

**Stockport Metropolitan Borough  
Council**

**EXPLANATORY NOTES FOR THE  
VALIDATION OF PLANNING  
APPLICATIONS**

**To accompany the Application  
Validation Checklist**

**Adopted 22nd April 2019**

## **INTRODUCTION**

The purpose of these explanatory notes for the validation of planning applications is to provide users of the Development Management Service with clear guidance on the form and content of information required for the submission and validation of different types of planning application. They are to be read in conjunction with the Council's Application Validation Checklist (AVC). The notes and AVC were adopted by the Council on 22nd April 2019 following a 6 week public consultation period. The notes provide information on when the information will be required, sources of guidance, relevant Development Plan Policy and adopted Council Supplementary Planning Documents/ Guidance. Decisions on planning applications must be made in line with the development plan unless there are clear material considerations which dictate why this should not be the case. Presently, the policies which are used to manage development in Stockport are those set out in the:

- Core Strategy Development Plan Document (DPD).
- Greater Manchester Joint Waste DPD.
- Greater Manchester Joint Minerals DPD; and
- saved policies of the Stockport Unitary Development Plan (UDP) Review (May 2006) which are not superseded by the Core Strategy, Joint Waste or Joint Minerals DPDs.

Inevitably, given the complexity and breadth of the planning system, the information that can be required to validate different types of planning application is extensive. The Local Planning Authority will adopt a pragmatic and proportionate approach to requests for information, and will only seek this where it is material to the determination a planning application. Please note that whilst it will treat each application on its merits, any application submitted without the documentation identified as being required in the AVC for the relevant application type **is unlikely to be validated**. Furthermore, even where an application is validated it can be made subsequently invalid by the

Local Planning Authority if/ when it comes to light that supporting information required by the AVC and material to the determination of the application has not been provided. Take a realistic approach to the information that the Local Planning Authority will need to assess your proposal and please contact us to ask if you have any queries. The failure to provide information material to the

determination of your application will lead to delay. The statutory 8 or 13 week period for the determination of a planning application will only commence once all the relevant documentation required by the Local Planning Authority has been received.

## **HOW TO USE THE EXPLANATORY NOTES FOR THE VALIDATION OF PLANNING APPLICATIONS**

- Use the Council's AVC to check the plan/ documents which may be required for the type of application you intend to submit.
  
- Check the detailed guidance notes for each type of plan/ document required by the National and Local List of Requirements by referring to the relevant section of this document.
  
- If in doubt, contact the Planning Service for advice. For general planning advice please call 0161-474-3896 or send an e-mail to [planning.dc@stockport.gov.uk](mailto:planning.dc@stockport.gov.uk).

### **Pre application Advice**

For all but the most straightforward developments, it is strongly recommended that advice is obtained from the Development Management Service before submitting an application. Pre-application enquiries requiring feedback on the likely acceptability or otherwise of a development must be made using a Pre-application Discussion Form. Please note that pre-application advice will be charged for. This is available via the Council's website: <http://www.stockport.gov.uk/preapplicationdiscussion>

Pre-application discussion will enable the information requirements of individual development applications to be assessed, identified and agreed. This would enable an individual Validation Checklist to be completed and submitted with the formal application.

In order to fully assess the proposal, as much information as possible should be provided with the request for advice. Where appropriate the Case Officer will consult with internal and external bodies for specialist advice on any issues raised before responding. The reply will refer to material planning considerations including relevant policies of the Development Plan and where requested it will outline the information requirements of the potential application.

For particularly complex proposals, it may be appropriate to set up a "Development Team" of relevant officers to co-ordinate a Council response. A meeting with the potential developer may be necessary in some cases to clarify aspects of the proposed development.

Prospective developers and their agents are able to contact relevant external bodies for advice prior to submitting a planning application (e.g. United Utilities, Environment Agency, Historic England etc). The results of any consultation should be shared with all parties.

## **EXPLANATORY NOTES FOR NATIONAL REQUIREMENTS**

One copy of the completed application form, each of the following plans and a Design and Access Statement (where relevant to the application), must be supplied for a planning application to be validated. Wherever possible, try to format your plans and elevations on A3 sheet size. This reduces print time and costs for the Council where printed copies are required for consultation. When a major application or an application that has more than 10 attachments is being submitted electronically, or when an Environmental Impact Statement forms part of an electronic submission, it is helpful for the Local Planning Authority to receive a copy of the application/ information on a CD-rom.

Please note that the Local Planning Authority actively encourages applications via online submission routes.

### **APPLICATION FORMS**

All planning applications need to be submitted on a standard application form. This is available via the Planning Portal:

<http://www.planningportal.gov.uk/planning/applications/paperforms>

#### **The Description of Proposed Development**

- Keep the description as accurate and concise as possible. It must describe **all aspects of the development being applied for**. Conversely, only put works that require permission and where permission is being sought in the description. Overly long descriptions should be avoided. **An application will not be validated without a full and accurate description of development.**
- For listed building consent applications, a detailed description of the works is required but overly long descriptions should be avoided by including an attached schedule of proposed works.
- The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. For proposed changes of use, reference should be made to these existing and proposed planning Use Classes. Words like 'commercial' or 'industrial' are vague without this clarification. Use Class categories are available via the Planning Portal:

<http://www.planningportal.gov.uk/permission/commonprojects/changeofuse>

- Where applying for permission for a development that has already taken place, use the word 'retrospective' in the description e.g. "erection of fence (retrospective)".
  
- Where applying for a revision or amendment to earlier approved plans, make this clear in the description, including the reference numbers of earlier permissions, e.g. "Erection of 2 storey side extension (revised scheme to existing permission ref. DC0.....)".

### **The Calculation of non-residential floorspace**

For applications for planning permission, the standardised application forms requests details of the non residential floorspace. The net additional floorspace is calculated by subtracting any floorspace to be lost from the proposed new floorspace.

### **Location Plan (preferably 1:1250 or 1:2500 scale)**

Showing the application site edged clearly with a red line, and including all land necessary to carry out the proposed development. For example, land should be included that is required for the site access from a public highway, visibility splays, landscaping, car parking and areas of open space around buildings. A blue line should be drawn round any other land owned by the applicant that is close to or adjoins the application site. The plan should be based on an up to date map, and wherever possible it should show at least two roads and surrounding buildings. The properties should be numbered or named to ensure the exact location of the application site is clear.

### **Block plan (1:100 or 1:200 scale)**

Showing any site boundaries, the type and height of boundary treatment (e.g. fences, walls etc) and the position of any building or structure on the other side of such boundaries.

### **Site Plan (1:500 or 1:200 scale)**

Showing the direction north, the proposed development in relation to the site boundaries and other buildings on the site (with written dimensions including those to the boundaries), all the buildings, roads and footpaths on land adjoining the site including the access arrangements, the position of all trees on the site (and those on adjacent land that could influence or be affected by the development), the extent and type of any hard surfacing

(including car parking, turning facilities and servicing areas), and boundary treatment including walls or fencing where this is proposed.

### **Existing and proposed elevations (usually 1:50 or 1:100 scale)**

Showing the proposed works in relation to what is already there. All existing and proposed elevations must be shown, and these should indicate where possible 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.

### **Existing and proposed floor plans (1:50 or 1:100 scale)**

Showing the proposed works in relation to what is already there. All existing and proposed floor plans must be shown, and where existing buildings or walls are to be demolished these should be clearly shown. New buildings should also be shown in context with adjacent buildings, including property numbers where applicable.

### **Existing and proposed site sections and finished floor and site levels (1:50 or 1:100 scale)**

Showing a cross section through the proposed building(s). Where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.

Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site), and also show the proposals in relation to adjoining buildings. This will be required for all applications involving new buildings.

In the case of householder development, the levels may be evident from floor plans and elevations, but particularly in the case of sloping sites it will be necessary to show how proposals relate to ground levels or where ground levels outside the extension would be modified. Levels should also be taken into account in the formulation of design and access statements.



### **Roof Plan (1:50 or 1:100 scale)**

Showing the shape of the roof, and details such as the roofing material, vents and their location. It is typically drawn at a scale smaller than the scale used for the floor plans.

### **Ownership Certificate**

The provisions of Section 65(5) of the Town and Country Planning Act 1990 and Article 12 of the Town and Country Planning (Development Management Procedure) (England) Order 2010 require that an application for planning permission cannot be entertained without the relevant certificates concerning the ownership of the application site having been completed. All applications for planning permission except for approval of reserved matters must include the appropriate certificate of ownership. An ownership certificate A, B, C or D must be completed stating the ownership of the 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.

### **Notice(s)**

A Notice(s) to owners of the application site must be completed and served in accordance with Article 11 of the Town and Country Planning (Development Management Procedure) (England) Order 2010.

### **Agricultural Holdings Certificate**

This certificate is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application. This certificate is not required if the applicant is making an application for reserved matters, renewal of temporary planning permission, discharge or variation of conditions, tree preservation orders, or express consent to display an advertisement.

**The Correct Planning Fee** where one is necessary. Details of planning application fees are available on the Planning Portal:

<https://1app.planningportal.co.uk/FeeCalculator/Standalone?region=1>

**Reserved Matters Applications** deal with some or all of the outstanding details of the outline application proposal, including:

- Layout:** the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- Scale:** the height, width and length of each building proposed within the development in relation to its surroundings.
- Appearance:** the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- Access:** this covers the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.
- Landscaping:** this is the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts, or squares, water features, sculpture, or public art, and the provision of other amenity features.

**Outline applications for planning permission** shall include the information requirements, as specified on the Council's 'local list' of requirements included in its adopted Application Validation Checklist (AVC), where these are relevant to the detail for which outline permission is being sought. The details that can be applied for are listed above under 'Reserved Matters Applications'. Where access is a reserved matter, the application for outline planning permission shall state the area or areas where access points to the development proposed will be situated.

## **DESIGN AND ACCESS STATEMENT**

Major developments and Listed Building consents require the submission of a Design and Access Statement. Planning applications for the provision of one or more dwellings or a building or buildings where the floor space created by the development is 100 square metres or more, in designated areas (Conservation Areas and World Heritage sites), also

require a Design and Access Statement. In these instances applicants must explain the design concepts and principles which have informed the proposed development, and demonstrate how context has informed their scheme. Similarly, applicants are required to explain the approach to access and state how any consultation on access issues has been taken into account.

# **EXPLANATORY NOTES FOR LOCAL REQUIREMENTS**

## **CONTENTS**

With the exception of electronic submissions, two copies of each of the following (where relevant to the application) must be supplied for the application to be validated. Wherever possible, try to format your plans and elevations on A3 sheet size. This reduces print time and costs for the Council where printed copies are required for consultation. When a major application or an application that has more than 10 attachments is being submitted electronically, or when an Environmental Impact Statement forms part of an electronic submission, it is helpful for the Local Planning Authority to receive a copy of the application/ information on a CD-rom.

Please note that the Local Planning Authority actively encourages applications via online submission routes.

### **General Topics**

1. Affordable Housing Statement
2. Agricultural Statement
3. Crime Impact Assessment
4. Electronic Information Accompanying Applications for Town Centre Uses
5. Employment and Skills Plan
6. Energy Statement
7. Energy Efficiency Checklist
8. Green Belt Justification
9. Green Belt Volume Calculation
10. Landscape Character Assessment and Landscape Impact Assessment
11. Landscape Proposals
12. Open Space Assessment
13. Other Plans and Drawings (not covered by the National Requirements)
14. Photographs and Photomontages
15. Planning Obligations: Heads of Terms
16. Planning Statement
17. Referencing and Scaling of Plans and Drawings
18. Retail and Leisure Impact Assessments
19. Statement of Community Involvement (SCI) and pre-application discussion
20. Structural Survey

21. Sustainability Checklist

22. Tree Survey/ Arboricultural Implications Report

23. Viability Appraisal/ Marketing Exercise/ Business Plan

### **Environmental Protection Topics**

24. Airport Safeguarding
25. Air Quality Assessment
26. Coal Mining Risk Assessment
27. Contaminated Land Survey
28. Environmental Impact Assessment
29. Flood Risk Assessment
30. Foul Sewerage Assessment and Surface Water Drainage Assessment
31. Hazardous Installations (Risk Assessment)
32. Landfill Applications
33. Land Stability Report
34. Lighting Impact Assessment/ Scheme
35. Microclimate and Wind Assessment for Tall Buildings
36. Noise Impact Assessment
37. Pollution Statement
38. Sunlight/ Daylight Assessment
39. Telecommunications Information
40. Ventilation/ Extraction Statement

### **Conservation/ Heritage Topics**

41. Biodiversity Survey/ Assessment
42. Heritage Statement

### **Transport Topics**

43. Travel Plan
44. Transport Assessment
45. Road Safety Audit

# GENERAL TOPICS

## 1. AFFORDABLE HOUSING STATEMENT

### **When Required**

Affordable housing is required on sites providing 15 dwellings (gross) or more (including changes of use) and sites of 0.5 hectares or more. The site size threshold is lowered to 5 dwellings (gross) in areas with property prices above the Stockport average. The proportion of affordable housing required in development schemes varies across the Borough to take account of property prices and economic viability. This requirement should be reflected in the cost of land (i.e. when agreeing the purchase/sale price of the site). The following information is required:

- A schedule detailing the total number, type and floorspace (expressed as the gross internal floor area measured in square metres) and number of bedrooms of each dwelling unit. The schedule should also distinguish between affordable and market sale units. Where affordable units are to be provided this information should also be broken down into intermediate housing and social rented housing.
- A plan showing the distribution and location of affordable Housing Units within the site.
- A statement explaining the proposed arrangements for the provision of affordable housing including details of pre-application discussions with partner Registered Providers where applicable.
- A statement of intended conformity with up to date design and accessibility standards (see the Council's 'Provision of Affordable Housing' Supplementary Planning Guidance below).
- A draft legal agreement where the affordable housing requirement is to be addressed in this way (see 'Planning

Obligations: Draft Section 106 Agreements’).

