



Civic Centre, Riverside, Stafford

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Dear Members

Planning Committee

A meeting of the Planning Committee will be held on **Wednesday, 20 December 2023** at **6.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded.

Members are reminded that contact officers are shown in each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Governance

PLANNING COMMITTEE - 20 DECEMBER 2023

Chairman - Councillor B McKeown

Vice-Chairman - Councillor A Nixon

AGENDA

- 1 **Minutes**
- 2 **Apologies**
- 3 **Declaration of Member's Interests/Lobbying**
- 4 **Delegated Applications**

Details of Delegated applications will be circulated separately to Members.

	Page Nos
5 Planning Applications	3 - 14
6 Planning Appeals	15 - 19
7 Enforcement Matters	-
8 Planning Application Validation Criteria	20 - 87

MEMBERSHIP

Chairman - Councillor B McKeown

B M Cross
F D J James
E G R Jones
P W Jones
R Kenney
B McKeown

D M McNaughton
A Nixon
M Phillips
J P Read
S N Spencer

PLANNING COMMITTEE - 20 DECEMBER 2023

Ward Interest - Nil

Planning Applications

Report of Head of Economic Development and Planning

Purpose of Report

To consider the following planning applications, the reports for which are set out in the attached **APPENDIX:-**

		Page Nos
21/35223/FUL	Land Opposite The Homestead, Gnosall Road, Bescote, Stafford ST20 0EB	4 - 14
	The application was called in by Councillor M J Winnington	
	Officer Contact - Richard Wood, Development Lead Telephone 01785 619324	

Previous Consideration

Nil

Background Papers

Planning application files are available for Members to inspect, by prior arrangement, in the Development Management Section. The applications including the background papers, information and correspondence received during the consideration of the application, consultation replies, neighbour representations are scanned and are available to view on the Council website.

Application: 21/35223/FUL

Case Officer: Gillian Morrell

Date Registered: 16 November 2021

Target Decision Date: 12 August 2022

Extended To: -

Address: Land opposite The Homestead, Gnosall Road, Bescote, Stafford ST20 OEB

Ward: Gnosall and Woodseaves

Parish: Gnosall

Proposal: Retrospective application for replacement of farm caravan with temporary residential caravan on area of concrete hardstanding, installation of septic tank system, erection of 2 metre high close boarded fence along access, erection of several outbuildings.

Applicant: Mr C. Hunt

Recommendation: Refuse

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application was originally called in by Councillor R M Smith (Ward Member for Gnosall and Woodseaves) for the following reason:-

"There appears to be no agricultural need demonstrated to justify residence on this site. The development will be incongruous to the area"

The call in now taken over by Councillor M J Winnington one of the new members for Gnosall and Woodseaves.

Context

The application site comprises a parcel of land located in countryside beyond the settlement boundary of Gnosall. The site is accessed from Bescote Road, a residential property known as The Homestead is situated opposite.

There are several outbuildings on the site along with an agricultural building under construction and a caravan occupied as a residential unit. Vehicular access exists onto Bescote Road and a 2 metre high fence has been constructed adjacent to the access with hedgerow along the remainder of the road frontage.

Background

A Lawful Development Certificate was granted in February 2018 for the siting of a non-residential caravan for use in association with the agricultural land. This was subsequently replaced with a further caravan which the applicant occupied as a residential dwelling.

An Enforcement Notice was served dated 15 April 2021 requiring the removal of the residential caravan. The applicant appealed against the Notice, this was dismissed, and the Enforcement Notice was varied and upheld on 20 October 2021 (APP/Y3425/C/21/3275867).

The Enforcement Notice was varied and corrected as follows:

Deleting the requirement in full and replacing it with:

“Cease the use of the land for the siting of a caravan for residential use and remove the residential caravan from the land”.

The appellant requested that the period of compliance be extended from 3 months to 6 months. On this point the Inspector stated:

“However, a 6 month compliance period from the issue of the decision letter would, in my view, be excessive particularly given the period that has passed since the appeal was lodged. Nevertheless, it is the case that the appellant will lose his current home. On balance, I consider 4 months for compliance to be a reasonable and proportionate balance between the public interest in securing compliance and the appellant’s personal circumstances.”

Proposal

The application seeks temporary planning permission for a period of 5 years for the siting of a caravan to be used for residential use and the hardstanding the caravan is sited upon.

In addition, consent is sought for a septic tank, several outbuildings erected for storage and the erection of a 2 metre high close boarded fence adjacent to the access serving the site.

Officer Assessment - Key Considerations

Section 38 (6) of the Planning and Compulsory Purchase Act (2004) sets out that the determination of applications must be made in accordance with the development plan unless material considerations indicate otherwise. The development plan comprises of The Plan for Stafford Borough 2011-2031, The Plan for Stafford Borough Part 2 2011-2031, and the Gnosall Neighbourhood Plan, adopted 24 November 2015.

The National Planning Policy Framework, September 2023, sets out the Government’s planning policies for England and how they should be applied. It advises that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means the planning system has three overarching objectives; an economic objective, a social objective, and an environmental objective, which are interdependent and should be pursued in mutually supportive ways.

1. Principle of development

Whether the proposal is a suitable location for residential development having regard to the development plan and national planning policy guidance.

The 5 year housing land supply for Stafford Borough shows that in March 2023 the Borough Council could demonstrate an 8 years supply of housing land against the Local Housing Need as calculated within the adopted Local Plan Strategy, and as a result the Local Plan Strategy policies are considered up to date.

Given that the Council can demonstrate a 5 year housing land supply, it falls for this scheme to be determined in accordance with the development plan unless material considerations indicate otherwise.

Spatial Principle 3 (SP3) of The Plan for Stafford Borough sets out the settlement hierarchy for the borough and directs the majority of future development towards the towns of Stafford and Stone and the defined Key Service Villages.

Spatial Principle 7 (SP7) establishes the settlement boundaries for the Sustainable Settlement Hierarchy defined in SP3. The policy further advises that development in other locations (in settlements or in the countryside) will only be supported where (ii) it is consistent with the objectives of Spatial Principle SP6, Policies E2 and C5 in supporting rural sustainability.

The site is in countryside, beyond any defined settlement boundary and forms an isolated residential unit with pockets of sporadic dwellings situated along the highway. The site is therefore in a location where residential development is not supported by the locational principles of The Plan for Stafford Borough.

The applicant seeks to justify the proposal on the grounds of security for his machinery and livestock and personal circumstances. Policy E2 of The Plan for Stafford Borough advises that for those rural areas outside the settlements identified in Spatial Principle SP3, and outside the Green Belt, support will be given to the achievement of rural sustainability by encouraging (ii) provision for the essential operational needs of agriculture, forestry, or rural businesses.

This reflects government advice in paragraph 80 of the Framework which states planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: *a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside.*

Although the Framework provides no guidance as to what constitutes an essential need, the Planning Practice Guidance (PPG) assists in this regard and states that consideration could include evidence of necessity for a rural worker to live at or in close proximity to their place of work to ensure the effective operation of the rural enterprise, and that it may be relevant to take into account the degree to which there is confidence that the enterprise will remain viable for the foreseeable future. Accordingly, a reasonable financial appraisal of the enterprise past, present and future should form a relevant part of the overall assessment of the proposed development.

The necessity for the rural workers to live at or near their place of work and the viability of the enterprise are assessed below.

The necessity for a rural worker to live at or near their place of work, viability of the enterprise and sustainable development.

It is advised that the applicant owns approximately 100 sheep that lamb all year and 200 hens. The applicant owns and rents approximately 2.55 hectares for his sheep that consist of 1.02 hectares at Befcote and 1.53 hectares he rents locally under a tenancy agreement for 5 years. It is further advised that planning permission has been granted for an agricultural building on the land and construction is underway. Once completed all machinery and storage will be moved into the shed and the existing smaller outbuilding will be removed. It is also stated that the existing buildings on the site are used for the storage of machinery and farming equipment and fodder and feed supplies for the sheep and chicken and medical supplies for the livestock.

For most breeds of sheep lambing takes place over a period of a few months once a year. There is no explanation of the type of enterprise carried out by the applicant which involves lambing all year round, nor is it clear why the agricultural activity on the site requires on-site presence 24 hours a day. The size of the land holding is also of limited size, and it is not clear how this can sustain the grazing of 100 sheep and 200 hens.

It is advised that there have been security issues, this is clearly an important matter in rural areas. It is, however, acknowledged that on completion of the agricultural building, currently under construction, existing machinery and farming supplies will be stored in this structure. It has not been explained why this, along with other security measures such as CCTV cameras would not provide adequate security of the site.

The submitted Planning Statement states:

“We are seeking a temporary planning permission for the residential use of the caravan for a period of up to 5 years. At the point of when the 5 years is due to expire Mr Hunt would then need to apply to the council again, for a further 5 years and so on, until the point that he no longer needs to live on site in the caravan and its residential use ceases.”

Whilst government guidance, contained within the PPG, advises that in the case of new enterprises a relevant consideration may be whether it is appropriate to consider granting permission for a temporary dwelling for a trial period, in this case there has been no explanation as to why a temporary permission is sought other than to suggest that on the expiry of this a further temporary consent would be sought.

It is acknowledged that there has been a degree of investment in the business, evident in the agricultural building under construction. However, no accounts have been provided to demonstrate that the farming enterprise is profitable, nor has any business plan been submitted to indicate any intention to develop the business. There is little evidence to indicate that the agricultural enterprise has reached a position of viability and sustainability.

It is therefore concluded that it has not been demonstrated that an essential need exists for a rural worker to have a permanent residential presence at or near to the enterprise.

Moreover, whilst there has been a degree of investment in the business there is little evidence to indicate that the business has reached a position of viability and sustainability.

Policies and Guidance: -

National Planning Policy Framework - Paragraph 80

The Plan for Stafford Borough

Policies: SP3 Stafford Borough Sustainable Settlement Hierarchy; SP4 Stafford Borough Housing Growth Distribution; SP7 Supporting the Location of New Development; E2 Sustainable Rural Development; C5 Residential Proposals outside the Settlement Hierarchy,

The Plan for Stafford Borough: Part 2

Policies: SB1 Settlement boundaries

Gnosall Neighbourhood Plan - no relevant policies

2. Rural Exception Site.

Policy E2 of The Plan for Stafford Borough advises that for those rural areas outside the settlements identified in Spatial Principle SP3, and outside the Green Belt, support will be given to the achievement of rural sustainability by encouraging residential development in accordance with Policy C5.

