is stressed.

The species survey report will form part of the Ecology Statement. It must give details of who carried out the surveys, dates and times, survey methodologies and full results.

Species surveys will enable the ecologist to propose mitigation, compensation and net gain measures and these measures must be presented in the Ecology Statement.

To undertake works which will affect certain protected species a License will first need to be obtained from Natural England. Obtaining a License is a separate and additional process to obtaining planning permission, but Natural England will be unlikely to grant a License unless planning permission has first been granted. More information on Licenses can be found at –<https://www.gov.uk/guidance/wildlife-licences>

### **Using a Biodiversity Metric**

The use of Biodiversity Metrics to calculate biodiversity losses and gains on development sites is relatively new and the available Metrics are still in development stages, but it is likely that the use of Metrics will become a very important part of Ecology Statements in the future, and particularly when net biodiversity gain becomes a legal requirement.

Currently the most widely accepted Metric is one developed by government and is often referred to as the 'Defra Metric'. This can be found at –<http://nepubprod.appspot.com/publication/5850908674228224>

To use the Metric properly UK habitat classification surveys will be needed and Metric calculations will need to be carried out by suitably qualified ecologists.

If a Metric is used the full results of calculations must be included in the Ecology Statement.

### **Off-site Compensation and off-site Net Gain**

Sometimes it will not be possible to provide sufficient compensation for harm to habitats or biodiversity net gain within the application boundary. In these cases off-site habitat creation and enhancement may be considered.

For off-site habitat compensation and enhancement as much detail as possible should be included in the Ecology Statement, for example –

- The proposed location of the compensation measures
- Details of habitats to be created /enhanced
- Landowner agreements
- Costs of habitat creation and enhancement
- Future maintenance and monitoring

Applicants may own land other than the application site where habitat enhancements can be implemented, or it may be possible for the Council to secure a financial contribution from developers to improve local greenspace owned and managed by others.

## **APPENDIX 1 – Relevant Nature Conservation Legislation**

### **Wildlife and Countryside Act 1981 (and as amended)**

Under the terms of this Act in the UK it is an offence to deliberately capture, kill or disturb most protected species, or to destroy their resting places or breeding sites.

### **Conservation of Habitat and Species Regulations (2017 and as amended)**

A EU Directive which provides protection to designated sites (including Special Areas of Conservation and Special Protection Areas) and species and provides the highest level of environmental protection within the UK.

### **Protection of Badgers Act 1992**

Makes it illegal to cause harm to badgers and badger setts

## **APPENDIX 2 – Where to find an ecological consultant –**

Chartered Institute of Ecology and Environmental Management (CIEEM)

<https://www.cieem.net/>



<https://www.iema.net/>

### **APPENDIX 3 - Useful Contacts & Further Information**

**Natural England** hold a wide variety of publications providing standing advice on protected species, habitats and development. All are available to download free of charge.

The **Cheshire Biodiversity Data Centre** can provide individual species information or produce a full biodiversity (desktop) information report for a site or geographical area on request (there is a charge for this service)

[www.record-lrc.co.uk](http://www.record-lrc.co.uk)

**Joint Nature Conservation Committee (JNCC)** is the statutory adviser to Government on UK and international nature conservation. JNCC offer further information on wildlife law, designated nature conservation sites and a full list of species protected under the Wildlife and Countryside Act 1981.

<http://jncc.defra.gov.uk/>

#### **Cheshire Wildlife Trust**

The Trust campaigns for wildlife in Cheshire and Warrington and undertakes pro-active nature conservation.

<https://www.cheshirewildlifetrust.org.uk>