- Evidence to justify why the Council’s normal affordable housing requirement cannot be met, where relevant (e.g. viability appraisal along with an agreement to pay the costs incurred by the Council in obtaining an independent assessment of the submitted viability appraisal - see ‘Viability Appraisal/ Marketing Exercise/ Business Plan’).

### **Guidance**

- Generally affordable housing will include a wide range of housing subsidised to varying degrees to keep prices, whether the property is for rent or for sale, at an affordable level and below the market value.
- A list of Stockport Housing Partnership contacts and affordable prices is available via the Council’s website: <https://www.stockport.gov.uk/affordable-housing/developers-information>

**It should be noted that these can change from time to time. For up to date details, advice should be obtained from the Planning Policy Team:**  
<https://www.stockport.gov.uk/topic/planning-policy>

- An Explanatory Note on affordable housing is available via the Council’s website: <https://www.stockport.gov.uk/affordable-housing/developers-information>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS2 ‘Housing Provision’
- CS3 ‘Mix of Housing’
- H-3 ‘Affordable Housing’

### **Supplementary Planning Guidance**

The Council’s ‘Provision of Affordable Housing’ Supplementary Planning Guidance is available via its website. [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

**It should be noted that this is due to be amended. For up to date guidance, advice should be obtained from the Planning Policy Team:**  
[www.stockport.gov.uk/planningpolicy](http://www.stockport.gov.uk/planningpolicy)



## 2. AGRICULTURAL STATEMENT

### When Required

For agricultural development in the countryside and in locations deemed as being inaccessible using the Council's accessibility model (including proposals for buildings, agricultural worker's dwellings, proposals to remove agricultural occupancy conditions and farm diversification schemes), a supporting statement is required to demonstrate that there is a genuine need in the context of the operation and viability of the agricultural unit. This can be included in the Planning Statement (see 'Planning Statement') or a further supporting document.

To safeguard the countryside from inappropriate and inaccessible development, the Local Planning Authority will need to be satisfied that agricultural buildings are genuinely required in connection with the agricultural enterprise and will not lead to pressure for non-agricultural uses. Proposals should be related to the size of the holding, and new buildings should be associated with a viable farming enterprise. It must demonstrate that proposals for agricultural dwellings are essential, or where an application is made to remove an agricultural occupancy condition this is no longer justified. The need for the agricultural dwelling on the holding/ business or in the locality must no longer exist. Applicants must show that farm diversification schemes are/ will remain subsidiary to farming activity on the agricultural unit, be in some way related to agricultural activity or appropriate in the countryside, and will not have an adverse effect on Landscape Character Areas or conflict with Green Belt or other Development Plan policies. The following information is required (where relevant):

- The detailed need for the size, location and design of the building being applied for. A letter of support from a local veterinary surgeon could be provided, where relevant
  
- Proof of the size of the agricultural holding (e.g detail of title) and the number of livestock (or the type of agricultural activity).
  
- Evidence of the existence of a viable farming enterprise. A Business Plan should be submitted to show the ability to develop the agricultural business concerned, together with evidence of sound financial planning (see 'Viability Appraisal/ Marketing Exercise/ Business Plan').

- For proposals for permanent dwellings, proof that they are required to support existing agricultural activities. The statement should show that there is an existing *functional need* relating to a full time worker, which cannot be met by an existing dwelling on the unit or accommodation in the area. The dwelling must be essential for the proper functioning of the enterprise. Other planning requirements also have to be satisfied and security considerations will not be sufficient on their own to justify a permanent dwelling. A *financial test* must establish if the enterprise is economically viable (see 'Viability Appraisal/ Marketing Exercise/ Business Plan').
  
- For proposals to remove agricultural occupancy conditions, evidence to show why the condition is no longer suitable. This should include full details of a marketing exercise, including any interest raised (see 'Viability Appraisal/ Marketing Exercise/ Business Plan').
  
- For farm diversification schemes, evidence that they are/ will remain subsidiary to farming activity on the agricultural unit (see 'Viability Appraisal/ Marketing Exercise/ Business Plan'), be in some way related to agricultural activity or appropriate in the countryside, and will not have an adverse effect on designated Landscape Character Areas or conflict with designated Green Belt or other Development Plan policies.

### **Guidance**

- Designated Green Belt and Landscape Character Areas within Stockport can be found on the Development Plan Proposals Map. This is available via the Council's website: [www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)
  
- New development can result in an increase in the number of vehicle movements on the highway network. Therefore local, regional and national planning policy requires development to be located in accessible locations, and easily accessible by sustainable modes of transport. In the case of vehicle generating agricultural development in inaccessible locations, the Local Planning Authority must be satisfied that it is genuinely required in connection with the agricultural enterprise. See the following guidance on accessibility: <https://www.stockport.gov.uk/highways-and-transport-advice/accessibility-developments>

## **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.5 'Residential Development in Green Belt'
- GBA1.6 'Re-Use of Buildings in the Green Belt'
- GBA2.3 'Farm Diversification'
- LCR1.1 'Landscape Character Areas'

Core Strategy Development Plan Document Policy:

- CS4 'Distribution of Housing'
- H-2 'Housing Phasing'
- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'
- CS9 'Transport and Development'
- T-1 'Transport and Development'

### 3. CRIME IMPACT ASSESSMENT

#### When Required

A Crime Impact Statement (CIS) must accompany applications for major development. Other application categories will be assessed on a case by case basis. Where these raise significant issues of public health, safety and security, a CIS should be submitted. It should be produced by a suitably qualified and competent person/ organisation independent of the design process. Greater Manchester Police recommend that a CIS should be produced for the following development types:

- Residential developments (new or conversions) where six or more units are created.
- Office and commercial developments.
- Change of use to licensed premises or bookmakers.
- New build student accommodation.
- Conversion to student accommodation where 10 units or more are created.
- Retail schemes when 100 sqm or more gross floor space is created, or three units are created.
- All cash machines located within or outside a building in public space.
- Hotels.
- All schools.
- All health facilities.
- All new leisure/recreation facilities (public and private) or significant extensions thereof.
- Nursing homes.
- Religious buildings.
- Transport infrastructure and stations.
- Industrial developments and warehouses.

The following information is required:

- Current crime data as a basis for assessing potential risk.
- An assessment of the development proposals in terms of their likely effect on crime and disorder in the area.
- The identification of design solutions, based on analysis of the development context and the crime issues in the area, that will reduce the developments

vulnerability to crime.

- The CIS should include all the requirements for Secured By Design accreditation, should the applicant wish to apply to the Police Service for the award.

### **Guidance**

- *Major development* is defined as including any one or more of the following:
  - The provision of dwelling houses where
    - The number of dwelling houses to be provided is 10 or more; or
    - the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within the above criteria.
  - The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
  - development carried out on a site having an area of 1 hectare or more.
- The CIS process involves identifying, predicting, evaluating and mitigating the crime and disorder effects of a development proposal early in the design process, prior to planning decisions being taken and commitments made. The purpose of the CIS is to ensure that design decision-makers consider crime, disorder and fear of crime before determining whether to proceed with new projects.
- Contact the Greater Manchester Police Design for Security Unit:  
<http://designforsecurity.org/contact/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'.

#### 4. ELECTRONIC INFORMATION ACCOMPANYING APPLICATIONS FOR TOWN CENTRE USES

##### **When Required**

Major developments within the Town Centre/ M60 Gateway area will be required to submit electronic information in a required format that can be integrated with the corporate three dimensional (Virtual Reality) model. This will allow the Council to assess the visual implications of the development within the townscape context. The developer will be required to pay for the administration of this service (see 'Guidance').

##### **Guidance**

- *Major development* is defined as including any one or more of the following:
  - The provision of dwelling houses where
    - The number of dwelling houses to be provided is 10 or more; or
    - the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within the above criteria.
  - The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
  - development carried out on a site having an area of 1 hectare or more.
- The designated Town Centre/ M60 Gateway area can be found on the Development Plan Proposals Map. This is available via the Council's website:  
[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)
- Contact the Council's Survey and Cartography team (Engineering Services) for advice on the required format for the electronic information and the current charge for this service: <http://old.stockport.gov.uk/engineering>

##### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- TCG1 'Town Centre and M60 Gateway'

- TCG1.1 'Community and Civic Space'
- TCG2.1 'Central Shopping Area'
- TCG2.2 'Great Portwood Street Area'
- TCG3 'Town Centre Mixed Use Areas'
- TCG3.1 'Riverside'
- TCG3.2 'Cultural, Leisure and Heritage Quarter'
- TCG3.3 'Stockport Station'
- TCG3.4 'St Thomas's Hospital'
- TCG3.5 'Civic Quarter'
- TCG3.6 'South East Quadrant'
- TCG3.7 'Newbridge Lane'
- TCG4 'Stockport's M60 Gateway'
- TCG4.1 'Tiviot Way'
- TCG4.2 Travis Brow'
- TCG4.3 'Didsbury Road'
- TCG4.4 'Land North of Water Street'
- TCG4.5 'Georges Road'
- TCG4.6 'Water Street'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'.

## 5. EMPLOYMENT AND SKILLS PLAN

### **When Required**

An Employment and Skills Plan shall be submitted with all planning applications resulting in development with a design and build costs of over £1million and/ or the creation of 20 full-time equivalent end user jobs. It shall include (but not be limited to) details of the following:-

1. For the construction phase:

- Targets for work experience.
- Targets for recruitment of people not in employment to new job opportunities, including Apprenticeships.
- Targets for curriculum development activities with educational establishments, such as Schools, Colleges and Universities.
- Training Weeks.
- Workforce development.

2. Details of how the developer will work with subsequent end users ensuring they engage with local partners to target employment and training opportunities to unemployed residents, for example pre-employment training and Apprenticeships.

3. Details of how the developer will ensure that Stockport's Priority Areas will be targeted for recruitment and training opportunities for unemployed residents, e.g. links to Work Clubs.

### **Guidance**

- Contact the Council's Economy Work and Skills Team on 0161 474 3736.

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- AED-5 'Education, Skills and Training Provision'



## **Supplementary Planning Document**

The Council's Local Employment and Training Benefits' Supplementary Planning Document is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 6. ENERGY STATEMENT

### **When Required**

Applications for full planning permission (excluding changes of use, extensions to existing businesses or other non-domestic premises) are required to submit a completed Energy Statement explaining how low and zero carbon technologies have been considered as part of the proposal. However, only those sites of more than 10 dwellings or more than 1000 sqm are required to meet the carbon reduction policy targets set out in Core Strategy Policy SD-3 within their Energy Statement.

### **Guidance**

- For applications for new developments **that are 10 or less dwellings or below 1000 sqm** applicants are referred to the sample small scale energy statement available via the Council's website: <https://www.stockport.gov.uk/sustainable-development>
- For applications for new developments that are **more than 10 dwellings or 1000 sqm or above** applicants are referred to the sample large scale energy statement available via the Council's website: <https://www.stockport.gov.uk/sustainable-development>
- The Council's Low Carbon Design Guidance (LCDG) is available via its website: <http://www.stockport.gov.uk/planningsustainabledevelopment>
- Contact the Council's Health and Environment Advisor:  
<https://www.stockport.gov.uk/energy-efficiency-statements/energy-efficiency-further-information>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS1 'Overarching Principles: Sustainable Development – Addressing Inequalities and Climate Change'
- SD-3 'Delivering the Energy Opportunities Plans'.

## **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## **7. ENERGY EFFICIENCY CHECKLIST**

### **When Required**

Applications for changes to existing domestic dwellings will be required, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling. These applications will require the submission of a completed Council Existing Dwelling Energy Checklist to identify which measures are appropriate to the residence.

### **Guidance**

- The Existing Dwelling Energy Checklist is available via the Council's website: :  
<https://www.stockport.gov.uk/topic/planning-advice>
- Contact the Council's Health and Environment Advisor:  
<https://www.stockport.gov.uk/energy-efficiency-statements/energy-efficiency-further-information>
- You can ring the Greater Manchester Energy Advice Service number for advice on energy saving measures and how to get costs: 0800 009 3363

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS1 'Overarching Principles: Sustainable Development – Addressing Inequalities and Climate Change'
- SD-2 'Making Improvements to Existing Dwellings'.

### **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 8. GREEN BELT JUSTIFICATION

### When Required

Where a proposal constitutes inappropriate development in the Green Belt, the applicant must outline very special circumstances to show why permission should be granted. These can be set out in the Planning Statement (see 'Planning Statement') or a further supporting document. Very special circumstances will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

There is no guidance set out nationally as to what a case for very special circumstances should contain, and it is not possible to provide an exhaustive list of what might constitute very special circumstances. However, case law and local experience combined suggest that the following elements should be included:

- Demonstration of the existence of an essential objective that the proposal would achieve.
  