Policy C5 states that affordable housing will be permitted on 'rural exception sites' if it meets the following criteria:

- (a) The site is well related to existing development by being within or adjacent to an existing settlement.*
- (b) The site delivers 100% affordable housing (defined as social rented, affordable rented and intermediate housing) in perpetuity.*
- (c) Provide an element of specialist housing, subject to local need.*
- (d) The housing is justified by a Parish based Local Housing Needs Assessment.*

The agent contents that the proposal is for a mobile home which can be considered as affordable dependent on their scale, price, and control to ensure affordability. It is advised that the applicant is on the housing register with the local authority and there is no social housing available in the immediate area. The agent therefore considers the development could be seen as a rural exception site to provide affordability to the applicant given his personal circumstances.

Although the applicants' desire to continue to live at the site is acknowledged, for the proposal to be

considered as a rural exception site there is a requirement to satisfy the criteria set out in Policy C5.

The site is located in countryside, beyond any defined settlement, the proposal does not deliver 100% affordable housing in perpetuity, nor has the development been justified by a Parish based Local Housing Needs Assessment. The development is therefore contrary to Policy C5 of the Plan for Stafford Borough.

Polices and Guidance: -

National Planning Policy Framework - Paragraph 80

The Plan for Stafford Borough

Policies: SP3 Stafford Borough Sustainable Settlement Hierarchy; SP4 Stafford Borough Housing Growth Distribution; SP7 Supporting the Location of New Development; E2 Sustainable Rural Development; C5 Residential Proposals outside the Settlement Hierarchy,

The Plan for Stafford Borough: Part 2

Policies: SB1 Settlement boundaries

3. Visual Impact.

The effect of the proposal on the character and appearance of the area.

Policy N1 of The Plan for Stafford Borough sets out design criteria including the requirement for design and layout to take account of residential amenity and local context and have high design standards.

Policy N8 advises development proposals must be informed by, and be sympathetic to landscape character and quality, demonstrated through local site-specific assessments. Development should demonstrate that proposals with landscape and visual implications, should protect, conserve and, where appropriate, enhance:

- (a) The elements of the landscape that contribute to the local distinctiveness of the area (including heritage assets, cultural character and biodiversity);*
- (b) Historic elements of the present-day landscape that contribute significantly to landscape character.*
- (c) The setting and views of or from heritage assets*
- (d) The locally distinctive pattern of landscape elements such as woodland, streams, hedgerows, trees, and field boundaries.*

The Framework advises, in paragraph 126, the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the design process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

The site contains several timber buildings of domestic scale along with a caravan, area of hardstanding and 2metre high fence adjacent to the highway. It is acknowledged that the site is screened by an established hedge along part of the site frontage and the timber fence serves to further reduce the visibility of the site.

Nonetheless, the site is located in countryside and the presence of a caravan on the site along with several domestic outbuildings is at odds with the open rural character of the area and represents visual encroachment in the countryside. The Framework is clear, in paragraph 174, where it advises that planning decision should recognise the intrinsic character and beauty of the countryside.

Policies and Guidance: -

National Planning Policy Framework (NPPF)
Section 12 and Section 15

The Plan for Stafford Borough (TPSB) 2011-2031
Policies N1 (Design), N8 (Landscape Character)

Supplementary Planning Document (SPD) - Design

Gnosall Neighbourhood Plan - no relevant policies

4. Access and Parking.

Policy T2 states that all new development must have a safe and adequate means of access and internal circulation; not have unacceptable highway safety impacts and provide sufficient parking provision.

The highway authority advise that the plans submitted suggest visibility splays of 2.4 metres x 128 metres can be achieved. Given that this part of Beffcote Road is subject to the national speed limit any new access or increase in use of an existing access would require visibility splays of 2.4 metres x 215 metres. However, as the access has been in place for a number of years with no accidents recorded and with Beffcote Lane being only approximately 4metres wide with a low volume of traffic, it is likely vehicle speeds will be below the national speed limit. The highway authority advises the achievable visibility splays are those required for vehicles travelling 50mph, on this basis it would be difficult to sustain an objection on the grounds of highway safety.

Adequate parking and turning facilities exist within the site.

The highway authority has no objection to the proposal subject to recommended conditions.

Policies and Guidance: -

National Planning Policy Framework (NPPF)
Section 9

The Plan for Stafford Borough (TPSB) 2011-2031
Policies T1 (Transport), T2 (Parking and Manoeuvring Facilities), Appendix B - Car Parking Standards.

Gnosall Neighbourhood Plan - no relevant policies

5. Ecology and Sites of Special Scientific Interest.

The development is located within the Natural England Red Impact Risk Zone for Great Crested Newts. The Newt Officer for Staffordshire has been consulted and is satisfied that the application has not impacted on a potential breeding pond or removed suitable terrestrial habitat. This is because the gravel and hardstanding are existing, and the septic tank is in the open field to the east and not near a pond.

The site is also within 5km of the Aqualate Mere, which is part of the Midland Meres and Mosses Phase II Ramsar designation. A Habitat Regulation Assessment has been undertaken and concludes that given the nature and scale of the proposal along with the length of time the structures and septic tank have been in place, the development is not considered to have an adverse effect upon the integrity of the West Midlands Meres and Mosses and as such a Stage 2 Appropriate Assessment is not required.

The development is also within the SSSI impact zone, however, the proposal falls outside the development type that would required consultation with Natural England.

Planning balance and Conclusion.

The site is in countryside beyond any defined settlement boundary. It has not been demonstrated that an essential need exists for a rural worker to have a permanent residential presence at or near to the enterprise. In addition, there is little evidence to indicate that the business has reached a position of viability and sustainability. It is acknowledged that the applicant is on the housing register with the local authority and wishes to stay in the area, however, the site does not satisfy the requirements of policy C5 and cannot be considered a rural exception site.

The site is in a location where residential development is not supported by the locational principles of the development plan. There are no material considerations that indicate the decision should be made other than in accordance with the development plan.

Consultations

Parish Council:

Objection. Insufficient evidence (verifiable financial information) to support the necessity of siting a caravan in support of a claimed agricultural need. The application does not fulfil the criteria to demonstrate such an agricultural need.

Insufficient evidence and business case to warrant a caravan for agricultural needs.

Biodiversity Officer:

No comment to make.

Highway Authority:

No objection subject to recommended conditions to secure the provision of visibility splays, access, parking and turning areas.

Environmental Health Officer:

No objections or comments.

Newt Officer:

No objection.

Representations received:

11 consulted: 7 objections received and 1 letter of support.

Objections: the material planning considerations are summarised below:

Design in rural location

Residential caravan not necessary

Sheds are not required as there is a large barn being built

Gnosall is close enough to manage sheep

Limited agricultural activity on site

Access has been increased, hedges removed and fencing installed

Land levels have been altered

No justification provided

Barn being built could be used for shelter and welfare of the farm worker

No need for caravan

Never seen the number of sheep or poultry on the land as stated in the submission

Submitted statement focuses on personal situation of the applicant rather than the planning issues

The agricultural building granted in 2019 still isn't complete, and could be used as shelter

Lack of evidence of a viable agricultural unit

The sheep and chickens do not require 24 hour attendance

Support:

No reason to object

Proposals necessary to care for animals

Supporting economy by providing work for people

Site Notice:

Expires 20.07.2022.

Relevant Planning History

17/27150/LDC: The siting of a non-residential caravan for use in association with the agricultural use of the land edged blue on the application plan. Approved 01.02.2018.

18/29463/PAGR: Agricultural general-purpose storage shed. Prior approval granted 13.11.2018.

20/31857/FUL: Retrospective application for the replacement of farm caravan with temporary residential caravan, and installation of septic tank system. Withdrawn 02.03.2020.

Recommendation:

Refuse due to the following reasons:

1. The residential caravan is situated in countryside outside a defined settlement boundary and therefore the site is not supported by the locational principles of the Sustainable Settlement Hierarchy as defined by Spatial Principle 3 (SP3) of The Plan for Stafford Borough. It has not been demonstrated that an essential need exists for a rural worker to have a permanent residential presence at, or near to, the enterprise, nor does the proposal satisfy the criteria of a rural exception site. Consequently, the proposal would be contrary to the Borough's growth strategy as set out in Spatial Principles 3 (SP3) and 7 (SP7) and Policies E2 and C5 of The Plan for Stafford Borough.
2. The caravan, timber outbuildings and hardstanding are at odds with the open rural character of the area and are visually intrusive in a manner detrimental to the character and appearance of the area; contrary to Policy N8 of The Plan for Stafford Borough.

21/35223/FUL Land Opposite The Homestead Gnosall Road



 PLANNING COMMITTEE - 20 DECEMBER 2023

Ward Interest - Nil

Planning Appeals

Report of Head of Economic Development and Planning

Purpose of Report

Notification of new appeals and consideration of appeal decisions. Copies of any decision letters are attached as an **APPENDIX**.

Notified Appeals

Application Reference	Location	Proposal
22/36582/PTEL Delegated Refusal	Telecommunication Mast Eccleshall Road	Installation of a new 20-metre-high monopole supporting 6 no. antennas with a wraparound equipment cabinet at the base of the column, the installation of 3 no. new equipment cabinets and ancillary development thereto
22/36548/LBC Delegated Refusal	Oak Tree Views Newcastle Road Eccleshall	New log burner and flue to existing building
23/37153/ADV Delegated Refusal	8 Wolverhampton Road Stafford	1.92m wide Wall-mounted internally illuminated LED display

Decided Appeals

Application Reference	Location	Proposal
21/34960/OUT Delegated Refusal Appeal Dismissed	Land At 9 Verwood Close Kingston Hill	Outline Application - All Matters Reserved - Single detached two storey dwelling within the existing garden area of 9 Verwood Close

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Previous Consideration

Nil

Background Papers

File available in the Development Management Section

Officer Contact

John Holmes, Development Manager, 01785 619302



Appeal Decision

Site visit made on 1 November 2023

by J Hobbs MRTPI MCD BSc (hons)

an Inspector appointed by the Secretary of State

Decision date: 1 December 2023

Appeal Ref: APP/Y3425/W/23/3315751

9 Verwood Close, Stafford, Staffordshire ST16 3SH

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Cpl Morgan Johnstone against the decision of Stafford Borough Council.
 - The application Ref 21/34960/OUT, dated 9 August 2021, was refused by notice dated 3 August 2022.
 - The development proposed is a single detached two storey dwelling (ground + first floor, 3 bedrooms maximum); within the existing garden area.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The description of development is taken from the application form. However, I have removed wording which does not relate to development.
3. The proposal seeks outline planning permission with all matters reserved. I have considered the appeal on this basis and have treated any details in relation to the reserved matters as illustrative.

Main Issues

4. The main issues are the effect of the proposal on:
 - the character and appearance of the area, and
 - the living conditions of occupants of properties on Verwood Close, Marlborough Avenue and Weston Road, with regard to privacy.

Reasons

Character and appearance

5. The prevailing pattern of development is defined by properties being set back from the road to include off-road parking and most dwellings benefit from moderately sized gardens. These characteristics contribute to a broadly consistent building line. Corner plots tend to be larger, with significant space between the dwellings. There is no evidence before me of any back land style development in the area, nor did I observe any during my site visit, built beyond the line of properties aligning the road. As such, the area has a formal yet spacious character and appearance.
6. The proposed dwelling would be sited within the existing rear garden of No 9 Verwood Close, which is one of the larger corner plots. Whilst the proposal would lead to the scale of the proposed dwelling and the footprint to plot ratio

- of both the proposed dwelling and No 9 Verwood Close being similar to nearby properties, the plot sizes would not be consistent with other large corner plots.
7. Given the siting of the proposed dwelling it would be partially screened from public views and when viewed from the access it would be seen alongside other residential properties. Nonetheless, it would be viewed through gaps between roadside dwellings set significantly back from the established building line, consequently at odds with the prevailing formal pattern of development and eroding the area's spatial character.
 8. The proposed dwelling would be in accordance with the National Planning Policy Framework (the Framework), as far as it would utilise suitable brownfield land within a settlement for the siting of a house. Although it would be contrary to the Framework where it indicates that the creation of high quality, beautiful buildings is fundamental to what the planning system should achieve, planning decisions should ensure that developments are sympathetic to local character and support development that makes efficient use of land taking into account the identified need for housing.
 9. However, overall, based on the illustrative details, I am not satisfied that the proposal would not harm the character and appearance of the area. It would therefore be contrary to policy N1 of the Plan for Stafford Borough 2011-2031 (the Plan), June 2014. This policy indicates that proposals shall meet design principles including taking into account the local character and context, and they should preserve and enhance the character of the area.

Living Conditions

10. The appeal site is surrounded by residential properties on Marlborough Avenue, Weston Road, as well as Nos 7 and 9 Verwood Close. As this is an outline application with all matters reserved the proposed siting of the dwelling is not specified. However, due to the size of the site and orientation of neighbouring properties, it has not been demonstrated that the proposed dwelling could be sited appropriately away from the boundary with neighbouring properties.
11. As per the evidence, a distance of some 21 metres could be achieved between a principal window of the proposed dwelling and the facing principal windows of neighbouring properties, in accordance with the Design SPD¹. However, given the orientation of the site and neighbouring gardens, principal windows at first floor level would directly overlook a neighbouring garden from a short distance. Given the size and orientation of neighbouring gardens, this would lead to a materially significant loss of privacy for the occupants of that dwelling when using the garden space.
12. A condition to preclude the provision of a principal window in the rear elevation at first floor level would not mitigate the harm as principal windows would need to be located elsewhere at first floor level and would still be near neighbouring boundaries and overlook their gardens.
13. The proposal complies with the 45 and 25 degree rules outlined within the Design SPD. However, these rules ensure that a development would not lead to an unreasonable loss of light and are not relevant to an assessment on privacy. In any event I have assessed the scheme based upon the bespoke site specific circumstances.

¹ Stafford Borough Council, Design, Supplementary Planning Document, 2018

14. Thus, based on the illustrative details, I am not satisfied that the proposed development could be implemented without having a harmful effect on the living conditions of occupants of properties on Verwood Close, Marlborough Avenue and Weston Road, with regard to privacy. It would be contrary to policy N1 of the Plan which requires the design and layout to take account of the amenity of adjacent residential areas.

Other Matters

15. The appeal site is located within the zone of influence of the Cannock Chase Special Area of Conservation. The Conservation of Habitats and Species Regulations 2017 (as amended) require that, where a project is likely to have a significant effect on a European site, either alone or in combination with other plans or projects, the competent authority must, before any grant of planning permission, make an appropriate assessment of the project's implications in view of the relevant conservation objectives. However, as I have found the appeal proposal to be unacceptable for other reasons, it is not necessary for me to undertake an appropriate assessment, or to consider this matter further.

16. I accept the principle of residential development within a defined settlement boundary and Flood Zone 1. Moreover, the site is not within a conservation area or in proximity to any listed buildings or protected trees, and the proposal would not have a harmful effect on biodiversity. Regardless, these factors do not alter my assessment on the overall harm caused by the proposal.

17. Although the Framework outlines the Government's objective of significantly boosting the supply of housing, there is no substantive evidence before me that there is a lack of deliverable housing land supply in Stafford.

Conclusion

18. The proposed development conflicts with the development plan when considered as a whole and there are no material considerations, either individually or in combination, that outweigh the identified harm and associated development plan conflict. Therefore, for the reasons given above I conclude that the appeal should be dismissed.

J Hobbs

INSPECTOR

Agenda Item 8

Planning Application Validation Criteria

Committee:	Planning Committee
Date of Meeting:	20 December 2023
Report of:	Head of Development
Portfolio:	Economic Development and Planning Portfolio

1 Purpose of Report

- 1.1 To seek approval to adopt the Planning Application Validation Criteria as set out in the appendix having made amendments following the completion of an 8-week consultation period.

2 Recommendations

- 2.1 To adopt the Planning Application Validation Criteria as set out in the **APPENDIX**.

Reasons for Recommendations

- 2.2 Every Local Planning Authority must publish a local Validation Criteria that sets out the information requirements for planning applications.

3 Key Issues

- 3.1 The existing criteria was published in 2021 and there is a requirement to review and consult of nay amendments. The new criteria has been rewritten and therefore is to be classed as a new Validation Document.
- 3.2 A draft criteria was sent out for consultation for a period of 8 weeks and feedback was received. Any further local or national legislation/policy changes will be updated as and when without further consultation.

4 Relationship to Corporate Priorities

- 4.1 Having an accurate and up to date Validation Criteria contributes to Objective 1, to deliver sustainable economic and housing growth to provide income and jobs.

5 Report Detail

5.1 A copy of the Planning Application Validation Criteria is provided in the **APPENDIX**.

5.2 Summary of amendments made following consultation are as follows:

- (a) General formatting changes.
- (b) Up to date contact telephone numbers included.
- (c) **Title page** Date amended to December 2023.
- (d) **Contents page** Contents list updated in line with the amendments listed.
- (e) **Numbering** Numbering amended to run consecutively with regard to amendments listed.

The following reference numbers are paragraph numbers on p4-14.

- (a) **8.4** Replace “validation” with “validating”
- (b) **10, 10.1, 10.2** Insert new section of guidance relating to applications submitted under section 73 and section 73a of the Town and Country Planning Act.
- (c) **12.1.4** Insert new paragraph “Major applications for the approval of reserved matters where appearance, layout, and/or scale are not approved at outline stage”.
- (d) **16.2.2** Delete “with written dimensions including those to the boundaries”.
- (e) **18.5** Replace “development” with “element of the building”.

The following reference numbers are ‘Validation references’ as listed within the table of local validation requirements on p15-51.

- (a) **2** Addition of new requirement for an agricultural land classification statement.
- (b) **5** Addition of “statement” in column 1.

- (c) **5** Replace paragraph “Once biodiversity Net Gain becomes mandatory (date to be confirmed) all relevant applications will need to show how mandatory Biodiversity net Gain will be met.” With “Biodiversity Net Gain (BNG) is mandatory from January 2024 for major applications and April 2024 for minor applications. All relevant applications will need to show how mandatory Biodiversity Net Gain will be met through submission of a BNG statement which meets the requirements of secondary legislation”
- (d) **5** Delete “Details of what will be required at the planning application stage will be confirmed by the secondary legislation”.
- (e) **5** Replace paragraph “The most up to date DEFRA Biodiversity metric will be required in the assessment of the baseline value of the site (before development) and the post development value” with “The BNG statement shall include an assessment of the baseline value of the site (pre-development) and the post-development value using the most up to date biodiversity metric”.
- (f) **8** Replace “Referral Areas” with “High Risk Area”.
- (g) **12** Addition of “Include a surface water construction management plan to outline how surface water will be managed throughout the construction phase” to column 5.
- (h) **12** Replace paragraph “Further information on SUDs is available at:” with “Criteria for acceptable drainage strategies are laid out in full in the Staffordshire County Council SUDs Handbook which is available at:”.
- (i) **14** Addition of new requirement for a Great Crested newt assessment.
- (j) **15** Replace “European site” with “Habitat site” in column 4 and 5.
- (k) **16** Addition of paragraph “The statement must set out the level of harm likely to occur and detail any avoidance/mitigation measures proposed to overcome the harm”.
- (l) **16** Addition of paragraph “The statement must include reference to the Staffordshire Historic Environment Record”.
- (m) **16** Addition of link to webpage
“www.historicengland.org.uk/advice/planning”.
- (n) **16** Replace text “for scheduled monuments and in such instances archaeological assessments/heritage statements would generally be required historicengland.org.uk/listing/what-is-designation/scheduled-monuments/” with link to webpage
“www.historicengland.org.uk/services-skills/our-planning-services/charter/our-pre-application-advisory-service/”.

- (o) **25** Addition of “proposed” in column 5.
- (p) **25** Delete paragraph “Details of existing parking provision and access” in column 5.
- (q) **25** Addition of “, including any existing provision to be retained” in column 5.
- (r) **26** Addition of “/ Unilateral undertaking” in column 5.
- (s) **26** Addition of paragraph “For the Cannock Chase SAC a planning obligation / unilateral undertaking is required for 1 or more (net) new dwellings within 15km of Cannock Chase Special Area of Conservation” in column 5.
- (t) **27** Replace paragraph “Where further surveys are required these must be provided in support of the application” with “Where further surveys are required these must be provided in support of the application before the application is validated”.
- (u) **27** Addition of paragraph “Assessment should first be made with regard to how harm to species and habitats can be avoided”.
- (v) **27** Replace paragraph “Where proposals are being made for mitigation and/or compensation measures, information to support those proposals will also be needed” with “Any unavoidable harm must be justified and where proposals are being made for mitigation and/or compensation measures, information to support those proposals will also be needed”.
- (w) **27** Replace paragraph “Stafford Borough is now participating in the Great Crested Newt District Licensing Scheme delivered through the NatureSpace Partnership. - please see <https://naturespaceuk.com/> for further information on the scheme” with “Stafford Borough is now participating in the Great Crested Newt (GCN) District Licensing Scheme delivered through the NatureSpace Partnership. See www.naturespaceuk.com for further information on the scheme. A GCN assessment is required under validation reference 14”.