- Demonstration of the harm that the proposal would cause to the Green Belt.
  
- Demonstration that the essential objective could not be achieved in any alternative way that would be less harmful to the Green Belt.
  
- Demonstration that the benefits of achieving the objective would outweigh the harm to the Green Belt.

When located in the Green Belt, elements of many **renewable energy projects** will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources. Where an applicant seeks to justify an inappropriate renewable energy project, in terms of the wider benefits associated with increased production of energy from renewable sources, the following information should be provided:

- Demonstration that other methods of reducing the properties' carbon footprint have already been put in place, are not viable (or are less viable) or would cause a greater degree of harm.
  
- Evidence of the amount of energy that the proposal would generate.
  
- Where it is proposed that the energy created will feed into an existing development, (i) evidence of the current and previous level of electricity consumption at the development supported by electricity bills/ statements and (ii) a detailed technical assessment of the current carbon footprint of the development compared to the estimated carbon footprint once the proposal is operational.
  
- Evidence that the siting of the development is optimum within the site in terms of the balance between visual impact and energy generation potential. Proposals for development in sensitive landscape settings may require a Landscape Character Statement and Impact Assessment to determine their landscape and visual effects (see 'Landscape Character Statement and Landscape Impact Assessment').
  
- Demonstration that the benefits of achieving the objective would outweigh the harm to the Green Belt.

### **Guidance**

- Designated Green Belt within Stockport can be found on the Development Plan Proposals Map. This is available via the Council's website:  
[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)
  
- Saved Unitary Development Plan Review Policy GBA1.2 and the National Planning Policy Framework (NPPF) give guidance on what constitutes inappropriate development in the Green Belt. Inappropriate development is by definition harmful to the Green Belt:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National Planning Policy Framework web accessible version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

## **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.1 'Extent of Green Belt'
- GBA1.2 'Control of Development in Green Belt'
- GBA1.5 'Residential Development in Green Belt'
- GBA1.6 'Re-use of Buildings in the Green Belt'
- GBA1.7 'Major Existing Developed Sites in the Green Belt'

## **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document provides some guidance on small scale domestic wind turbines in the Green Belt and is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 9. GREEN BELT VOLUME CALCULATION

### **When Required**

Proposals for extensions to buildings and replacement buildings in the Green Belt should provide details of existing and proposed gross **volumes**, measured externally. Workings out must be shown, so they can be verified. These can be set out in the Planning Statement (see 'Planning Statement') or a further supporting document.

### **Guidance**

- Designated Green Belt within Stockport can be found on the Development Plan Proposals Map. This is available via the Council's website:  
[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)
- The National Planning Policy Framework (NPPF) allows for the extension or alteration of a building in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building. The replacement of a building may also be acceptable, provided the new building is in the same use and is not materially larger than the one it replaces:

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.1 'Extent of Green Belt'
- GBA1.5 'Residential Development in Green Belt'
- GBA1.6 'Re-use of Buildings in the Green Belt'



## 10. LANDSCAPE CHARACTER STATEMENT AND LANDSCAPE IMPACT ASSESSMENT

### **When Required**

Proposals for development in sensitive landscape settings, including agricultural and wind turbine development, may require a Landscape Character Statement and Impact Assessment to determine their landscape and visual effects. The following information is required:

- An assessment of landscape character.
- Any siting, design and landscape treatment considerations that have been chosen to minimise visual effects.
- Photomontages where development proposals will have a significant impact on their setting.

### **Guidance**

- Designated Green Belt and Landscape Character Areas within Stockport can be found on the Development Plan Proposals Map. This is available via the Council's website: [www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.1 'Extent of Green Belt'
- GBA1.2 'Control of Development in Green Belt'
- LCR1.1 'Landscape Character Areas'
- LCR1.1a 'The Urban Fringe Including the River Valleys'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

## 11. LANDSCAPE PROPOSALS

### **When Required**

Depending on the nature and scale of development and its impact, applications for full planning permission (involving the erection of buildings or engineering works) may be required to submit an accompanying landscape masterplan including drawings and a supporting design statement. Applications for outline permission, where landscaping is to be approved as a reserved matter, may also require the submission of a landscape masterplan as supporting information or, depending on the type of scheme, indicative planting areas so that the potential for future on site landscaping can be assessed.

In terms of **soft landscape** details the following information is required:

- Accurate plotting and labelling of existing trees and hedges that are to be retained or removed.
- Planting plan, plant schedule (showing plant species, size and numbers/ density, written specification of cultivation operations (e.g. soil preparation, herbicide, including quality of workmanship and materials for establishment of the planting).

In terms of **hard landscape** details the following information is required:

- Accurate plotting and labelling of existing trees and hedges that are to be retained or removed.
- Existing and proposed finished levels, proposed hard surface treatment (e.g. paving or gravel type, colour, size) and edging, boundary treatments and forms of enclosure (e.g. walls, railings, fence types). Standard elevation details should illustrate these as well for the avoidance of doubt.

**In terms of the management and maintenance** of landscape areas the following information is required:

- With the exception of domestic gardens, a schedule of landscape maintenance (including a table of monthly operations and a brief description of these maintenance operations) is likely to be required for a period of 5 years after planting has been implemented.

## **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

## 12. OPEN SPACE ASSESSMENT

### **When Required**

Proposals for development that involves loss of open space, including public or private sports grounds or land last used for active recreation, should be accompanied by an open space assessment. This can be included in the Planning Statement (see 'Planning Statement') or a further supporting document. Where development involving loss of open space is proposed, the following information is required:

- An open space assessment including the extent of current usage, needs and opportunities for the use of the land for open space and sport/recreation.
- The implications of the loss, including any mitigation measures.
- Where the assessment would involve entering into a legal agreement to achieve an agreed objective (such as the provision of an equivalent area of replacement open space) a draft agreement should be submitted as part of the assessment (see 'Planning Obligations: Draft Section 106 Agreements').

### **Guidance**

- Areas of more than 0.2 hectare (0.5 acre) identified in the Council's open space survey, located outside the Green Belt, can be found on the Development Plan Proposals Map. This is available via the Council's website: **[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)**  
**It should be noted that although smaller areas of open space are not identified on the proposals map this does not mean that an open space assessment is not required where the loss of these sites is proposed through development. This will depend on the current, previous and potential function/ use of the open space.**
- Contact Sport England. The Council is required to consult Sport England on any planning application for development affecting playing field land. The Government also recommends that Local Planning Authorities consult Sport England on a number of other types of planning applications. These include applications which would lead to the creation or loss of major sports facilities, major residential development (e.g. 300+ dwellings) and minerals proposals where sport may be an after use:  
<https://www.sportengland.org/>

## **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- L1.1 'Land for active recreation'
- UOS1.2 'Protection of Strategic Open Space'
- UOS1.3 'Protection of Local Open Space'

### **13. OTHER PLANS AND DRAWINGS (not covered by the National Requirements)**

#### **When Required**

Other plans and drawings, in addition to those required as part of the national requirements for information, may be required in certain circumstances. It is difficult to be prescriptive as this will depend on factors such as the location or characteristics of the site and the scale and nature of the development. They might include street scene elevations where the relationship of the proposal needs to be illustrated in the context of its surroundings.

Alternatively, a demolition plan showing the extent of demolition may be required where this is material to an application.

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015, where the Council is of the opinion that (in the circumstances of the case) an application for Outline Planning Permission ought not to be considered separately from all or any of the reserved matters, it may invalidate the application until the further details it requires are submitted. The only information requirements which will apply to a particular planning application are those included in the Council's adopted Application Validation Checklist (AVC).

## **14. PHOTOGRAPHS AND PHOTOMONTAGES**

### **When Required**

Photographs and photomontages may be required where development proposals will have a significant impact on their setting, for example sensitive landscape settings (see 'Landscape Character Statement and Landscape Impact Assessment'). They also provide useful background information and can help to show how large developments can be satisfactorily integrated within the street scene. Where a planning application or prior approval seeks consent to demolish a heritage asset, a photographic record of that building should be provided. Photographs and photomontages can also be used to help show the impact of new works on historic features (see 'Heritage Statement'). They should be clearly labelled, dated and cross-referenced to a plan where one is provided.

### **Guidance**

- The NPPF:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.1 'Extent of Green Belt'
- GBA1.2 'Control of Development in Green Belt'
- LCR1 'Landscape, Countryside and River Valleys'
- LCR1.1 'Landscape Character Areas'
- LCR1.1a 'The Urban Fringe Including the River Valleys'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

## 15. PLANNING OBLIGATIONS: HEADS OF TERMS

### When Required

The Council, through relevant policies of the Development Plan and associated planning guidance, will seek where appropriate to negotiate planning obligations. Planning obligations might be used to prescribe the nature of development (e.g. by requiring a given proportion of affordable housing); be used to secure compensation for loss or damage created by a development (e.g. loss of open space); be used to mitigate a development's impact (e.g. through increased public transport provision); or otherwise make a proposal acceptable in planning terms. For applications requiring the completion of a legal agreement or Unilateral Undertaking, including those where the Council has given written confirmation in pre-application discussions that a planning obligation will be required, the following information must be provided with the planning application (where relevant):

- Statement of the anticipated planning obligations (Heads of Terms).
  
- Proof of title, including copy entries of the Land Registry Title documentation that covers the entire application site.
  
- In the event that there are any charges, mortgages or other securities secured on the land or leases, the names and addresses of the Chargees/ Mortgagees/ holders of the security and/ or lessees (since it will be necessary for any such to be joined as parties to the agreement and/ or consent to its terms or execute a Consent to Dealing as appropriate).
  
- An undertaking to pay a contribution towards the Council's legal costs in connection with the consideration, preparation, approval and sealing of the agreement/ Undertaking and registering it as a Local Land Charge, regardless of whether or not planning permission is granted.
  
- In the event that an applicant or agent is represented by solicitors, the relevant contact address and name of the person dealing with the matter.



## **Guidance**

- Planning obligations are private agreements negotiated between the local planning authorities and 'developers' for the purpose of making acceptable development which would otherwise be unacceptable in planning terms. Planning obligations are secured by a formal deed whether by Agreement (Section 106 of the Town and Country Planning Act) or in the form of a Unilateral Undertaking signed by the parties giving the obligations. A Unilateral Undertaking is a simplified version of a Planning Agreement and is only entered into by the landowner(s).
  
- The Council considers that, in most instances, a planning obligation is best expressed through a negotiated agreement. However there are circumstances where the use of Unilateral Undertakings can assist in enabling planning permissions to be granted speedily, which benefits both the applicant and the Council. It will be appropriate for a Unilateral Undertaking to be used if all of the following conditions are met: -
  - (i) The person entering into the Unilateral Undertaking is the freehold owner of the land (not merely a purchaser with a conditional contract or a potential purchaser) and there are no leases or tenancies.
  
  - (ii) The planning obligation will consist solely of the payment of financial contributions.
  
  - (iii) The use of the Undertaking is likely to enable permission to be granted within the statutory target date for the determination of the application.

## **Development Plan Policy**

Relevant Development Plan Policies are contained in the Core Strategy, the Stockport Unitary Development Plan (UDP) Review (May 2006) where these are not superseded by the Core Strategy, the Greater Manchester Joint Waste Development Plan Document (DPD) and the Greater Manchester Joint Minerals DPD (see 'Introduction').

## **Supplementary Planning Documents/ Guidance**

Relevant Council Supplementary Planning Documents and Guidance are available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## **16. PLANNING STATEMENT**

### **When Required**

The submission of a planning statement by an applicant, presenting the case for why a development should be granted planning permission, will normally be expected with all applications for full planning permission. Where a proposal is in clear breach of policies contained in the Council's Development Plan or runs counter to the approach advised in relevant Supplementary Planning Documents/ Guidance, a planning statement must be submitted to explain why. The following information is required (where relevant):

- An overview of the issues raised with reference to all relevant planning considerations, including the Council's Development Plan, Supplementary Planning Guidance and Documents, Government guidelines, site characteristics etc. An explanation must be given to explain why a development should be permitted when it is in clear breach of the Council's Development Plan or Supplementary Planning Documents/ Guidance.
  
- The outcome of consultation and pre-application discussion with the Council or consultees, and/ or following wider community involvement entered into by the applicant in accordance with the Council's Statement of Community Involvement (see 'Statement of Community Involvement and Pre-Application Discussion').
  
- Reference to the history of the site including previous applications and present and previous uses to help set the context of the new proposal.
  
- The use of sketches, perspectives, photographs, three-dimensional models, computer graphics and sketch models to illustrate a development.

### **Guidance**

A useful source of Planning guidance, including Government guidance, is found on Planning Portal: <http://www.planningportal.gov.uk/planning/>

### **Development Plan Policy**

Relevant Development Plan Policies are contained in the Core Strategy, the

Stockport Unitary Development Plan (UDP) Review (May 2006) where these are not superseded by the Core Strategy, the Greater Manchester Joint Waste Development Plan Document (DPD) and the Greater Manchester Joint Minerals DPD (see 'Introduction').