The following amendments are made within the appendices to the validation criteria document on p52-59.

- (a) **Householders (Fee)** Replace “£206” with “the relevant fee”.
- (b) **Householders (Location Plan)** Addition of “to the public highway”.
- (c) **Householders (Elevations)** Addition of “If not all of a roof is visible on the elevation drawings, provide a roof plan”.
- (d) **Householders (Heritage Statement)** Addition of new requirement for a heritage statement.

5.3 Items which couldn't be updated/amended are as follows:

- (a) Preferable not to require habitat regulations assessments for all applications 'that could adversely affect a European Site' as judgement on exceptional cases is more appropriately made by the planning case officer.
- (b) Preferable not to require air quality assessments for all applications 'that could impact on designated sites, including agricultural development' as not all agricultural development would impact on designated sites and judgement on this matter is more appropriately made by the planning case officer.
- (c) Not possible to require a planning statement for all applications excluding householders as there is no clear policy driver.
- (d) Not possible to require a compliance statement for all applications for approval of reserved matters as there is no clear policy driver.
- (e) Preferable not to include marketing information for applications for enabling development as this requirement is likely to be too vague given the rarity, complexity, and individuality of such applications.
- (f) Not possible to require specific identifying information with fees paid as it would be unreasonable to invalidate an application merely on the basis that an applicant failed to provide information which could be cross-referenced to their application.
- (g) Not possible to require documents submitted in PDF format to be 'unlocked' for the purposes of redacting personal data as this relates to internal document management and personal data can be redacted from locked documents.
- (h) Not possible to include a settings and views analysis as a requirement for heritage statements as it would be unclear at validation stage when this would be a necessity. The setting and views associated with heritage assets forms part of the guidance for landscape visual impact assessments (LVIA) and should therefore be included when an LVIA is required.
- (i) Preferable not to require that a heritage statement includes an assessment of whether there are any enhancement opportunities which the development could introduce as a heritage statement is required for all applications which might affect a heritage asset or its setting and therefore few would provide opportunities for enhancement.

- (j) Preferable not to require that heritage statements are undertaken by an appropriately qualified individual as the level of detail in a heritage statement should be proportionate to the importance of the heritage asset and in some cases it would be inappropriate to require the applicant to obtain a professionally written heritage statement at significant expense.
- (k) Not possible to require a heritage statement where non-designated heritage assets might be affected as Stafford Borough Council does not keep a list of such assets.
- (l) Preferable not to specifically refer to heritage within the requirements of a landscape visual impact assessment as such matters are covered in the latest national guidance to which reference is made within the document.
- (m) Preferable not to include reference to heritage within the requirements of a water quality statement as judgement on this matter is more appropriately made by the planning case officer in conjunction with relevant heritage specialists.
- (n) Preferable not to include reference to the need for separate consent (listed buildings, ancient monuments, diversion of rights of way) within this document as it relates to the validation requirements of planning applications rather than providing wide-ranging planning advice.

6 Implications

6.1 Financial

None

6.2 Legal

None

6.3 Human Resources

None

6.4 Risk Management

None

6.5 Equalities and Diversity

None

6.6 Health

None

6.7 Climate Change

None

7 Appendices

Appendix: Planning Validation Criteria

8 Previous Consideration

None

9 Background Papers

If any further information is required please contact Development. Contact Officer: Ed Handley (Principal Planning Officer, direct dial 01785 619326)

Contact Officer: Ed Handley

Telephone Number: 01785 619326

Ward Interest: Nil

Report Track: Planning Committee 20 December 2023 (Only)

Key Decision: Yes / No / N/A

Planning application validation guidance and local validation criteria

December 2023

Development Management

To be used for all planning applications

Annex 1: Checklist for householder planning applications

Annex 2: Guidance for applications for listed building
consent

Contents

1	Introduction	4
2	Returning applications	4
3	Legislation	4
4	Policy	5
5	Pre-application discussions	5
6	How to use the validation criteria	5
7	Photographs	6
8	Making an application valid	6
9	Guidance for outline applications	6
10	Guidance for applications made pursuant to s73 or s73a of the Town and Country Planning Act 1990	7
11	Guidance for applications for prior approval	7
	National requirements	8
12	Application forms	8
	Ownership certificates	8
	Notice	9
	Agricultural holdings certificate	9
13	Design and access statement	9
14	Fee	10
15	Plans	11
16	Location plan	11
17	Site plan	12
18	Existing and proposed elevations	12
19	Existing and proposed floor plans	13

20	Existing and proposed site sections; site levels; and finished floor levels	14
21	Roof plan	14
22	Biodiversity net gain	15
23	Local requirements	16
	Affordable housing statement	16
	Agricultural land classification statement	17
	Agricultural need statement	18
	Air quality assessment	18
	Biodiversity net gain statement	19
	Business case	20
	Cannock Chase Special Area of Conservation (SAC) statement of willingness	20
	Coal mining risk assessment (CMRA)	21
	Construction transport management plan	22
	Design and access statement	23
	Economic statement	23
	Environmental statement / Environmental impact assessment (EIA)	24
	Flood risk assessment (FRA)	24
	Garden areas plan	26
	Great Crested Newt assessment	26
	Habitat regulations assessment statement	28
	Heritage statement	28
	Joinery details	31
	Land contamination assessment	31

Landscape visual impact assessment (LVIA)	32
Landscaping details	32
Lighting assessment	33
Mineral safeguarding statement	34
Noise and vibration assessment	34
Open space assessment	35
Parking and access arrangements	37
Planning obligations / Unilateral undertakings (Section 106 agreements) / Draft heads of terms	38
Preliminary ecological assessment	39
Retention of local community facility or service statement	40
Statement of community involvement	41
Structural survey	42
Telecomms development supplementary information	43
Town centre use / Retail impact assessment	43
Transport statement / Transport assessment	45
Travel plan	46
Tree survey / assessment	47
Ventilation and extraction statement	48
Viability assessment	49
Water quality statement	50
Annex 1 - Householders Quick Guide	52
Annex 2 - Listed Building Consent Quick Guide	55

1 Introduction

- 1.1 Before we can consider your planning application, you need to provide us with forms, plans and other supporting information. The information that you need to provide depends on the type of application that you're making.
- 1.2 These validation criteria explain the information that we need for all applications (known as the national validation requirements) and the information that we ask for at Stafford Borough Council (known as the local validation requirements). Additional information is only requested if we really need it. The amount of information that we normally need depends on the scale of the proposal. Once we have all of the information, your application can be registered as valid and consideration of the application may begin.
- 1.3 The Plan for Stafford Borough 2011 - 2031 sets out the policy context for the local validation criteria.

2 Returning applications

- 2.1 If the information required for your application type is not submitted, we will not be able to validate and consider your application. If we receive your application and some information is missing, we will contact you.
- 2.2 Where any outstanding information is not submitted within the timescales requested your application will be returned.

3 Legislation

- 3.1 The following legislation is relevant to the validation of planning applications:
 - 3.1.1 The Town and Country Planning Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004)
 - 3.1.2 The Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO)
- 3.2 The Regulation that we work to, when asking for further information is:
 - 3.2.1 Regulation 4 of the Town and Country Planning (Applications) Regulations 1988. This enables a Local Planning Authority to direct applicants to supply any further information, plans and drawings that are necessary to make a decision. Applications for outline consent are slightly different - for more information see section 9.
- 3.3 This includes providing any reasonable evidence to answer any queries.

- 3.4 If you are not happy with the information that we are asking for, you can challenge the request (details of how to appeal non-validation of an application are set out in the DMPO).

4 Policy

- 4.1 Each piece of information that we ask for is justified by national or local policy which explains why we are asking for that particular detail.
- 4.2 **These policies are for the validation of an application. Please note that further national and local policies may be relevant when considering a planning application.**

5 Pre-application discussions

- 5.1 The National Planning Policy Framework (NPPF) states that the Local Planning Authority have a key role to play in encouraging applicants (and their agents) to take advantage of the pre-application stage of the planning process.
- 5.2 If we can identify any potential issues with your application before it is submitted this can help to avoid delay in making a decision.
- 5.3 If you are thinking about submitting a planning application and would like some advice before you apply, please contact Development Support on 01785 619 327 or via email at planning@staffordbc.gov.uk.
- 5.4 More information on the Council's pre-application service can be found online at www.staffordbc.gov.uk/pre-application-advice.

6 How to use the validation criteria

- 6.1 If you are making a householder application for development within the curtilage of a dwellinghouse (things like an extension, conservatory, or outbuilding to a dwellinghouse) our quick guide for householders can be found in annex 1.
- 6.2 For other applications, you will need to make sure that you provide all of the information in the national requirements (see section 11). You then need to identify the additional information needed within the local requirements. The local requirements are listed alphabetically, but the column headed 'Types of application that require this information' will tell you whether your application type is included.

7 Photographs

- 7.1 Whilst photographs are not required for validation, providing photographs and a plan showing where the photographs were taken from and their direction can help us to spot anything on site that you might need to supply more information on.

8 Making an application valid

- 8.1 Where an application is registered as valid, this will be acknowledged in writing.
- 8.2 If we consider that the application is invalid, we will let you know what additional information we need.
- 8.3 All plans/drawings must contain a specific drawing number, revision where relevant, and title.
- 8.4 In order to save time in validating applications it would be helpful should all drawings submitted electronically or via the Planning Portal include the drawing number, revision, and title within the file name. For example, a file containing revision A of drawing '001' and showing proposed floor plans would have a file name which includes the text '001-A-proposedfloorplans'.
- 8.5 Please note that if the details shown on submitted plans are not consistent and we cannot reasonably assess the proposal, the application will not be registered as valid.
- 8.6 Please note that documents should not be submitted in draft format and all 'draft' annotations and watermarks should be removed before submission.
- 8.7 All major applications shall be supported by a document schedule which clearly lists all documents as well as their references (and revisions) which are submitted for consideration.

9 Guidance for outline applications

- 9.1 Applications for outline planning permission generally don't need to include details of any proposed 'reserved matters' unless the matters include access, appearance, landscaping, layout, or scale.
- 9.2 If we receive an application for outline planning permission but decide that the application should not be considered separately from all or any of the reserved matters, we must notify the applicant within one month from the receipt of the application that further details are needed.

- 9.3 Information must include:
- 9.3.1 Use - the use or uses proposed for the development and any distinct development zones within the site identified.
 - 9.3.2 The amount of development proposed for each use (for retail this should be the gross retail floorspace expressed as square metres).
 - 9.3.3 Indicative access points.
- 9.4 In addition, major applications for outline permission should also include a design and access statement.
- 9.5 Any application for outline consent which includes any other matters must include details which accord with the definition of such matters as set out within Part 1 Section 2 'Interpretation' of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) or any subsequent legislation.
- 9.6 Please note that an application for outline consent can only be submitted for the erection of a building(s). An application for outline consent can not be made for householder development.**

10 Guidance for applications made pursuant to s73 or s73a of the Town and Country Planning Act 1990

- 10.1 Any application made under section 73 or section 73a of the Town and Country Planning Act 1990 must be accompanied by a location plan which accords with national requirements.
- 10.2 In addition, the application shall be supported by any other plans, drawings, or information necessary to describe the subject of the application.

11 Guidance for applications for prior approval

- 11.1 Validation of applications for prior approval is determined in accordance with the requirements of the relevant Class within the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

National requirements

12 Application forms

- 12.1 All planning applications need to be made using a standard application form. Each application type has its own standard form, which can be found on our website (which links to the Planning Portal, the Government website for Planning) www.staffordbc.gov.uk/planning-application-forms.
- 12.2 Applications can be submitted electronically through the Planning Portal, via email to planningtechnicians@staffordbc.gov.uk, or as hard copy.

Ownership certificates

- 12.3 All applications for planning permission, except for approval of reserved matters, must include the appropriate certificate of ownership. The certificates are included in the standard application forms.
- 12.4 An ownership certificate provides certain details about the ownership of the application site and confirms that any appropriate notice has been served on any other owners (and agricultural tenants).
- 12.5 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.
- 12.6 Please note that it is an offence to complete a false or misleading certificate, either knowingly or recklessly.
- 12.7 Certificate A (sole ownership and no agricultural tenants) should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.
- 12.8 Certificate B (shared ownership - all other owners and/or agricultural tenants known) should only be completed if the applicant is not the sole owner, or if there are agricultural tenants, and the applicant knows the names and addresses of all the other owners and/or agricultural tenants.
- 12.9 Certificate C (shared ownership - some other owners and/or agricultural tenants known) should only be only completed if the applicant does not own all of the land to which the application relates and does not know the name(s) and address(es) of all of the owners and/or agricultural tenants.
- 12.10 Certificate D (shared ownership - none of the other owners and/or agricultural tenants known) should only be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the other owners and/or agricultural tenants.

Notice

- 12.11 Where an application is for land that is not wholly owned by the applicant, it will be necessary to serve notice on any other owners of the application site and subsequently complete Certificate B (or on occasion Certificate C or D). Copies of notices can be found online at www.staffordbc.gov.uk/information-needed-for-a-planning-application

Agricultural holdings certificate

- 12.12 An agricultural holdings certificate is required whether or not the site includes an agricultural holding. It is included in the standard application forms.
- 12.13 All agricultural tenants must be notified prior to the submission of the application.
- 12.14 An agricultural holdings certificate is not required for applications for listed building consent.

13 Design and access statement

- 13.1 A design and access statement must accompany the following applications:
- 13.1.1 Applications for major development as defined in article 2 of the Town and Country Planning (Development management Procedure) (England) Order 2015 (as amended). For example, 10 houses or more, floorspace of 1,000sqm or more, or a site area of 1 hectare or more, where the application is for outline consent or full planning permission.
- 13.1.2 Applications for development in a conservation area, where the proposed development comprises:
- One or more dwellings; or
 - A building or buildings with a floor space of 100sqm or more.
- 13.1.3 Applications for listed building consent.
- 13.1.4 Major applications for the approval of reserved matters where appearance, layout, and/or scale have not been approved at outline stage.

- 13.2 A design and access statement is a concise report supporting a planning application that should explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users. Design and access statements can enable the Local Planning Authority and third parties to better understand the analysis that has underpinned the design of a development proposal.
- 13.3 The level of detail in a design and access statement should be proportionate to the complexity of the application but should not be long.
- 13.4 For listed buildings, the statement should address the following elements.
 - 13.4.1 The special architectural and historic interest of the building
 - 13.4.2 The particular physical features of the building that justify its designation as a listed building.
 - 13.4.3 The setting of the building(s).
- 13.5 The legislative requirements are set out in Regulation 3A of the Planning (Listed Buildings and Conservation Areas) Regulations 1990.
- 13.6 It may help to review Design Council/CABE guidance document Design and Access Statements: How to write, read and use them.

14 Fee

- 14.1 An application cannot be made valid without the correct fee.
- 14.2 Fees are set nationally and vary depending on the type and size of the application. The full list of charges can be found online at www.ecab.planningportal.co.uk/uploads/english_application_fees.pdf
- 14.3 Fees can be paid in the following different ways:
 - 14.3.1 Over the phone – 01785 619337
 - 14.3.2 By cheque payable to 'Stafford Borough Council'
 - 14.3.3 BACS payment to Stafford Borough Council. BACS details are available on request and a relevant reference should be given.
- 14.4 Please note, if your application is approved subject to conditions which require the submission of additional details a further application to discharge these conditions, which will incur a fee, will need to be submitted.

15 Plans

- 15.1 Drawing numbers, revision numbers, and an appropriate name must be provided for each plan.
- 15.2 Plans sent electronically must be submitted as a PDF document to enable electronic measurement of plans.
- 15.3 We cannot accept “do not scale” on any plans and if this is present you will be asked for it to be removed before the application can be validated.
- 15.4 All plans must include a scale bar.
- 15.5 Plans need to show the right amount of detail and should therefore be drawn to a suitable scale. Recommended scales are 1:1, 1:2, 1:5, 1:10, 1:20, 1:50, 1:100, 1:200, 1:500, 1:1000, 1:1250, and 1:2500; suggested scales are noted below for each type of plan.

16 Location plan

- 16.1 All applications must include a location plan based on an up to date map. The proposed development should not be included on a location plan.
- 16.2 The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A3 or A4 size paper. Very occasionally we might need a different scale plan but we will let you know if this is the case.
- 16.3 A location plan must identify sufficient roads and/or building on land adjoining the application site to ensure that the exact location is clear. Generally a location plan should show at least two named roads and surrounding buildings should be named or numbered.
- 16.4 In most cases the application site should be edged clearly with a single solid red line. The red line must include all land necessary to carry out the proposed development - for example, land required for access to the site from a public highway, visibility splays, landscaping, car parking, and open areas around buildings.
- 16.5 A blue line must be drawn around any other land owned by the applicant, close to or adjoining the application site.
- 16.6 If the location plan that you provide uses an Ordnance Survey map base, the plan must include your Ordnance Survey copyright licence. Please note we are unable to accept HM Land Registry Plans due to copyright.

17 Site plan

- 17.1 A site plan should be drawn to a suitable scale, typically 1:100, 1:200 or 1:500 are appropriate.
- 17.2 Site plans must include the following elements where relevant.
 - 17.2.1 The direction of north.
 - 17.2.2 The proposed development in relation to all of the site boundaries as well as all other existing buildings on the site (including where a building is to be demolished).
 - 17.2.3 The position of all buildings, roads, and footpaths on land adjoining the site, including access arrangements.
 - 17.2.4 All public rights of way crossing or adjoining the site (including footpaths, bridleways, restricted byway or byway open to all traffic).
 - 17.2.5 The position of all trees and hedgerows on the site, and those on adjacent land that could influence, or be affected by, the development.
 - 17.2.6 The extent and type of any hard surfacing.
 - 17.2.7 Details (type and height) of all boundary treatments (walls, fences, railings, hedges, landscaping) and where this is existing or proposed.
 - 17.2.8 All car parking provision should be shown if there are any changes proposed or required in support of the proposed development. Details of local parking standards can be found within The Plan for Stafford Borough at appendix B.

For further information on applying to divert a footpath please use this link www.staffordshire.gov.uk/environment/RightsofWay/Legal/Advice-for-Applicants-wanting-to-submit-a-Public-Path-Diversion-Order.aspx

18 Existing and proposed elevations

- 18.1 Elevation drawings should be drawn to a suitable scale, typically 1:50 or 1:100.
- 18.2 All sides of the proposed development must be shown. Blank (featureless) elevations must also be shown.

- 18.3 They must clearly show the proposed works in relation to what is already there. Elevation drawings must include the full elevation of any existing building to be altered or extended.
- 18.4 The property boundary must be shown clearly where the property or the proposed development attaches to another house or building not within the boundary.
- 18.5 Elevations must include reference to the proposed building materials.
- 18.6 For applications within a conservation area the style, materials and finish of all windows and doors must be shown.
- 18.7 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.
- 18.8 Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those for the proposed development.

19 Existing and proposed floor plans

- 19.1 Floor plans should be drawn to a suitable scale, typically 1:50 or 1:100.
- 19.2 Floor plans must demonstrate the proposed development in detail and include the following elements.
- 19.3 Full internal layouts where car parking provision may be affected.
- 19.4 The position of all doors, windows, and roof lights.
- 19.5 The outline of any element of the building on lower floors must be outlined on upper floor plans.
- 19.6 Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those for the proposed development.

20 Existing and proposed site sections; site levels; and finished floor levels

- 20.1 In all cases 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.
- 20.2 Any application which involves the erection of a new building must be supported by full information to demonstrate how the proposed building(s) relates to existing site levels and adjacent development. The plans must show existing site levels and finished floor levels (with levels related to a fixed offsite datum point) and also show the proposals in relation to adjoining buildings.
- 20.3 For all major development, site level plans must be based on topographic survey.
- 20.4 Site sections should be drawn at a suitable scale, typically 1:50, 1:100, or 1:200.
- 20.5 Site sections should show a cross section(s) through the proposed development.
- 20.6 Site levels and finished floor plans should be drawn at a suitable scale, typically 1:100, 1:200, or 1:500.
- 20.7 For householder development, the levels may be clear from floor plans and elevations, but particularly in the case of sloping sites, you will need to show how proposals relate to existing ground levels or where ground levels outside the extension would be modified.