**Supplementary Planning Documents/ Guidance**

Relevant Council Supplementary Planning Documents and Guidance are available via its website:

**[www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)**

## 17.REFERENCING AND SCALING OF PLANS AND DRAWINGS

### **When Required**

All documents accompanying applications must be referenced for identification purposes, and drawn to a recognisable scale. All drawing file names should be prefixed with a maximum eight character alpha/ numeric, followed by a brief description of the drawing. These drawings will be accessible for public view and must be clear and comprehensible. Drawings annotated with 'do not scale from this drawing' will not be accepted.

## **18. RETAIL AND LEISURE IMPACT ASSESSMENTS/ SEQUENTIAL ASSESSMENT**

### **When Required**

An assessment, addressing the types of impact listed in the 'Ensuring the vitality of town centres' section of the National Planning Policy Framework (NPPF), is required for planning applications involving the provision of A1 use of over 200 sqm net retail sales area at locations outside Stockport's centres (but excluding within the TCG2.2 (Portwood Gateway) area). This is a locally set floorspace threshold with respect to the NPPF.

An assessment, addressing the types of impact listed in the 'Ensuring the vitality of town centres' section of the NPPF, is required for planning applications involving the provision outside of Stockport's centres of leisure development over 2,500 sqm gross floorspace where it is not in accordance with Stockport's Development Plan. This is also a requirement of the NPPF.

A sequential assessment is required for planning applications for main town centre uses that are outside of Stockport's centres and are not in accordance with the Development Plan. This is a requirement of the NPPF.

The table below summarises the information required to validate planning applications involving retail or leisure use.

### **Guidance**

- Stockport's centres are defined on the Development Plan Proposals Map and are listed in adopted Stockport Core Strategy Core Policy CS6 'Safeguarding and strengthening the service centre hierarchy'. Core Strategy policy CS6 indicates that within Stockport Town Centre, the TCG2.1 (Central Shopping) area of the Proposals Map is sequentially preferable for A1 use, followed by the TCG2.2 (Portwood Gateway) area. The TCG2.1, TCG2.2 and TCG3 (Town Centre Mixed Use) areas of Stockport Town Centre are considered to be in-centre for the purpose of the NPPF sequential test for main town centre uses where those uses fall outside the A1 use class. The Development Plan Proposals Map is available via the Council's website:

**[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)**

- The NPPF:  
[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/740441/National\\_Planning\\_Policy\\_Framework\\_web\\_accessible\\_version.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/740441/National_Planning_Policy_Framework_web_accessible_version.pdf)
- For proposals involving the provision or loss of indoor sports facilities, please also refer to Core Strategy policy DMP AS-2.
- To obtain information for scoping the sequential and impact assessments, initial contact should be made with the Planning Policy Team:  
<https://www.stockport.gov.uk/topic/planning-policy>

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- TCG2.1 'Central Shopping Area'
- TCG2.2 'Great Portwood Street Area'
- TCG3 'Town Centre Mixed Use Areas'

Core Strategy Development Plan Document Policy:

- CS-5 'Access To Services'
- CS-6 'Safeguarding And Strengthening The Service Centre Hierachy'
- AS-1 'The Vitality and Viability of Stockport's Service Centres'.

**Summary table of information requirements for planning applications involving retail or leisure use**

<b>Location</b>	<b>Use involved in proposal</b>	<b>Sequential Assessment required?</b>	<b>Impact information required?</b>	<b>Key policy / policies</b>
<b>TCG2.1 area of Stockport Town Centre</b>	Any main town centre use	No	Only where the A1 use exceeds a sub-regional scale with regard to the impact on other centres outside the borough. The applicant / agent may wish to demonstrate in their planning statement how the proposal performs against the material considerations set out in paragraph 3.166 of DMP AS-1.	Core Strategy policies CS6 and DMP AS-1
<b>TCG2.2 area of Stockport Town Centre</b>	A1	Yes – TCG2.1 is a sequentially preferable area	Yes where exceeding 2,500 sqm gross or where an individual unit is below 929 sqm gross	NPPF  Core Strategy Core Policy CS6
<b>TCG2.2 area of Stockport town centre</b>	Any main town centre uses falling outside the A1 use class	No	No	Core Strategy policies CS5, CS6 and DMP AS-1
<b>TCG3 areas of Stockport Town Centre</b>	A1	Yes – TCG2.1 is sequentially preferable followed by TCG2.2	Yes where over 200sqm net retail sales area of A1 use is proposed.	NPPF  Core Strategy Core Policies CS5 and CS6.  UDP Review policies TCG3, TCG2.1 and TCG2.2
<b>TCG3 areas of Stockport Town Centre</b>	Any main town centre uses falling outside the A1 use class	No	No	UDP Review Policy TCG3, Core Strategy Core Policies CS5 and CS6.
<b>Stockport's District Centres</b>	A1 use exceeding 2,500sqm net	No	Yes – with respect to the	Core Strategy Core Policy CS6

	retail sales area		scope for impact on other centres	and DMP AS-1
<b>Stockport's</b>	A1 use exceeding	No	Yes – with regard	Core Strategy
<b>Large Local Centres</b>	1,500sqm net retail sales area		to the scope for impact on other centres	Core Policy CS6 and DMP AS-1
<b>Stockport's Other Local Centres</b>	A1 use exceeding 280 sqm net retail sales area	No	Yes – with regard to the scope for impact on other centres	Core Strategy Core Policy CS6 and DMP AS-1
<b>Stockport's District and Local Centres</b>	A1 use that accords with the guidelines for A1 use units listed in para3.165 of DMP AS1 and any other main town centre use.	No	No	Core Strategy Core Policies CS5 and CS6 and DMP AS-1.
<b>Outside the borough's centres. i.e. Outside the District and Local Centres and outside the TCG2 and TCG3 areas of Stockport Town Centre.</b>	Any main town centre use	Yes	Yes where over 200sqm net retail sales area of A1 use is proposed.  Yes where exceeding 2,500 sqm gross.	NPPF  Core Policies CS5 and CS6.

Notes: The TCG2.1, TCG2.2 and TCG3 areas of Stockport Town Centre and the boundary of the borough's District and Local Centres are defined on Stockport's Proposals Map. These boundaries are being reviewed through the Allocations Development Plan Document (DPD) [www.stockport.gov.uk/allocationsdpd](http://www.stockport.gov.uk/allocationsdpd).



## **19. STATEMENT OF COMMUNITY INVOLVEMENT AND PRE-APPLICATION DISCUSSION**

### **When Required**

Where a development proposal is of a scale and/ or nature that is likely to generate significant levels of public interest, the prospective applicant should engage the local community and a Statement of Community Involvement (SCI) should be submitted with the application. In order to meet Government requirements, the Council is required to publish a SCI to explain how and when people with an interest in the planning of the Borough can get involved in the process. The Council's adopted SCI is available via its website. It encourages prospective developers to contact the Council prior to the submission of a planning application, and to engage the local community, in order that any issues can be taken on board. The following information is required:

- How the applicant has complied with the requirements for pre-application consultation set out in the Council's SCI.
  
- Any Community Involvement exercise undertaken including the methodology used, the community contacted and the outcome.
  
- How the views of the local community have been taken into account in the formulation of development proposals.

### **Guidance**

The Council's Local Development Framework 'Statement of Community Involvement' October 2015 is available via its website: <https://www.stockport.gov.uk/statement-of-community-involvement>

## **20. STRUCTURAL SURVEY**

### **When Required**

A Structural Survey, undertaken by a suitably qualified and competent person/ organisation, is required for the re-use of buildings in the Green Belt and applications involving the demolition or conversion of heritage assets (see 'Heritage Assessment'). Structural Surveys will often be required to support viability appraisals, and vice versa (see 'Viability Appraisal/ Marketing Exercise/ Business Plan'). The following information is required (where relevant):

- Demonstration of the structural integrity of the building. It should include an identification of defects, assessment of options, recommendations and proposed specification.
  
- For demolition schemes justification why the building is not suitable for retention or conversion.
  
- For conversion schemes, the extent of rebuilding, remedial works and alterations necessary.

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- GBA1.6 'Re-use of Buildings in the Green Belt'
- HC1.1 'Demolition and Tree Felling in Conservation Areas'
- HC1.4 'New Uses for Buildings in Conservation Areas'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

## 21. SUSTAINABILITY CHECKLIST

### **When Required**

Applications for major development should be accompanied by a completed Council Sustainability Checklist.

### **Guidance**

- *Major development* is defined as involving any one or more of the following:
  - The winning and working of minerals or the use of land for mineral-working deposits.
  - Waste development.
  - The provision of dwelling houses where
    - The number of dwelling houses to be provided is 10 or more; or
    - the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within the above criteria.
  - The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
  - development carried out on a site having an area of 1 hectare or more.
- The Sustainability Checklist is designed to help developers and building professionals working in Stockport to evaluate the sustainability of their projects. The 8 topics cover Location & Transport, Site Layout & Building Design, Materials, Waste, Energy, Water, Landscape & Biodiversity and Health & Well Being, mirroring the structure of design standards such as the Code for Sustainable Homes or BREEAM. It is available via the Council's Website:  
<https://www.stockport.gov.uk/sustainable-development/sustainable-design-and-construction>
- Contact the Council's Health and Environment Advisor:  
<https://www.stockport.gov.uk/energy-efficiency-statements/energy-efficiency-further-information>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS-1 'Overarching Principles: Sustainable Development – Addressing Inequalities and Council Climate Change'

- SD-2 'Making Improvements to Existing Dwellings'
- SD-3 'Delivering the Energy Opportunities Plans – New Development'
- SD-4 'District Heating (Network Development Areas'
- SD-5 'Community Owned Energy'
- SD-6 'Adapting to the Impacts of Climate Change'
- CS-2 'Housing Provision'
- H-1 'Design of Residential Development'
- CS-7 'Accommodating Economic Development'
- CS-8 'Safeguarding And Improving The Environment'
- SIE-1 'Quality Places'
- SIE-2 'Provision of Recreation and Amenity Open Space in New Developments'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'
- CS-9 'Transport And Development'
- CS-10 'An Effective and Sustainable Transport Network'
- T-1 'Transport and Development'
- T-2 'Parking and Developments'
- T-3 'Safety and Capacity on the Highway Network'

### **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 22. TREE SURVEY/ ARBORICULTURAL IMPLICATIONS REPORT

### **When Required**

Where a development is near to trees, or proposes the removal of trees, survey details are required of trees in line with BS5837 2012. The Tree Survey/ Implications Report shall be undertaken by a suitably qualified and competent person/ organisation. The following information is required:

- A survey (plotted at a scale of 1: 200) indicating any trees to be retained and felled.
  
- The location, species size and crown spread and health of each tree on the site, and on adjacent land. If the surveyor is unsure which trees on adjacent land should be included in the survey (this will depend on the type of tree and its distance from the development) they are advised to confirm the requirement with the Council's Arboriculture Team.
  
- An Arboricultural Implications Report and method statement, including a tree protection plan.

### **Guidance**

- BS5837:2012 'Trees in Relation to Design, Demolition and Construction. Recommendations'
  
- Contact the Council's Arboriculture Team:  
<http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/parkscountry/worldland/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

## **23. VIABILITY APPRAISAL/ MARKETING EXERCISE/ BUSINESS PLAN**

### **When Required**

The NPPF states that where up-to-date policies have set out the contributions expected from development, planning applications that comply with them should be assumed to be viable. It is up to the applicant to demonstrate whether particular circumstances justify the need for a viability assessment at the application stage. The weight to be given to a viability assessment is a matter for the decision maker, having regard to all the circumstances in the case.

Where it is submitted that a development is unviable and undeliverable if it were to meet the normal requirements for planning obligations (see 'Planning Obligations: Heads of Terms) or policies of the adopted Development Plan (and that the development is desirable to meet a planning objective), an 'open book' viability appraisal should be undertaken of the development proposed.

Financial Viability Appraisals adopting an open book approach will need to cover all costs and expected receipts arising from a development and the profit margin to which the developer operates, in order to provide the necessary net residual valuation. The Council will expect applicants to provide a robust development appraisal calculation together with appropriate supporting evidence to justify their case. In order to maintain public confidence in the planning system, appraisals must be impartial and independently assessed. The Council will engage the services of relevant experts in the assessment of the appraisal, and this may be the District Valuer for their independent, third-party opinion. The applicant will be required to pay the costs incurred by the Council in obtaining an independent assessment of the submitted viability appraisal. This assessment is a development cost that will need to be borne by the developer. Where a viability appraisal is submitted, the application will not be validated until applicants provide a written undertaking to pay the Council's costs in connection with the assessment of the appraisal. This is regardless of whether or not planning permission is granted.

The same approach will be required as evidence where the applicant is submitting that a development is essential in order to enable or retain development which would meet a planning objective e.g. retention of a Listed or Locally Listed Building. For example, it might be argued that residential development is the only viable use for a Listed Building or Locally Listed building in the Green Belt or in a location deemed as being inaccessible

using the Council's accessibility model, and would meet a regeneration benefit. Proof will be needed that a development, normally contrary to the Council's Development Plan, represents the only viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets. Viability appraisals will often be required to support Heritage Statements and Structural Surveys, and vice versa (see 'Heritage Statements' and 'Structural Surveys').