21 Roof plan

- 21.1 A roof plan is required when not all of a roof is visible on the elevation drawings and must show the shape of the proposed roof.
- 21.2 Roof plans should be drawn at a suitable scale, typically 1:50, 1:100, or 1:200.
- 21.3 A roof plan must include the following elements where relevant.
 - 21.3.1 Roofing materials
 - 21.3.2 Roof lights / vents and their location
 - 21.3.3 Any overhang should be shown so measurements are consistent across plans

22 Biodiversity net gain

- 22.1 All major planning applications (from January 2024) and all minor planning applications (from April 2024), where development would be subject to the general biodiversity gain condition, shall be supported by the following minimum information:
- 22.1.1 A statement as to whether applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition
 - 22.1.2 The pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date) including the completed metric calculation tool used showing the calculations, the publication date, and the version of the biodiversity metric used to calculate that value
 - 22.1.3 Where the applicant wishes to use an earlier date, the proposed earlier date and the reasons for proposing that date
 - 22.1.4 A statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') in which case the value is to be taken as immediately before the carrying on of the activities, and supporting evidence of any degradation which has taken place
 - 22.1.5 A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations [2024]) on the land to which the application relates, that exists on the date of application, (or an earlier date)
 - 22.1.6 A plan (drawn to an identified scale) to include the direction of north, onsite habitat existing on the date of application (or an earlier date), and any irreplaceable habitat

23 Local requirements

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
1.	Affordable housing statement	<p>National Planning Policy Framework paragraph 63, 64, 65, 66</p> <p>Circular 6/1998 Planning and Affordable Housing</p> <p>Plan for Stafford Borough: Policy C2</p>	When 10 or more dwellings are proposed	<p>New residential development of 10 or more dwellings at Stone, Eccleshall, Gnosall, Woodseaves, Barlaston, Tittensor, and Yarnfield to provide 40% affordable dwellings</p> <p>New residential development of 10 or more dwellings at Stafford, Hixon, Great Haywood, Little Haywood/Colwich, Haughton, and Weston to provide 30% affordable dwellings</p> <p>New residential development of 10 or more dwellings elsewhere to provide 30% affordable housing</p> <p>The statement must include the following:</p> <ul style="list-style-type: none"> • Demonstration that the proposed development addresses the relevant policy requirements with regard to tenure type, house type, and location • Details of any Registered Provider associated with the application • An independent economic viability assessment where a lower figure is being proposed as part of a new development <p>Further advice</p> <p>Stafford Borough Council Health and Housing Group: 01785 619 000 Stafford Borough Strategic Planning and Placemaking Team: 01785 619 000</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
2.	Agricultural land classification statement	National Planning Policy Framework paragraph 174 Plan for Stafford Borough: Policy E2	Any major application (outline or full) for non-agricultural development on existing agricultural land	<p>The statement must:</p> <ul style="list-style-type: none"> • Include a plan to show the extent of land within the application site and how the land is classified with regard to the grades of the Agricultural Land Classification • Demonstrate how the development would protect soil, which may include: <ul style="list-style-type: none"> ○ Management of soil in a sustainable way during construction ○ Avoidance of peat extraction ○ Protection of soils from contamination ○ Reclamation of land after mineral working or landfilling <p>Further advice</p> <p>consultations@naturalengland.org.uk</p> <p>www.gov.uk/government/publications/agricultural-land-assess-proposals-for-development/guide-to-assessing-development-proposals-on-agricultural-land</p> <p>www.publications.naturalengland.org.uk/publication/35012</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
3.	Agricultural need statement	National Planning Policy Framework paragraph 85, 174 Plan for Stafford Borough: Policy E2	New and/or replacement agricultural buildings and agricultural workers dwellings	<p>The statement must include:</p> <ul style="list-style-type: none"> • The size of the agricultural holding • Details of any additional rented land and duration of the rental agreement • Details of any other buildings used on the land, including floorspace and current use • Details of what the building will be used for, including floorspace • Number of animals kept (where relevant) • Number of employees and their hours worked <p>Further advice Stafford Borough Council Development Management: 01785 619 337</p>
4.	Air quality assessment	National Planning Policy Framework paragraph 186 Plan for Stafford Borough: Policy N5	All applications for new housing development, industrial, commercial and leisure development in (or adjacent to) an Air Quality Management Area	<p>Applications must be supported by information that enables full consideration of the impact of the proposal on the air quality of the area. This may relate to agricultural applications such as livestock buildings due to Habitat Regulations Assessment (HRA) requirements</p> <p>Where Air Quality Management Areas cover regeneration areas, developers should provide an Air Quality Assessment as part of their planning application</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			<p>Where the development could itself result in the designation of an Air Quality Management Area</p> <p>Where the grant of planning permission would conflict with, or render unworkable, elements of a local authority's Air Quality Action Plan</p> <p>Development within 50m of the edge of M6 carriageway</p>	<p>Further advice</p> <p>Stafford Borough Council Pollution Control Officer: 01785 619 402</p>
5.	Biodiversity net gain statement	<p>Environment Act 2021</p> <p>National Planning Policy Framework</p>	<p>All relevant applications that meet the requirements which will be set out in the secondary legislation</p>	<p>A biodiversity net gain (BNG) statement shall include:</p> <ul style="list-style-type: none"> • The national requirements set out at section 22 of this document • An indicative account of how 10% BNG will be achieved <p>Further advice</p> <p>Stafford Borough Council Biodiversity Officer: 01785 619 676</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		Paragraph 8, 174, 180		Government Guidance: www.gov.uk/government/collections/biodiversity-net-gain Biodiversity Metric: www.gov.uk/guidance/biodiversity-metric-calculate-the-biodiversity-net-gain-of-a-project-or-development
6.	Business case	Plan for Stafford Borough: Policy E6	Opportunities for new visitor accommodation	Demonstration that the financial viability of the use can be sustained in the long term The business case should identify a local need for the facility and include: <ul style="list-style-type: none"> • Costings of the initial set up including property acquisition where relevant • Projected net profits after deducting overheads
7.	Cannock Chase Special Area of Conservation (SAC) statement of willingness	National Planning Policy Framework paragraph 43, 179, 180, 181, 182 Plan for Stafford Borough	Applications for 1 or more (net) new dwellings within 15km of Cannock Chase Special Area of Conservation	A statement of willingness to provide a proportional financial contribution towards the Strategic Access Management and Monitoring Measures (SAMMM) for Cannock Chase Special Area of Conservation (SAC) To provide for the SAMMM, a proportional financial contribution (up to date figure available at www.staffordbc.gov.uk/cannock-chase-special-area-of-conservation-sac) shall be collected from all applications which result in a net increase in dwellings where the development lies within 15km of Cannock Chase SAC (whole or in-part)

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		Council Policy N6 ODPM Circular 06/2005		<p>For those applications where a financial contribution is to be provided towards the Cannock Chase SAMMM the 'Statement of Willingness Document' should be completed and submitted as part of the planning application. A template of the Statement of Willingness is available at www.staffordbc.gov.uk/cannock-chase-special-area-of-conservation-sac</p> <p>Further advice</p> <p>Cannock Chase SAC Team; SAC Project Officer: 07971 031493</p> <p>www.staffordbc.gov.uk/cannock-chase-special-area-of-conservation-sac</p>
8.	Coal mining risk assessment (CMRA)	National Planning Policy Framework paragraph 183, 184, 211	All non-householder applications for operational development within the Coal Mining Development High Risk Area as defined by The Coal Authority and held by Stafford Borough Council, unless it falls on the Coal Authority published exemptions list (www.gov.uk/guidan)	<p>A Coal Mining Risk Assessment must be prepared by a suitably qualified and competent person. It should:</p> <ul style="list-style-type: none"> • Include site specific coal mining information (including past / present / future underground mining, shallow coal workings, mine entries (shafts or adits), mine gas, within an area which has a current licence to extract coal, geological features, any recorded surface hazards, or within a former or present surface mining (old opencast) area) • Identify what risks these coal mining issues, including cumulative effects, pose to the proposed development • Identify how coal mining issues have influenced the proposed development, and whether any other mitigation measures are

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			ce/planning-applications-coal-mining-risk-assessments)	<p>required to manage those issues and / or whether any changes have been incorporated into the development</p> <p>Any development involving intrusive activities which intersect, disturb, or enter any coal seams, coal mine workings, or mine entries will require the prior written permission of The Coal Authority</p> <p>If an Environmental Statement is required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended), it is suggested that the CMRA is included within the Environmental Statement</p> <p>Further advice</p> <p>The Coal Authority Planning and Local Authority Liaison Department: 01623 637 119 / planningconsultation@coal.gov.uk www.coal.gov.uk/services/planning</p>
9.	Construction transport management plan	Plan for Stafford Borough Policy T1	All major applications	A management plan to minimise and mitigate impacts on the public highway network during development. The plan should include details relating to construction access; hours of construction; routing of HGVs; delivery times; the location of the contractors' compounds, cabins, material storage areas, and contractors' parking; and a scheme for the management and suppression of dust and mud from construction activities

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
10.	Design and access statement	National Planning Policy Framework paragraph 130 Plan for Stafford Borough Policy N1		
11.	Economic statement	National Planning Policy Framework paragraph 8, 9, 81, 83, 84, 85 Plan for Stafford Borough Policy E1, E2, E3, E6, E7	All major applications that include a commercial element	<p>A supporting statement of any regeneration and economic benefits and costs from the proposed development</p> <p>The statement must include:</p> <ul style="list-style-type: none"> • Details of new jobs provided or supported • Relative floorspace for each proposed use (where known) • Any community benefits • Reference to any regeneration strategies that might lie behind or be supported by the proposal <p>Further advice</p> <p>Economic Growth and Strategic Projects Manager: economy@staffordbc.gov.uk</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
12.	Environmental statement / Environmental impact assessment (EIA)	National Planning Policy Framework paragraph 43 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017	Where an Environmental Impact Assessment is needed Where the local planning authority has given a screening opinion which confirms the requirement submission of an Environmental statement.	Schedule 4 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 sets out the information required in an environmental statement It may be helpful for a developer to request a screening opinion from the Local Planning Authority before submitting a planning application to determine whether an EIA is required In cases where a full EIA is not required, the Local Planning Authority may still require environmental information to be provided An applicant may request a scoping opinion (to determine the issues that need to be addressed in an EIA) before submitting the application. In addition, pre-application discussions will assist in identifying the issues that need to be addressed in an EIA Further advice Stafford Borough Council Development Management: 01785 619 337
13.	Flood risk assessment (FRA)	National Planning Policy Framework paragraph 43, 161 Technical Guidance to the National Planning Policy	In flood zone 1 any development site of 1 hectare or above All developments where flood zones 2 or 3 encroach into the application site	The flood risk assessment must: <ul style="list-style-type: none"> • Be specific to the site and development proposal • Identify and assess the risks of all forms of flooding to and from the development, and demonstrate how these flood risks will be managed, taking climate change into account • Include the estimated flood level for your development, taking into account the impacts of climate change over its lifetime

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		<p>Framework (CLG 3/12)</p> <p>Plan for Stafford Borough: Policy N1, N2</p>	<p>Any development other than minor development in a designated critical drainage area which has been notified to the Local Planning Authority by the Environment Agency (Rising Brook)</p>	<ul style="list-style-type: none"> • Include details of the finished floor levels where relevant • Include details of any flood resistance and resilience measures • Include any supporting plans and drawings • Include any other information as required by the relevant standing advice • Identify opportunities to reduce the probability and consequences of flooding • Include the design of surface water management systems including Sustainable Drainage Systems (SUDs), and address the requirement for safe access to and from the development in areas at risk from flooding • Include a surface water construction management plan to outline how surface water will be managed throughout the construction phase • Be prepared by the developer in consultation with the Local Planning Authority with reference to their published local plan documents and any Strategic Flood Risk Assessment • Form part of an Environmental Statement when one is required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 as amended

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<p>In preparing a flood risk assessment the developer will be required to demonstrate that a sequential approach to site selection has been undertaken, and that there are no other more suitable sites available.</p> <p>For householder development a simplified procedure is available in the Environment Agency Standing Advice: www.environment-agency.gov.uk/research/planning/82584.aspx</p> <p>Further advice</p> <p>www.gov.uk/guidance/flood-risk-assessment-standing-advice</p> <p>Criteria for acceptable drainage strategies are laid out in full in the Staffordshire County Council SUDs Handbook which is available at: www.staffordshire.gov.uk/environment/Flood-Risk-Management/Information-for-Planners-and-Developers.aspx</p>
14.	Garden areas plan	Stafford Borough Council Design Supplementary Planning Document 2018	All major applications for residential development where details of dwellings are given	A plan to show all private garden areas with individual areas to be annotated in square metres.
15.	Great Crested Newt assessment	National Planning Policy Framework	All applications within the higher risk areas for Great Crested Newts	Waterbodies and habitats within 500m of the application site (including Habitat Suitability Index assessment of ponds wherever possible) shall be identified

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		<p>paragraph 43, 174, 180</p> <p>Plan for Stafford Borough: Policy N1, N4, N5</p> <p>Wildlife and Countryside Act 1981</p> <p>Conservation of Habitats and Species Regulations 2017</p> <p>Environment Act 2021</p>	<p>(amber or red) (www.naturespaceuk.com/district-licensing/impact-map/)</p>	<p>Where suitable waterbodies and/or habitat are identified, further information (presence/absence surveys such as eDNA of ponds) will be required in order to rule out impacts to great crested newts</p> <p>No detailed surveys are required if the district licensing scheme option is chosen</p> <p>If impacts to ponds or habitat are identified the statement must demonstrate how these impacts can be mitigated through one of the licensing options available. If impacts to habitat are low and the risk to individual great crested newts is considered low, then a non-licensed method may be suitable consisting of Reasonable Avoidance Measures (RAMs) or a Precautionary Working Method Statement (PWMS)</p> <p>Further advice</p> <p>Stafford Borough is now participating in the Great Crested Newt (GCN) District Licensing Scheme delivered through the NatureSpace Partnership. See www.naturespaceuk.com for further information</p> <p>Great crested newts: District Level Licensing for development projects, Natural England, March 2021: www.naturespaceuk.com/wp-content/uploads/2021/06/DLL-Guidance-Document-for-LPAs-NatureSpace-Partnership_March2021.pdf</p> <p>Natural England's Great Crested Newts: Surveys and mitigation for development projects: www.gov.uk/guidance/great-crested-newts-advice-for-making-planning-decisions</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
16.	Habitat regulations assessment statement	Conservation of Habitats and Species Regulations 2017 (as amended)	All applications for planning permission (except householders) for development within 15km of the Cannock Chase Special Area of Conservation or within 5km of any other Habitat site	<p>A statement to assess whether there would be a likely significant effect on any Habitat site as a result of the proposed development</p> <p>The statement must include:</p> <ul style="list-style-type: none"> • Identification of relevant Habitat sites and their reason(s) for designation • An acknowledgement of any likely significant effects • An assessment of any alternative locations or designs of development • An assessment of any avoidance or mitigation measures to be taken with regard to any likely significant effects <p>Further advice</p> <p>www.magic.defra.gov.uk/MagicMap.aspx</p> <p>www.gov.uk/government/organisations/natural-england</p> <p>www.publications.naturalengland.org.uk/category/5134123047845888</p> <p>www.jncc.gov.uk/</p>
17.	Heritage statement	National Planning Policy Framework paragraph 194, 197, 205	Any application which may affect a heritage asset or its setting	The statement must include a description of the significance of the heritage assets affected, and the contribution of their setting to that significance

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		<p>Plan for Stafford Borough Policy N8, N9</p> <p>Conservation Area Character Appraisals and Documents</p> <p>Stafford Borough Council Design Supplementary Planning Document</p> <p>The Hedgerow Regulations 1997</p>	<p>Heritage Assets include:</p> <ul style="list-style-type: none"> • Listed Buildings • Conservation Areas • Scheduled Monuments • Archaeological sites • Registered parks and gardens • Registered Battlefields <p>Applications which will impact or have the potential to impact upon sites (below and above ground) as recorded on the Staffordshire Historic</p>	<p>The statement must set out the level of harm likely to occur and detail any avoidance/mitigation measures proposed to overcome the harm.</p> <p>The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset</p> <p>The statement must include reference to the Staffordshire Historic Environment Record</p> <p>The heritage assets themselves should be assessed using appropriate expertise, where necessary, given the application's impact</p> <p>Where an application site includes, or is considered to have the potential to include, heritage assets with an archaeological interest, a full Historic Environment Desk-based Assessment (DBA) should be submitted (where a Heritage Statement is deemed to be insufficient to adequately address historic environment concerns). The requirement for a full DBA should be discussed at an early stage and where considered an appropriate response, the DBA should consider all aspects of the historic environment (archaeology, built environment and historic landscape character). The DBA should be undertaken by an appropriately experienced organisation and should follow the guidance laid out in the relevant Chartered Institute for Archaeologists (CIfA) standard and guidance. Where a DBA is deemed insufficient to properly assess the archaeological potential/interest, a field evaluation may be required. An assessment of the impact of the proposal should be set out in the application</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			<p>Environment Record (HER)</p> <p>Major applications or significant infrastructure works where archaeological remains may survive</p> <p>Hedgerow removal within a significant historic landscape or an area of archaeological potential</p>	<p>(within the design and access statement when this is required) as part of the explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted</p> <p>Further advice</p> <p>Stafford Borough Council Conservation Officer: conservation@staffordbc.gov.uk</p> <p>Staffordshire County Council: 0300 111 8000</p> <p>Staffordshire County Archaeologist: her@staffordshire.gov.uk</p> <p>www.historicengland.org.uk/listing/the-list/</p> <p>www.historicengland.org.uk/advice/planning</p> <p>www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</p> <p>www.staffordshire.gov.uk/environment/Environment-and-countryside/HistoricEnvironment/Historic-environment-record.aspx</p> <p>It may be helpful engage in pre-application consultation with Historic England www.historicengland.org.uk/services-skills/our-planning-services/charter/our-pre-application-advisory-service/ For information as to whether a Heritage Statement may be required in or around the principal historic settlements please search the Staffordshire County Council website for 'Historic Environment Assessments' and 'Extensive Urban Survey'</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<p>To discuss the potential for development to impact upon archaeological deposits please contact the Staffordshire County Council Historic Environment Team: her@staffordshire.gov.uk</p> <p>Please note that the Staffordshire County Council Historic Environment Team charge a fee for pre-application advice</p>
18.	Joinery details	Plan for Stafford Borough Policy N9	All applications affecting a listed building or within a conservation area where new or replacement doors, windows, or roof lights are proposed	Details to of all new and replacement doors, windows, and roof lights to include elevation drawings at 1:10 and sections at 1:1 or 1:2, materials, colour finish, and details of any recesses, cills and headers, transoms, mullions, glazing, and glazing bars.
19.	Land contamination assessment	National Planning Policy Framework paragraph 174, 183 Plan for Stafford Borough Policy N2	All applications (excluding Householders) where new development is proposed on land that is, or may have been, affected by contamination. All applications to convert agricultural	<p>The assessment must include:</p> <ul style="list-style-type: none"> • An extended assessment of contamination in line with National Planning Policy Framework: Section 11 • Enough information to determine the existence or otherwise of contamination, its nature and the risks it may pose, and whether these can be satisfactorily reduced to an acceptable level <p>Where contamination is known or suspected, or the proposed use would be particularly vulnerable (e.g. residential use) the applicant</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			buildings for other uses.	should provide such information with the application as is necessary to determine whether the proposed development can proceed Further advice Stafford Borough Council Pollution Control Officer: 01785 619 402 Environment Agency www.environment-agency.gov.uk
20.	Landscape visual impact assessment (LVIA)	National Planning Policy Framework paragraph 155 Plan for Stafford Borough Policy N8	Polytunnels; wind turbines, solar farms All largescale major applications: <ul style="list-style-type: none"> • 200 or more dwellings (or a site area of 4ha or more where no number is given). • 10,000sqm floor space or a site area of 2ha or more 	An assessment in accordance with current best practice and guidance, in particular GLVIA3 published by the Landscape Institute and the Institute of Environmental Management and Assessment Further advice Guidelines for LVIA 3rd Edition 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment Cannock Chase AONB Views and Setting Guide: www.cannock-chase.co.uk/wp-content/uploads/2020/07/Cannock-Chase-AONB-Design-Guide-Jul-2020.pdf www.cannock-chase.co.uk/wp-content/uploads/2020/07/Cannock-Chase-AONB-Views-and-Setting-Guide-Rev.-03-low-res-FINAL-1.pdf
21.	Landscaping details	National Planning Policy	All major applications (except for outline consent)	A landscaping scheme must: <ul style="list-style-type: none"> • Be drawn to scale (usually 1:100 or 1:200)