In some instances it will be necessary for viability appraisals to be accompanied by a genuine marketing exercise and/ or business plan, or vice versa, or for these to be submitted individually depending on the circumstances. For example, a marketing exercise will be required to demonstrate that there is no demand for the use of a building/ site as allocated in the Council's Development Plan (e.g. for employment) or that an agricultural occupancy condition is no longer suitable (see 'Agricultural Statement'). A business plan should be submitted where it is material to the consideration of a planning application to show evidence of the ability to develop a business and sound financial planning (e.g. proposals to create a permanent agricultural dwelling in the Green Belt or farm diversification schemes – see 'Agricultural Statement').

The NPPF requires that all viability assessments follow the recommended approach in national planning guidance, including standardised inputs, and are made publicly available. Developers are advised to confirm the requirement for a viability appraisal with the Council.

In terms of **marketing exercises** the following information is required:

- To carry reasonable weight, marketing exercises should normally be undertaken over a period of at least 18 months at an appropriate price reflecting the limitations of the property/ site.
- Evidence of the marketing carried out (for example, how, by whom, for what purpose and at what price, including copies of relevant advertisements etc).
- Details of any interest/ enquiries raised and for what purpose.

In terms of **business plans** the following information is required:

- Evidence of the ability to develop the business.
  
- Evidence of business viability, supported by business accounts and/ or financial projections. To carry reasonable weight, this should show the profit and loss performance of the business over at least 3 years and/ or its projected profitability (for example, for proposals to create a permanent agricultural dwelling in the Green Belt evidence should show that it is essential to support existing agricultural activities. It will be expected that the agricultural business has been established for 3 years and profitable for at least 1 year. A reasonable standard of living for the occupier of the proposed dwelling must be possible without compromising the agricultural unit's ability to meet all normal outgoings, including the interest on capital invested and the setting aside of an amount for necessary reinvestment. Financial evidence is also relevant where an application relates to an existing farm business and is associated with a major change in the nature or scale of the business. Significant investment in new farm buildings may be a good indication of intentions in this respect).

### **Guidance**

- Contact the Planning Service for advice. For general planning advice please call 0161-474-3896 or send an e-mail to [planning.dc@stockport.gov.uk](mailto:planning.dc@stockport.gov.uk).
  
- Financial Viability in Planning (Royal Institution of Chartered Surveyors (RICS): <https://www.rics.org/uk/upholding-professional-standards/sector-standards/land/financial-viability-in-planning/>
  
- Enabling Development and the Conservation of Significant Places (English Heritage, September 2008): <https://historicengland.org.uk/images-books/publications/enabling-development-and-the-conservation-of-significant-places/enablingwebv220080915124334/>

### **Development Plan Policy**

Relevant Development Plan Policies are contained in the Core Strategy, the Stockport Unitary Development Plan (UDP) Review (May 2006) where these are not superseded by



the Core Strategy, the Greater Manchester Joint Waste Development Plan Document (DPD) and the Greater Manchester Joint Minerals DPD (see 'Introduction').

**Supplementary Planning Documents/ Guidance**

Relevant Council Supplementary Planning Documents and Guidance are available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

# ENVIRONMENTAL PROTECTION TOPICS

## 24. AIRPORT SAFEGUARDING

### When Required

Within defined Airport Safeguarding Zones (issued by the Civil Aviation Authority and the Secretary of State for Defence) the Council is required to consult the Airport Authorities on the following categories of application. This is to ensure that development does not have an adverse safety impact on aircraft:

- Any proposal likely to attract birds including tree planting, mineral extraction/ quarrying, waste disposal/ management, reservoirs or other significant areas of surface water, land restoration, sewage works, nature reserves and bird sanctuaries.
- Applications for Aviation use in any part of the Borough.
- All applications in the western part of Heald Green, in the immediate vicinity of Woodford Aerodrome (e.g. Bridle Road) and in the Mellor Moor area, including part of Mellor.
- Buildings and structures over 15 metres in the eastern part of Heald Green, the southern part of Gatley, western parts of Bramhall and Cheadle Hulme, including Cheadle Hulme District Centre; most of Woodford Village; Ludworth Moor and Mellor Moorend; and high ground east of Wybersley Road, High Lane.
- Buildings and structures over 45 metres in most of Gatley; the western part of Cheadle including the District Centre; the Kitts Moss and Pownall Green areas of Bramhall, including Bramhall District Centre; the Jacksons Lane area of Hazel Grove and the Ladybrook Valley to the south; High Lane, Hawk Green, Marple Ridge and the central areas of Marple; and parts of Mellor, Mill Brow and Lane Ends.
- Buildings and structures over 90 metres in height in all remaining parts of the Borough with the exception of North Reddish and the Northern part of Woodley.

Applications involving any of the above, **within Airport Safeguarding Zones**, must submit the following information:

- The location of the site as a Ordnance Survey Grid Reference (to at least 6 figures for each of eastings and northings).
- The elevation of the site (to an accuracy of 0.25m above ordnance survey datum (AOD)).
- The layout, dimensions and heights of the proposed development.
- Other relevant information (for example, landscaping details to enable the bird-strike potential to be assessed (see 'Landscape Proposals'); the types of cladding material proposed so that the potential for radar reflection can be modelled; and details of proposed lighting to ensure it does not create a flight path distraction for pilots (see 'Lighting Impact Assessment/ Scheme').

### **Guidance**

- Government guidance is contained in Circular 1/2003 'Safeguarding Aerodromes, Technical Sites and Military Explosive storage areas etc'
- Safeguarding maps indicate areas where consultation is necessary. Safeguarding zones cover significant areas of the Borough and can be found on Diagrams 9A and 9B of the UDP Review. This is available via the Council's website:  
[www.stockport.gov.uk/udpreview](http://www.stockport.gov.uk/udpreview)  
**It should be noted that the safeguarding zones can change from time to time. For up to date details, advice should be obtained from the Civil Aviation Authority.**
- Contact the Civil Aviation Authority: <https://www.caa.co.uk/home/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-5 'Aviation Facilities, Telecommunications and other Broadcast Infrastructure'.

## **25. AIR QUALITY ASSESSMENT**

### **When Required**

Applications that would be likely to result in an adverse impact on the Council's designated Air Quality Management Area (AQMA) will require an Air Quality Assessment. In addition, an assessment is required when sensitive development (e.g. residential use) is proposed within the AQMA, or when development outside the AQMA is likely to result in a significant impact on air quality. Each must be undertaken by a suitably qualified and competent person/ organisation. The following information is required:

- The projected change in air quality resulting from the proposed development.
  
- Appropriate measures to show that development proposals that will exacerbate the existing poor air quality levels within the AQMA will be mitigated.

### **Guidance**

- The AQMA is broadly centred on the principal roads within the Borough (e.g. the A6, the M60 and the A34). It can be viewed via the Council's website:  
<https://www.stockport.gov.uk/development-plan/udp-appendices-explanatory-maps-and-diagrams>
  
- Contact the Council's Environmental Team on 0161 474 4181.

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

## 26. COAL MINING RISK ASSESSMENT

### **When Required**

The Coal Authority, as a statutory consultee on planning applications, has formally requested that the following text (in italics) is contained within the Local List validation requirements for planning applications. This outlines when a Coal Mining Risk Assessment is required and where to look for relevant guidance.

### ***Information Item:***

*Coal Mining Risk Assessment (CMRA)*

### ***Policy Driver:***

*National Planning Policy Framework, paragraphs 109 and 121*

### ***Types of Application that require this information:***

*All non-householder development which falls within the Development High Risk Areas as defined by The Coal Authority and held electronically by the Local Planning Authority.*

*Note: there are 'exemptions' which are set out in a guidance note from The Coal Authority. The Exemptions List is divided into two parts: Type of Application and Nature of Development. Only one of these needs to be met, either it is the application type or nature of development which would exempt the need for a desk based Coal Mining Risk Assessment and also the consequential need for the LPA to consult the Coal Authority.*

### ***Geographic locations where this information is required:***

*Development High Risk Areas as defined by The Coal Authority and held electronically by the Local Planning Authority.*

### ***What information is required:***

*The desk based Coal Mining Risk Assessment should be prepared by a suitably qualified and competent person (see extract from former PPG14 for definition). It should contain:*

#### **1. Site specific coal mining information**

*Including past/present/future underground mining, shallow coal workings (recorded or probable), mine entries (shafts and adits), mine gas, current licensed areas for coal extraction, any geological features, any recorded surface hazards, past/present surface mining sites (past sites may have used the old style opencast extraction methods);*

2. Identify what risks these coal mining features, including cumulative effects, pose to the new development;
3. Identify how coal mining issues have influences the proposed development scheme, (e.g. layout) and what mitigation measures will be required to manage those issues and/or whether any changes have been incorporated into the development proposals;
4. Confirm whether the prior written permission of the Coal Authority will be required for the site investigations and/or mitigation works; and indicate when this permission will be sought.

*Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries require the prior written permission of the Coal Authority in the interests of public safety and state property management.*

*Note: if the development is subject to the Environmental Impact Assessment process under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (as amended), it is suggested that the Coal Mining Risk Assessment can be incorporated into the Environmental Statement.*

**Where to look for further assistance:**

*National Planning Policy Framework, section 11 conserving and enhancing the natural environment.*

*The Coal Authority website: [www.coal.decc.gov.uk/services/planning](http://www.coal.decc.gov.uk/services/planning)*

*The Coal Authority - Planning and Local Authority Liaison*

*Telephone 01623 637 119 (direct line for planning enquiries)*

*Email: [planningconsultation@coal.gov.uk](mailto:planningconsultation@coal.gov.uk)*

**Guidance**

- *The Local Planning Authority has been provided with the Development High Risk/ Low Risk spatial areas by The Coal Authority.*
  
- *Contact the Coal Authority: <http://coal.decc.gov.uk/>*

**Development Plan Policy**

*Core Strategy Development Plan Document Policy:*

- *CS8 'Safeguarding and Improving the Environment'*
- *SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.*

## 27. CONTAMINATED LAND SURVEY

### **When Required**

As a minimum requirement, outline and full plan applications for sensitive end uses (including residential, nursing/ care home, schools and hospitals) may require a Phase 1 contamination survey. This might also be necessary for other uses depending on the nature of the development proposed. The requirement for a survey will be dependent on the risk of any contamination, which could either be the result of previous historic use or naturally occurring contamination such as radon. The submission of a Phase 1 survey at point of validation will minimize the need for conditions to be applied to your planning permission. It must be carried out by a suitably qualified and competent person/ organisation. Where relevant, the following information is required in a Phase 1 report and the results of each stage should be submitted with the application:

- A desktop study comprising a search of available information and historical maps which can be used to identify the likelihood of contamination
  
- A site walkover survey of the site to identify if there are any obvious signs of contamination at the surface,
  
- A conceptual model of the site using the information gathered, and a basic hazard assessment.
  
- The submission of a Phase 1 Desktop Investigation or PRA (Preliminary Risk Assessment) provides the foundation for further investigations (if required). It should adequately characterise a development site and the need for any further intrusive site investigations.

### **Guidance**

- When considering planning applications, Local Planning Authorities are under a duty to take account of whether a site may be contaminated. They must be satisfied that planning permission can be granted on land use grounds taking full account of environmental impacts. Where relevant, developers are required to deal with contamination in a manner appropriate to the intended after use of the land. Developers and their agents should therefore provide as much information as possible, and it is recommended that they discuss the issue with the Council's Environment Team on 0161 474 4181 before submitting an application.

- Contact the Environment Agency. The Environment Agency provides guidance on ways to assess risks from land contamination and on ways to remediate land where necessary: <http://www.environment-agency.gov.uk/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.



## 28. ENVIRONMENTAL IMPACT ASSESSMENT

### **When Required**

An Environmental Statement (ES) must be provided for any development that falls within Schedule 1 of the Environmental Impact Regulations 2017 (EIA Regulations). For development included within Schedule 2, an ES must be provided where its location and scale corresponds with the criteria listed in the EIA Regulations. The Regulations contain guidance on the content of an ES. This must be carried out by a suitably qualified and competent person/ organisation.

A *screening opinion* from the Council as to whether an ES is needed for Schedule 2 development can be requested. The application should be accompanied by a plan to identify the site, a brief description of the nature and purpose of the development and of its possible effects on the environment. Other information considered relevant to determining the screening opinion can be requested by the Local Planning Authority.

Where a screening opinion indicates that an ES is required applicants can request from the Council a *scoping opinion* to indicate the information required to be included in the ES.

Development included within Schedule 1 and 2 include those that produce or are likely to produce significant environmental impact including potential polluters.

### **Guidance**

- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017:  
<http://www.legislation.gov.uk/ukxi/2017/571/contents/made>

## 29. FLOOD RISK ASSESSMENT

### When Required

A Flood Risk Assessment (FRA) should be submitted where the development may:

- be at risk of flooding (any source):
- increase flooding elsewhere
- hinder future access to watercourses for maintenance purposes
- cause loss of the natural flood plain
- result in culverting (separate consent required)
- affect the integrity of existing flood assets; or
- results in an increase in surface water run-off

A site-specific flood risk assessment is required for proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has identified critical drainage problems; and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. The FRA should be prepared in consultation with the Council, undertaken under the supervision of an experienced flood risk management specialist, and should form part of the Environment Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2017 (see 'Environmental Impact Assessment'). The following information is required (where relevant):

- The risks of all forms of flooding to and from the development should be identified and assessed.
- How these flood risks to the development itself and to others will be managed, taking climate change into account.
- The design of surface water management systems including Sustainable Drainage Systems (SuDs) (see 'Foul Drainage Assessment and Surface Water Drainage Assessment').

- Measures to ensure safe access to and from the development in areas at risk of flooding, taking advice from the emergency services when producing an evacuation plan for the development.
- For major developments in Flood Zone 1, the FRA should identify opportunities to reduce the probability and consequences of flooding.
- In Flood zones 2 and 3, unless a Sequential Test has already been carried out for the site (for the same development type) at strategic level and the development vulnerability is appropriate to the Flood Zone according to tables 1 and 3 of the 'Flood risk and coastal change' chapter of the Government's Planning Practice Guidance, evidence of a Sequential Test should be included in the FRA. If, following application of the Sequential Test, it is not possible, consistent with wider sustainability objectives, for the development to be located in zones with a lower probability of flooding, evidence of the Exception Test must also be provided. Details of the Sequential and Exception Tests are available in the Planning Practice Guidance.

### **Guidance**

- Areas at risk of flooding can be found on the Development Plan Proposals Map: This is available via the Council's website:  
**<http://old.stockport.gov.uk/ldf/udp/>**
- A level 1 Strategic Flood Risk Assessment for Greater Manchester and more detailed level 2 assessment of Stockport Town Centre is available via the Council website: **[www.stockport.gov.uk/ldfevidence](http://www.stockport.gov.uk/ldfevidence)**
- The purpose of the Sequential Test is to demonstrate that there are no alternative sites for the development proposal in locations outside Flood Zones 2 and 3 where there is a lower probability of flooding. The Sequential Test requirement does not apply to Change of Use applications unless it is for change of use of land to a caravan, camping or chalet site, or to a mobile home site or park home site.
- The Exception Test must demonstrate that the development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment; and a site-specific flood risk assessment shows that

the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall. Both elements of the Exception Test will have to be passed for development to be permitted.

- Government guidance is contained in the 'Flood risk and coastal change' section of the Government's Planning Practice Guidance.
- Contact the Environment Agency. The Environment Agency identifies the boundaries of Flood Risk Zones 2 (medium probability) and 3 (high probability) and provides standing advice for development within these zones on its website. Flood Zone 1 (low probability) relates to the remaining areas not included in Zones 2 and 3:  
<http://www.environment-agency.gov.uk/>
- The SUDS Manual (CIRIA, 2015) provides best practice guidance on the planning, design, construction, operation and maintenance of sustainable drainage systems (SUDS) to facilitate their effective implementation within developments.
- *Major development* is defined as including any one or more of the following:
  - The provision of dwelling houses where
    - The number of dwelling houses to be provided is 10 or more; or
    - the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within the above criteria.
  - The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
  - development carried out on a site having an area of 1 hectare or more.

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy EP1.7 'Flood Prevention'.

### **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

### 30. FOUL DRAINAGE ASSESSMENT AND SURFACE WATER DRAINAGE ASSESSMENT

#### **When Required**

Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a Foul Drainage Assessment (FDA) should be submitted including details of the method of storage, treatment and disposal. This should be undertaken by a suitably qualified and competent person/ organisation. The following information is required (where relevant):

- A full assessment of the site, its location and suitability for storing, transporting and treating sewage.
  
- A demonstration of why the development cannot connect to the public foul sewer system, and that the alternative means of disposal are satisfactory.
  
- Where an application proposes to connect the development to the existing drainage system, details of that system should be shown on the application drawing(s).
  
- Where the proposed development results in any changes/ replacement to the existing system or the creation of a new system, scaled plans of the new foul drainage arrangements must be provided. This should include a location plan, cross sections/ elevations and specification.

Development can result in areas of impermeable surfaces such as roofs, roads and car parking. All development involves the management of surface water run-off and should be submitted with a Surface Water or Drainage Strategy to manage run-off as close to the source as possible. Every effort must be made to include a SuDS Management Train following the principles of drainage hierarchy other than connection to the public sewer. This should be undertaken by a suitably qualified and competent person/ organisation. The following information is required:

- Proposals to manage surface water. All development will be required to

incorporate Sustainable Drainage Systems (SuDS) so as to manage the run-off of water on the site. Development on previously developed (brownfield) land must evidence a reduction in the rate of unattenuated run-off by a minimum of 50%. Development on greenfield (not previously developed) sites will be required, as a minimum, to ensure that the rate of run-off is not increased. Detailed technical/ financial justification will be required in situations where this is not considered to be feasible or viable.

- Access and Management of surface water assets. All development will be required to provide information on who is to maintain the assets that include SuDS features and provide details on how it is to be safely maintained after the development.

### **Guidance**

- Government guidance is contained in Circular 3/99 'Planning Requirements in respect of the Use of Non-Mains Sewerage incorporating Septic Tanks in New Development'.
- Contact Stockport Lead Local Flood Authority <http://www.stockport.gov.uk/> for local Guidance on FRA, Strategies, Process and Design.
- Contact the Environment Agency. <http://www.environment-agency.gov.uk/>
- The SUDS Manual (CIRIA, 2015) provides best practice guidance on the planning, design, construction, operation and maintenance of sustainable drainage systems (SuDS) to facilitate their effective implementation within developments.

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS1 'Overarching Principles: Sustainable Development - Addressing Inequalities and Climate Change'
- SD-6 'Adapting to the Impacts of Climate Change'
- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

### **Supplementary Planning Document**

The Council's 'Sustainable Design and Construction' Supplementary Planning Document is

available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 31. HAZARDOUS INSTALLATIONS (RISK ASSESSMENT)

### **When Required**

Applications involving hazardous installations should be accompanied by a Risk Assessment. This should be undertaken by a suitably qualified and competent person/organisation. The following information is required:

- An assessment of the relevant risks the development would incur.
- How these risks will be mitigated.

### **Guidance**

- Advice is contained in the Government's Planning Practice Guidance: <https://www.gov.uk/government/collections/planning-practice-guidance>
- Details of existing notifiable sites and pipelines are available in the Core Strategy Development Plan Document. See Policy SIE-4 'Hazardous Installations': <https://www.stockport.gov.uk/development-plan>
- Contact the Health & Safety Executive: <http://www.hse.gov.uk/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-4 'Hazardous Installations'.



## 32. LANDFILL APPLICATIONS

### **When Required**

Applications for waste management and disposal often raise complex issues and it is important that all the necessary supporting information is submitted with the application.

The following information is required:

- The need for the proposed development, balanced against any harmful effects.
- The conformity of the proposal to the Greater Manchester Joint Waste DPD.
- Existence or otherwise of alternative sites to deal with waste in less harmful locations.

### **Guidance**

- A Greater Manchester Joint Waste Development Plan Document (DPD) has been adopted by each of the 10 Greater Manchester Authorities. The Waste Plan now forms part of the statutory Development Plan for the Council and is used alongside the Council's Core Strategy DPD for the purpose of determining planning applications. It is available on the internet: <http://www.gmwastedpd.co.uk/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'

Greater Manchester Joint Waste DPD Policies:

- Policy 8 'Requirement for Combined Heat and Power'
- Policy 9 'Restoration and Aftercare'
- Policy 10 'Unallocated Sites'
- Policy 11 'Safeguarding of sites allocated for waste management in the Waste Plan and safeguarding of sites required for the delivery of the Municipal Waste Management Strategies'.
- Policy 12 'Safeguarding Existing Waste Management Capacity'.

### 33. LAND STABILITY REPORT

#### **When Required**

Where development is proposed on unstable or potentially unstable land, or involves the excavation of land or the extraction of minerals from the ground, a stability report should be submitted. This should be undertaken by a suitably qualified and competent person/ organisation. The following information is required (where relevant):

- The nature and extent of the instability/ potential instability.
  
- On land which is known to be unstable, or where there is reasonable likelihood of instability, the results of a thorough investigation and assessment of the ground to ensure it is stable or that any actual or potential instability can be overcome by remedial, preventative or precautionary measures.
  
- Evidence that the stability of surrounding land (and buildings or structures upon it) will not be compromised.

#### **Guidance**

- A Greater Manchester Joint Minerals Development Plan Document (DPD) has been adopted by each of the 10 Greater Manchester Authorities. The Plan now forms part of the statutory Development Plan for the Council and is used alongside the Council's Core Strategy DPD for the purpose of determining planning applications. It is available on the internet:

<http://www.gmmineralsplan.co.uk/>

#### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

Greater Manchester Joint Minerals Development Plan Document Policy:

- Policy 1 'The Presumption in Favour of Sustainable Minerals Development'
- Policy 2 'Key Planning and Environmental Criteria'
- Policy 3 'Primary Extraction of Minerals – Aggregates'
- Policy 4 'Natural Building Stone'
- Policy 5 'Primary Extraction of Minerals - Non-Aggregates'
- Policy 6 'Unconventional Gas Resources'
- Policy 7 'Peat'
- Policy 8 'Prior Extraction of Mineral Resources'
- Policy 9 'Sustainable Transport of Minerals'
- Policy 10 'Reworking of Colliery Spoil Tips'
- Policy 11 'Protecting existing mineral site/infrastructure'
- Policy 12 'Protecting quarries important for maintaining historic buildings'
- Policy 13 'Restoration and Aftercare'

## 34. LIGHTING IMPACT ASSESSMENT/ SCHEME

### **When Required**

Where it is intended to install external illumination, full details should be included with the application. A Lighting Impact Assessment may be required for significant floodlighting proposals. This should be undertaken by a suitably qualified and competent person/ organisation. Lighting details and an assessment should also be provided for all proposals involving the provision of publicly accessible developments in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, where lighting would be provided or made necessary by the development. The following information is required:

- The type of light fixing (e.g. wall mounted or free-standing columns, lantern wattage and manufacturer), the level of illumination and spread, and a site layout indicating the location of lighting units and the proposed hours of usage.

### **Guidance**

- 'Guidance Notes for the Reduction of Light Pollution' (The Institute of Lighting Engineers, 2000):  
<https://www.gov.je/SiteCollectionDocuments/Planning%20and%20building/SPG%20Lightpollution%202002.pdf>
- 'Lighting in the countryside: Towards good practice' (The Department for Communities and Local Government, 1997):  
<https://webarchive.nationalarchives.gov.uk/20120919202429/http://www.communities.gov.uk/archived/publications/planningandbuilding/lighting>

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- EP1.9 'Safeguarding of Aerodromes and Air Navigation Facilities'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-1 'Quality Places'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'

## **35. MICROCLIMATE AND WIND ASSESSMENT FOR TALL BUILDINGS**

### **When Required**

Major applications including tall buildings and any other proposal where the development is likely to have an adverse effect upon the wind microclimate, may require an assessment of their impacts on the surrounding environs. Tall buildings, in particular, can alter the air flow with highly disruptive consequences. Tall buildings will require an analysis of their impacts at ground level. The following information is required:

- Wind tunnel testing is the most well-established and robust means of assessing the pedestrian wind microclimate. It enables the wind conditions at the site to be quantified and classified in accordance with the widely accepted Lawson Criteria for comfort and safety.

### **Guidance**

- Wind microclimate around buildings (DG 520) by P Blackmore, BRE 2011

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- SIE-1 'Quality Places'

## 36. NOISE IMPACT ASSESSMENT

### **When Required**

A Noise Impact Assessment is required where noise sensitive development (e.g. housing, hospitals, schools or similar uses) is proposed next to major sources of noise. This will include uses within planning use classes B2 (general industrial), B8 (storage or distribution), A3 (Restaurants and Cafes), A4 (drinking establishments), A5 (hot food takeaways), C1 (hotels), Sui Generis uses such as nightclubs, taxi businesses, filling stations and scrapyards, or major roads. Saved Unitary Development Plan Review Policy EP1.10 'Aircraft Noise' restricts noise sensitive development, including residential development, offices, hospitals and schools, both in certain locations and unless a Noise Impact Assessment shows that aircraft noise will not impact unacceptably on occupiers. An assessment is also needed for new development involving noisy activities that raise issues of disturbance (for example industrial processes, plant machinery or wind turbines) where these are proposed to be located near to noise sensitive uses. Each should be undertaken by a suitably qualified and competent person/ organisation. The following information is required:

- Measurement of the existing background noise levels at the site.
- Measurement of existing sources or the prediction of noise from future sources.
- Evaluation of the actual or predicted value against the most relevant criteria, and assessing whether complaints from local residents are likely to occur.
- Measures to mitigate the impact of the noise source or limit the exposure to noise (e.g. sound insulation), and their anticipated impact on noise level reduction, where necessary.

### **Guidance**

- Noise Impact Assessments must have regard to the following guidance where applicable to the development:
  - BS8233 Sound insulation and noise reduction for buildings code of practice
  - BS5228-1:2009 Code of practice for noise and vibration control on construction and open sites

- BS4142 : 1997 Method for rating industrial noise affecting mixed residential and industrial areas
- ETSU-R-97 1996 The Assessment and Rating of Noise from Wind Farms
- Plans showing the areas subject to Policy EP1.10 'Aircraft Noise' are available for inspection at the Council Offices:  
<http://www.stockport.gov.uk/services/environment/planningbuilding/planningpolicy>
- Contact the Council's Environment Team on 0161 474 4181 before submitting an application.

**Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- EP1.10 'Aircraft Noise'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

## 37. POLLUTION STATEMENT

### **When Required**

Applications that involve development that could pollute the environment should submit a Pollution Statement. This should be undertaken by a suitably qualified and competent person/ organisation, and demonstrate that the specific pollution will be controlled to acceptable levels. The following information is required:

- An assessment of the relevant pollution risks the development would incur.
  
- How these risks will be mitigated.

### **Guidance**

- Contact the Council's Environment Team on 0161 474 4181 before submitting an application.
  
- Contact the Environment Agency: <http://www.environment-agency.gov.uk/>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
  
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'



## **38. SUNLIGHT/ DAYLIGHT ASSESSMENT**

### **When Required**

Development proposals that are likely to have an adverse effect upon levels of light to adjoining sensitive land uses will require an assessment. The following information is required:

- Sunlight and daylight studies shall assess the impact of a proposed scheme on the sunlight and daylight received by adjoining/neighbouring residential properties and buildings. The study shall be in accordance with the guidelines set out in the 2011 Building Research Establishment Ltd (BRE) publication “Site layout planning for daylight and sunlight – a guide to good practice” by P Littlefair . The study shall also assess how the proposed scheme accords with internal daylight levels set out in the BRE guide.

### **Guidance**

- 'Site layout planning for daylight and sunlight; a guide to good practice' by P Littlefair, BRE 2011

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- SIE-1 'Quality Places'

## 39. TELECOMMUNICATIONS INFORMATION

### **When Required**

All telecommunications applications should be accompanied by the following information:

- A statement of compliance with International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines.
- Evidence of assessment of alternative sites and/ or mast sharing.
- A justification for why the installation is needed, including existing and proposed coverage plots.
- Photomontages of the development, where it would have a significant impact on its setting (see 'Photographs and Photomontages').
- The results of pre-application consultation carried out by the applicant with interested parties and members of the local community, including the Traffic Light Model system introduced by the code operators.

### **Guidance**

- International Commission on Non-Ionizing Radiation Protection (ICNIRP):  
<http://www.icnirp.de/what.htm>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-5 'Aviation Facilities, Telecommunications and other Broadcast Infrastructure'

### **Supplementary Planning Guidance**

The Council's 'Radio Telecommunications Development' Supplementary Planning Guidance is available via its website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 40. VENTILATION/ EXTRACTION STATEMENT

### **When Required**

All applications for restaurants (Class A3 use), hot food takeaways (Class A5 use) and bars/ pubs (Class A4 use) which sell hot food, should include details of measures for fume extraction. The following information is required for these applications, and also for any other applications (for example retail, business, industrial, leisure or similar developments) where ventilation/ extraction equipment is proposed. It should be prepared by a suitably qualified and competent person/ organisation:

- Details of the mechanical equipment proposed including technical specification, the location and design of any external pipe-work or flues, acoustic noise characteristics, odour abatement techniques and the means by which a chimney would be capped (where relevant) to prevent ingress by rain.

### **Guidance**

- Contact the Council's Environment Team on 0161 474 4181 before submitting an application.
- Government guidance on Nuisance smells: how councils deal with complaints:  
<https://www.gov.uk/guidance/nuisance-smells-how-councils-deal-with-complaints>
- Health and Safety Executive guidance on the ventilation of kitchens in catering establishments: <http://www.hse.gov.uk/pubns/cais10.pdf>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

# CONSERVATION/ HERITAGE TOPICS

## 41. BIODIVERSITY SURVEY/ ASSESSMENT

### When Required

A Biodiversity Survey and Assessment is necessary to assess the ecological impact of proposals on wildlife and biodiversity, including any proposals for mitigating and compensating such effects. These must be undertaken by a suitably qualified and competent person/ organisation. The survey must be carried out at an appropriate time and month of year in suitable weather conditions and using nationally recognised survey guidelines/ methods where available. It must be to an appropriate level of scope and detail. A Biodiversity Survey and Assessment will be required if the application is likely to affect a designated site (e.g. SBI, LNR, SSSI) or UK BAP Priority Habitat. In addition, the Greater Manchester Ecology Unit has developed a Biodiversity Validation Checklist for planning applications in Greater Manchester (see below). If the application involves any of the development proposals shown in the checklist, a Biodiversity survey and assessment must be submitted. The survey should include the following information:

- A record of which species are present, identifying their numbers (may be approximate).
  
- A map of their distribution and use of the area, site, structure or feature (e.g. for feeding, shelter or breeding).
  
- The assessment must identify and describe potential development impacts likely to harm the protected species and/ or their habitats identified by the survey (these should include both direct and indirect effects both during construction and afterwards). Where harm is likely, evidence must be submitted to show:
  - How alternative designs or locations have been considered.
  - How adverse effects will be avoided wherever possible.
  - How unavoidable impacts will be mitigated or reduced.

- How impacts that cannot be avoided or mitigated will be compensated.
- An indication of how species numbers are likely to change, if at all, after development e.g. whether there will be a net loss or gain.

Even where there are currently no such species present on the site, proposals are encouraged that will enhance, restore or add to features or habitats used by protected species in accordance with the Natural Environment and Rural Communities Act 2006, the National Planning Policy Framework (NPPF) and Core Strategy Policies (see below).

Local Planning Authorities are also required to have regard to the requirements of the EC Habitats Directive when determining a planning application, as prescribed by Regulation 3(4) of the Conservation of Species and Habitats Regulations 2010. Such due regard means that Local Planning Authorities must determine whether the proposed development meets the requirements of Article 16 of the EC Habitats Directive before planning permission is granted. Therefore where an applicant or the Local Planning Authority is aware of the presence of a European protected species as a material consideration when a planning application is made, evidence will be required to demonstrate that the proposed development meets the following three tests as set out in the Directive:

- It meets a purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- there is no satisfactory alternative; and
- the development will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

If it is clear or perhaps very likely that the requirements of the Directive cannot be met because, for example, there is a satisfactory alternative or because there are no conceivable other imperative reasons of over-riding public interest then the authority will refuse planning permission.

### **Guidance**

- The Government's Planning Practice Guidance:  
<https://www.gov.uk/government/collections/planning-practice-guidance>

- The NPPF:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Contact the Council's Nature Development Officer in the Greenspace Team:  
<http://www.stockport.gov.uk/services/leisureculture/parksandrecreation/countryside/biodiversity/stockportnaturenetwork>
- Contact the Greater Manchester Ecology Unit (GMEU). It provides a data search service for applicants and their agents via the GMEU website:  
<http://www.tameside.gov.uk/ecologyunit>
- Natural England recommends that where there is a need for a Landscape Report in addition to a Biodiversity Report these are integrated.
- Where species reports are submitted for badgers these should be marked as confidential and not placed on the public record. Badgers are subject to unlawful persecution and the release of locational information may lead to further damage to this species.
- The Conservation of Species and Habitat Regulations 2010.
- The Natural Environment and Rural Communities Act 2006.
- The Protection of Badgers Act 1992.
- The Wildlife and Countryside Act 1981.
- UK Biodiversity Action Plan.

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- NE1.1 'Sites of Special Nature Conservation Importance'
- NE1.2 'Sites of Nature Conservation Importance'
- NE3.1 'Protection and Enhancement of Green Chains'

Core Strategy Development Plan Document Policy:

- CS8 ‘Safeguarding and Improving the Environment’
- SIE-3 ‘Protecting, Safeguarding and Enhancing the Environment’.

**GMEU Biodiversity Validation Checklist for Greater Manchester**

	Species Likely To Be Affected And For Which A Survey Will Be Required																			
	Bats	Barn Owls	Breeding Birds	Wintering Birds	Gt. Crested Newts	Otters	Black redstart	Little ringed plover	Water Vole	Badger	Reptiles	White-clawed crayfish	Aquatic plants incl. Floating water plantain, Grasswack pondweed & Freiberg's screw-moss							
<p><b>Proposals for Development That Will Trigger a Protected Species Survey</b></p>																				
<p>Proposed development which includes the modification conversion, demolition or removal of buildings and structures (especially roof voids) involving the following:</p> <ul style="list-style-type: none"> <li>▪ All agricultural buildings (e.g. farmhouses and barns), whatever their condition, particularly of traditional brick or stone construction and/or with exposed wooden beams greater than 20cm thick. The only exception is modern agricultural buildings of prefabricated construction with steel/sheet materials.</li> <li>▪ all other buildings of any type of construction <b>except</b> for those <b>either</b> of prefabricated construction with steel/sheet materials (such as modern warehouses) <b>or</b> flat roof structures with no roof voids, soffit or barge boards.</li> <li>▪ All unused industrial chimneys, which are unlined and of brick or stone construction</li> <li>▪ All tunnels, culverts, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures;</li> <li>▪ All bridge structures, aqueducts and viaducts (especially over water and wet ground).</li> <li>▪ buildings within the city/town centre</li> </ul>	•	•	•																	
<p>Proposals involving lighting of churches and listed buildings or flood lighting of green space within 50m of woodland, water, field hedgerows or lines of trees with obvious connectivity to woodland or water.</p>	•		•																	
<p>Proposals affecting woodland, or field hedgerows and/or lines of trees with obvious connectivity to woodland or water bodies.</p>	•		•							•										

Proposed tree work (felling or lopping) and/or development affecting:  <ul style="list-style-type: none"> <li>▪ old and veteran trees that are older than 100 years;</li> <li>▪ trees with obvious holes, cracks or cavities,</li> <li>▪ trees with a girth greater than 50cm at chest height;</li> </ul>	•		•										
Proposals affecting gravel pits or quarries and natural cliff faces and rock outcrops with crevices, or caves.	•	•	•							•			
Major proposals within 250m of a pond/ lodge or Minor proposals within 100m of pond  Where known records for great crested newt occur this should be 500m & 250m respectively.  (Note: A major proposals is one that is more than 10 dwellings or more than 0.5 hectares or for non-residential development is more than 1000m <sup>2</sup> floor area or more than 1 hectare)					•								
Proposals affecting or within 50m of rivers, streams, lakes, or other aquatic habitats (including ponds and lodges).	•		•	•**		•			•			•	
Proposals affecting or within 100m of a canal	•		•			•			•			•	•***
Proposals affecting 'derelict' land (brownfield sites), allotments and railway land.			•		•				•	•			
Proposals affecting bare ground and/or sparsely vegetated sites, wherever they are located							•	•					
Proposals on upland/moorland sites (e.g. wind farms)	•	•	•			•			•	•	•	•	
Proposed development affecting any buildings, structures, feature or locations where <u>protected species are known to be present</u> *.	•	•	•		•	•	•	•	•	•	•	•	•***
<p>* Confirmed as present by either a data search (for instance via GMEU/ local environmental records centre) or as notified to the developer by the local planning authority or GMEU and/or by Natural England, the Environment Agency or other nature conservation organisation.</p> <p>** Advice should be sought from GMEU on when wintering bird surveys will be required. Not all lakes or rivers will require this survey.</p> <p>*** Additional surveys such as shading studies will also be required where floating water plantain is confirmed (see GMEU website for further information (<a href="http://www.tameside.gov.uk/ecologyunit">http://www.tameside.gov.uk/ecologyunit</a>))</p>	Bats	Barn Owls	Breeding Birds	Wintering Birds	Great Crested Newt	Otters	Black redstart	Little ringed plover	Water Vole	Badgers	Reptiles	White-clawed crayfish	Aquatic plants incl. Floating water plantain, Grasswack pondweed & Freiberg's screw-moss



## 42. HERITAGE STATEMENT

### **When Required**

A Heritage Statement must be submitted with any application that affects any heritage assets. This includes impacts on the settings of heritage assets. Heritage assets include Designated heritage assets (in Stockport; Scheduled Monuments, Listed Buildings, Registered Parks and Gardens, Conservation Areas) and undesignated assets identified as having a degree of significance meriting consideration in planning decisions, because of their heritage interest (this can include those identified by the local planning authority (including local listing), and sites on the Historic Environment Record (HER)). A statement may therefore be requested if the Council identifies the building or site as a non-designated heritage asset of archaeological, architectural, artistic or historic interest during the pre-application or application process. The Heritage Statement can form part of a Design and Access Statement (DAS) where one is required, with the DAS setting out the assessment of significance and impact as part of the explanation and justification for the design approach. The Heritage Statement must be undertaken using appropriate expertise. The level of detail should be proportionate to the significance of the asset and no more than is sufficient to understand the potential impact of the proposal on their significance. The following information is required (where relevant):

- A statement of the archaeological, architectural, historical or artistic significance of the building, site or area, including any contribution made by their setting. For example, applicants are expected to consult the Historic Environment Record (HER) for information on the history of the building, site or area as well as the National Heritage List produced by Historic England, the Council's list of buildings of local interest, Development Plan policies and any available Conservation Area Character Appraisals etc. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, applicants might need to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
  
- A schedule of works affecting the building, site or area.
  
- An assessment of the impact of the proposals on the special interest and character of the building, site or area and that of any adjacent heritage assets.

- A justification for the proposals, in terms of the principles applied, together with any mitigation measures proposed.
  
- Where a proposed development will lead to less than substantial harm to the significance of a designated heritage asset, justification will need to include evidence of public benefit that outweighs the harm. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset (such as the demolition of a Listed Building or building in a Conservation Area), evidence is needed to support the following, as stipulated by the National Planning Policy Framework (NPPF):
  - That the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, **or all of the following apply:**
  
  - that the nature of the heritage asset prevents all reasonable uses of the site; and
  
  - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
  
  - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
  
  - the harm or loss is outweighed by the benefit of bringing the site back into use.
  
- Heritage Statements proposing the demolition or conversion of heritage assets should be supported by a structural survey (see 'Structural Survey') and where relevant a viability appraisal and marketing exercise (see 'Viability Appraisal/ Marketing Exercise/ Business Plan'). These should justify either why the building is not suitable for retention or conversion or the extent of rebuilding, remedial works and alterations necessary for the conversion to be carried out.

### **Guidance**

- The elements of the historic environment that are worthy of consideration in planning matters are called 'heritage assets'. This term embraces all manner of features, including: buildings, parks and gardens, standing, buried and submerged remains, areas, sites and landscapes, whether designated or not and whether or not capable of designation.

- The Planning (Listed Buildings and Conservation Areas) Act 1990:  
<http://www.legislation.gov.uk/ukpga/1990/9/contents>
- The NPPF:  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)
- Contact the Council's Conservation and Heritage Team:  
<http://www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage>
- Details of Stockport's Scheduled Ancient Monuments, Conservation Areas, Listed Buildings, locally listed buildings and Registered Parks and Gardens are available via the Council's website:  
<http://www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/heritageassets/>
- Conservation Areas, Registered Parks and Gardens and Scheduled Ancient Monuments within Stockport Borough can be found on the Development Plan Proposals Map:  
<http://old.stockport.gov.uk/ldf/udp/>
- The Council's Conservation and Heritage Strategy is available via its website:  
<http://www.stockport.gov.uk/services/environment/planningbuilding/conservationheritage/strategiesguidance/consheritagestrat>
- Contact Historic England. Historic England provides guidance on their information requirements when consulted on development proposals affecting nationally important historic assets: <https://historicengland.org.uk/services-skills/our-planning-services/charter/when-we-are-consulted/>
- The Historic Environment Record (HER) (formerly known as the Sites and Monuments Record) is a database of more than 17,000 records compiled and maintained by the Greater Manchester Archaeological Advisory Service (GMAAS) on behalf of the ten Greater Manchester authorities. It is a comprehensive reference source on the Greater Manchester Historic Environment, including designations such as Scheduled Ancient Monuments, Listed Buildings, Conservations Areas, Parks and Gardens, buildings and features of local historic interest, historic landscapes, as well as archaeological sites:

<https://www.salford.ac.uk/environment-life-sciences/our-research/centre-for-applied-archaeology/gmaas>

- Contact the Council for British Archaeology: <http://new.archaeologyuk.org/>

### **Development Plan Policy**

Saved Unitary Development Plan Review Policy:

- HC1.1 'Demolition and Tree Felling in Conservation Areas'
- HC1.3 'Special Control of Development in Conservation Areas'
- HC1.4 'New Uses for Buildings in Conservation Areas'
- HC4.1 'Development and Parks and Gardens of Historic Interest'
- SE1.2 'Shopfronts'
- SE1.3 'Advertisements on Shops'
- SE1.4 'Security Measures for Shop Fronts'

Core Strategy Development Plan Document Policy:

- CS8 'Safeguarding and Improving the Environment'
- SIE-3 'Protecting, Safeguarding and Enhancing the Environment'.

# TRANSPORT TOPICS

## 43. TRAVEL PLAN

### **When Required**

The Council will require applications for development which are likely to have significant or specific transport implications to be supported by a Travel Plan (TP) or Travel Plan Statement (TPS), the form of which will be dependent on the scale and nature of the development and its transport implications. These will detail the measures to be implemented to encourage and allow staff and visitors to travel to the site in a more environmentally sustainable manner, improve safety, reduce the impact of the development on the local highway network, reduce car parking demand and deal with freight movements so that environmental impacts are minimised. Travel Plans for non-residential development must be produced using the Transport for Greater Manchester Travel Plan Toolkit (other than staff and pupil travel plans for schools and colleges and plans for some large scale mixed use developments, if agreed with the Council). This is an online tool created to allow developers, consultants, businesses and local authorities in Greater Manchester to create, review and implement effective, sustainable Travel Plans as part of the planning process for employment sites. Table 4 (pages 42-44) within 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' (DCLG/DfT, 2009) sets out the thresholds above which Travel Plans and Travel Plan Statements are required, although developers should confirm the requirement for a Travel Plan or Travel Plan Statement with the Council prior to submission of a planning application (notably in respect to extensions of existing buildings/ uses). School Travel Plans will be required for all new and expanded schools and colleges. Travel Plans and Travel Plan Statements should be produced in conjunction with any Transport Statement or Transport Assessment that may be required (see 'Transport Assessment'). Travel Plans produced using the Transport for Greater Manchester Travel Plan Toolkit are electronically submitted to the Council upon completion through the online toolkit. A copy of the Travel Plan, however, must be outputted from the Toolkit and submitted to the Council as part of the planning application submission.

### **Guidance**

- Information on Travel Plans, Travel Plan Statements and Residential Travel Plans, including a link to 'Good Practice Guidelines: Delivering Travel Plans through the Planning Process' (DCLG/DfT, 2009), can be obtained from the 'Highways and Transport Advice' page on the Council's website. Checklists are also available giving guidance on what should be included in Travel Plans and Travel Plan

Statements:

[www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/highwaysandtransportadvice](http://www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/highwaysandtransportadvice)

- The Transport for Greater Manchester Travel Plan Toolkit can be accessed at:  
<https://travelplankit.tfgm.com/>
- Contact the Council's Development Management Highway Engineers to discuss the need for Travel Plans or Travel Plan Statements and their content. It is also recommended that draft Travel Plans or Travel Plan Statements are submitted to the Council for feedback as part of a pre-application enquiry prior to the submission of an application:  
<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/highwaysandtransportadvice>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS9 'Transport and Development'
- CS10 'An Effective and Sustainable Transport Network'
- T-1 'Transport and Development'
- T-3 'Safety and Capacity on the Highway Network'

### **Supplementary Planning Document**

The Council's 'Sustainable Transport' Supplementary Planning Document is available via the Council's website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)

## 44. TRANSPORT ASSESSMENT

### **When Required**

The Council will require a Transport Assessment or Transport Statement to be submitted alongside applications for development which are likely to have significant or specific transport implications, the form of which will be dependent on the scale and nature of the development and its transport implications. Each should be prepared by a suitably qualified and competent person/ organisation. Appendix B of 'Guidance on Transport Assessment' (DCLG/ DfT, 2007) sets out the thresholds above which Transport Assessments and Transport Statements are required, although developers should confirm the requirement for a Transport Assessment and Transport Statement with the Council. This can be done by completing and submitting to the Council an 'Initial appraisal consultation form' as part of a pre-application enquiry. A copy of the form can be obtained from Appendix A of 'Guidance on Transport Assessment'. If a Transport Assessment or Transport Statement is required, the Scope must be agreed with the Council prior to its preparation. This must be done through the submission of a formal Scoping Report as part of a pre-application enquiry. The scoping report should include details of the site and of the proposed development, set out the proposed content of the Transport Assessment / Statement, the proposed study area (including what junctions / roads will be assessed), trip generation and trip distribution methodologies, assessment years and how sustainable transport (walking, cycling and public transport) will be reviewed.

For some smaller developments, a shortened Transport Statement (sometimes referred to as a Technical Note or Transport Note) may suffice. Such statements are usually produced when it is considered that not all transportation issues need to be reviewed in detail or where only a certain issue needs to be reviewed (e.g. car parking demand and provision). The need for such a statement would be confirmed as part of a pre-application enquiry (e.g. following submission of an 'Initial appraisal consultation form' or Scoping Report).

Transport Statements and Transport Assessments should be produced in conjunction with any Travel Plan or Travel Plan Statement that may be required (see 'Travel Plan').

### **Guidance**

- Information on Transport Statements and Transport Assessments, including a link to 'Guidance on Transport Assessment' (DCLG/ DfT, 2007), can be obtained from the 'Highways and Transport Advice' page on the Council's website. Checklists are also available giving guidance on what should be included in Transport Assessments and

Transport Statements:

[www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/highwaysandtransportadvice](http://www.stockport.gov.uk/services/environment/planningbuilding/planning/applyforpermission/highwaysandtransportadvice)

- Contact the Council's Development Management Highway Engineers to discuss the need for Transport Assessments and Transport Statements and their content. It is also recommended that draft Transport Assessments and Transport Statements are submitted to the Council for feedback as part of a pre-application enquiry prior to the submission of an application:

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/planningadvice/highwaysandtransportadvice>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS9 'Transport and Development'
- CS10 'An Effective and Sustainable Transport Network'
- T-1 'Transport and Development'
- T-3 'Safety and Capacity on the Highway Network'

### **Supplementary Planning Document**

The Council's 'Sustainable Transport' Supplementary Planning Document is available via the Council's website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)



## 45. ROAD SAFETY AUDIT

### **When Required**

The Council will require a Stage 1 Road Safety Audit and Designer's Response / Exception Report to be submitted alongside applications for development proposals that include a new road (or roads) which is/ are intended for adoption as public highway (or could be adopted as public highway). This applies to roads that will serve six or more separate dwellings or mixed use development. If a 'Manual for Streets' / 'Home Zone' style layout is proposed, the Road Safety Audit will need to form part of a Quality Audit.

A Stage 1 Road Safety Audit and Designer's Response / Exception Report will also be required to be submitted alongside an application where the scheme involves a significant change to the existing highway layout or new transport infrastructure. This includes carriageway widening, carriageway realignment, the provision of a ghost island junction, the construction or alteration of a roundabout or signal-controlled junction or the provision of a new controlled crossing.

An audit would not normally be required for the construction of 'domestic style' footway crossing accesses, upgrading of simple bus stops, the widening or reconstruction of footways or the construction of an access bell mouth serving a private development. Developers are advised to confirm the requirement for a Road Safety Audit with the Council at pre-application stage.

Road Safety Audits can be conducted either by the Council's road safety audit team (at the developer's expense) or by another independent but suitably qualified and competent person/ organisation. Audits should be produced in accordance with the Highways Agency's Design Manual for Roads and Bridges document HD19/03 and having regard to the Institution of Highways and Transportation document, 'Guidelines for the Safety Audit of Highways'. For an audit to be carried out, developers will need to provide the auditor with an audit brief containing the following:

- Scheme drawings showing the full geographical extent of the scheme and including the areas beyond the tie-in points.
  
- Details of approved departures and relaxations from standards.

- General scheme details, to help give an understanding of the purpose of the scheme and how the layout will operate, including design speeds, speed limits, traffic flows, forecast flows, queue lengths, non-motorised user flows and desire lines. Also details of any environmental constraints on the design.
- Any relevant factors which may affect road safety such as adjacent developments (existing or proposed), proximity of schools or retirement/care homes and access for emergency vehicles.
- For on-line schemes and at tie-ins, the previous 36 months accident data in the form of a 'mapped incident plot' and standard detail incident report (supplied from the Highways Forecasting and Analytical Services (HFAS), part of Transport for Greater Manchester). The accident data should cover both the extent of the scheme and the adjoining sections of highway.
- A3 or A4 size Plans using an appropriate scale for the audit team to mark up for inclusion in the audit report.
- Previous road safety audit reports, exception reports, and a copy of the Interim road safety audit file (where an Interim road safety audit has taken place).
- Contact details of the maintaining agent to whom any identified maintenance defects should be notified (by telephone and immediately confirmed in writing for serious defects) separately from the audit report.
- Details of the appropriate Police contact.

### **Guidance**

- Road safety audit is a formal procedure for assessing incident potential and safety performance in the provision of new or improved highway schemes. The main aim is to ensure that all new highway schemes operate as safely as possible. All users of the highway should be considered including pedestrians, cyclists, equestrians, those working on the highway and motor vehicle users.

- Contact the Council's Development Management Highway Engineers to discuss the need for a Road Safety Audit and any specific requirements relating to the site and proposed development. If a developer wishes to engage the Council to carry out an audit (or wishes to obtain a quote to an audit) they should contact the Council's Road Safety Audit Team (known as CRASH Investigation in Traffic Services):

<http://www.stockport.gov.uk/services/environment/planningbuilding/planning/planningadvice/highwaysandtransportadvice>

### **Development Plan Policy**

Core Strategy Development Plan Document Policy:

- CS9 'Transport and Development'
- CS10 'An Effective and Sustainable Transport Network'
- T-1 'Transport and Development'
- T-3 'Safety and Capacity on the Highway Network'

### **Supplementary Planning Document**

The Council's 'Sustainable Transport' Supplementary Planning Document is available via the Council's website: [www.stockport.gov.uk/spd](http://www.stockport.gov.uk/spd)