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		Framework paragraph 130 Plan for Stafford Borough Policy N1	where landscaping is a matter to be reserved)	<ul style="list-style-type: none"> • Show full details of proposed landscaping • Include details of proposed species, height at planting, spacing and densities • Include measures for the ongoing protection and maintenance of landscaping <p>Further advice Stafford Borough Council Development Management: 01785 619 337</p>
22.	Lighting assessment	Plan for Stafford Borough Policy N1	All commercial, industrial, and leisure applications where external illumination is proposed	<p>The assessment must include:</p> <ul style="list-style-type: none"> • A layout plan with beam orientation and light spillage • A schedule of the equipment used in the design • The hours of use (when the lighting will be switched on) • Details of future maintenance <p>Further advice Lighting in the countryside: Towards good practice (1997) Cannock Chase AONB Design Guide: www.cannock-chase.co.uk/wp-content/uploads/2020/07/Cannock-Chase-AONB-Design-Guide-Jul-2020.pdf</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
23.	Mineral safeguarding statement	Staffordshire Minerals Local Plan Policy 3	Applications within Mineral Safeguarding Areas (MSAs) identified in the Staffordshire Minerals Local Plan Applications for mineral infrastructure sites permitted by Staffordshire County Council or Stafford Borough Council	A mineral safeguarding statement to demonstrate that the implications of the proposals on existing permitted mineral reserves and mineral infrastructure, and on mineral resources identified for future working and areas safeguarded in the Minerals Local Plan have been addressed Further advice www.staffordshire.gov.uk/environment/planning/policy/mineralslocalplan/mineralsLocalPlan.aspx
24.	Noise and vibration assessment	Noise Policy Statement for England (March 2010) National Planning Policy Framework paragraph 174, 185 Plan for Stafford	All applications likely to have an impact on existing noise or vibration sensitive developments All applications which may introduce or expose noise or vibrations into an area where it would have an adverse	The assessment must consider the advice, recommendations or requirements contained in British Standards BS6472: 2008 Guide to Evaluation of Human Exposure to Vibration in Buildings Part 1 and Part 2 and BS7385-2: 1993 Evaluation and Measurement for Vibration in Buildings Part 1 Further advice Applicants are advised to seek specialist expertise and to discuss their proposals in the first instance with Stafford Borough Council's Environmental and Health Service to find out whether a noise and vibration assessment is needed Stafford Borough Council Environmental and Health Service:

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		Borough Policy N1 Environmental Protection Act 1990 Clean Neighbourhoods Act 2005 Licencing Act 2003 Noise Act 1996	impact, e.g. changes of use within town centres All applications for uses which may be sensitive to existing nearby sources of noise or vibration.	01785 619 402 World Health Organisation Guidelines for Community Noise World Health Organisation Night Noise Guidelines for Europe British Standards: BS4142, BS8233, BS7445
25.	Open space assessment	National Planning Policy Framework paragraph 93 National Planning Policy Guidance Plan for Stafford Borough Policy C7	When 10 or more dwellings are proposed	Developments within open spaces Applications must include plans showing any areas of existing or proposed open space within or adjoining the application site If the proposed development will result in the open space being reduced or built upon applications must include an assessment which: <ul style="list-style-type: none"> • Clearly shows the open space, buildings or land to be surplus to requirements; or • The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<ul style="list-style-type: none"> • The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use <p>Developments proposing on-site or off-site provision</p> <p>Where open space and/or associated facilities and/or sport facilities are proposed to be provided on-site or off-site the application must define them and provide a statement which includes:</p> <ul style="list-style-type: none"> • Maintenance specification for the works • How the facility will be initially installed and maintained to that specification for at least 10 years <p>Developments proposing financial contributions</p> <ul style="list-style-type: none"> • Where open space and/or associated facilities and/or sport facilities cannot be entirely provided on site, a financial contribution will be required through a Planning Obligation (Section 106 Agreement) <p>Further advice</p> <p>Stafford Borough Council Strategic Planning and Placemaking: 01785 619 000</p> <p>The Plan for Stafford Borough Appendix G</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
26.	Parking and access arrangements	National Planning Policy Framework paragraph 104, 109, 110, 112 Plan for Stafford Borough Policy T2 Appendix B: Car Parking Standards	All applications (including householders) which involve new, or alterations to existing, access and parking arrangements	<p>The proposed site layout plan must include:</p> <ul style="list-style-type: none"> • Details of proposed parking provision and access, including any existing provision to be retained. • Details of the level of provision (including cycles) <p>Details about any access works should include:</p> <ul style="list-style-type: none"> • Information about how that supports the design • Include micro-modelling analysis and a Stage 2 Safety Audit where access is served via a traffic signalled junction, roundabout or priority junction, with right turn facility <p>For access only, simple priority junctions or dropped crossings, details must include:</p> <ul style="list-style-type: none"> • Details of existing and proposed visibility splays • Details of speed surveys where proposed visibility splays do not meet the recommendations set out within Manual for Streets 2 <p>Details of proposed visibility splays must be provided where any application involves intensification or changes to the access</p> <p>Further advice</p> <p>Manual for Streets 2 (March 2007)</p> <p>Staffordshire County Council Roads and Highways Standing Advice: 0300 111 8000 / highways@staffordshire.gov.uk</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
27.	Planning obligations / Unilateral undertakings (Section 106 agreements) / Draft heads of terms	Circular 05/2005: Planning Obligations National Planning Policy Framework paragraph 55, 58 Plan for Stafford Borough Policy C2, C7, I1	All major applications unless trigger points are not hit. See 'What information is required' column for trigger points Other developments where a Section 106 agreement can make an otherwise unacceptable proposal acceptable in planning terms	The application must include either: <ul style="list-style-type: none"> • A draft planning obligation / unilateral undertaking (Section 106) based on Stafford Borough Council's standard template, or • A statement of the proposed heads of terms, a location plan and Land Registry details, solicitor details, and confirmation that Stafford Borough Council's legal fees will be met Further advice Stafford Borough Council Legal Services: 01785 619 220 Trigger Points: Affordable housing: When 10 or more dwellings are proposed Housing development will be required to provide contributions for new infrastructure, either on site or off site, as set out in the Infrastructure Delivery Plan including for open space, sport and recreation in line with the Local Space Standards (Appendix G of The Plan for Stafford Borough) For the Cannock Chase SAC a planning obligation / unilateral undertaking is required for 1 or more (net) new dwellings within 15km of Cannock Chase Special Area of Conservation For education (primary and secondary school levels) triggers please contact Staffordshire County Council Education and Learning: 0300 111 8000

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
28.	Preliminary ecological assessment	<p>National Planning Policy Framework paragraph 43, 174, 180</p> <p>Plan for Stafford Borough: Policy N1, N4, N5</p> <p>Wildlife and Countryside Act 1981</p> <p>Conservation of Habitats and Species Regulations 2017</p> <p>Protection of Badgers Act 1992</p> <p>Environment Act 2021</p>	<p>Where a proposed development may have possible impacts on wildlife and biodiversity</p> <p>Renewals of existing consents should include an update on any information provided with the original application</p> <p>All major applications</p> <p>Applications for listed building consent where works may impact protected species.</p>	<p>Information must be provided on existing biodiversity interests and possible impacts on them</p> <p>Where further surveys are required these must be provided in support of the application before the application is validated.</p> <p>Assessment should first be made with regard to how harm to species and habitats can be avoided</p> <p>Any unavoidable harm must be justified and where proposals are being made for mitigation and/or compensation measures, information to support those proposals will also be needed. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features, and the location of any habitats of any species protected under the Wildlife and Countryside Act 1981, the Conservation of Habitats and Species Regulations 2017</p> <p>Applications for development that will affect areas designated for their biodiversity interests are likely to need to include assessments of the impacts and proposal for long term maintenance and management. This information might form part of an Environmental Statement, where one is necessary</p> <p>Certain proposals which include work such as the demolition/conversion of buildings or roof spaces, removal of trees, scrub, hedgerows or alterations to water courses may affect protected species and will need to provide information on them, any potential impacts for them and any mitigation proposals for such impacts</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<p>Stafford Borough is now participating in the Great Crested Newt (GCN) District Licensing Scheme delivered through the NatureSpace Partnership. See www.naturespaceuk.com for further information on the scheme. A GCN assessment is required under validation reference 14</p> <p>Advice should include a requirement for a Staffordshire Ecological Records search of the application site and a minimum 500 metre buffer, and presentation of this information</p> <p>Further advice</p> <p>Stafford Borough Council Biodiversity Officer: 01785 619 676</p> <p>British Standard 42020 Biodiversity</p> <p>Natural England Standing Advice www.naturalengland.org.uk/</p>
29.	Retention of local community facility or service statement	National Planning Policy Framework paragraph 84 Plan for Stafford Borough Policy SP7, E8, SB2	Applications for redevelopment or change of use of any premises outside of the settlements of Stafford or Stone which are currently, or last, used for social or community uses (defined in paragraph 2.29 of	<p>The statement must demonstrate:</p> <ul style="list-style-type: none"> • A viability test that the use concerned is no longer economically viable, that all reasonable efforts have been made to sell or let the property in its current use at a realistic price for a period of at least 12 months, that the use cannot be provided by some other means, or that it is genuinely redundant • That the premises or site, or an unused part of the building, cannot be readily used for or converted to another community facility

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			The Plan for Stafford Borough: Part 2)	<ul style="list-style-type: none"> • That the facility which will be lost will be adequately supplied or met by an easily accessible existing or new facility in the local area or the settlement concerned, unless it has been accepted as redundant as part of a viability test • That the facility is not required to be provided and/or retained as part of a planning permission, or as a new development <p>Further advice Stafford Borough Council Development Management: 01785 619 337</p>
30.	Statement of community involvement	National Planning Policy Framework paragraph 39, 40 Stafford Borough Statement of Community Involvement	All major applications	<p>The statement must:</p> <ul style="list-style-type: none"> • Set out how the applicant has undertaken pre- application consultation with the community • Demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals <p>Further advice Stafford Borough Council Development Management: 01785 619 337</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
31.	Structural survey	National Planning Policy Framework paragraph 80, 84, 174 The Plan for Stafford Borough Policy E2, C5	All proposals for the conversion of rural buildings, except where the building has already been fully converted Applications involving the demolition of a Listed Building or Listed structure or unlisted building in a Conservation Area Applications for a replacement dwelling, outside of a settlement boundary, which involves the demolition of the existing dwelling	Structural surveys must be carried out by qualified structural surveyors, and detail: <ul style="list-style-type: none"> • The existing structural condition of the building • Any recommended remedial works to improve its condition, if possible For residential conversions, the survey must also detail: <ul style="list-style-type: none"> • That the existing building is capable of conversion without significant rebuilding • The nature, type and amount of work required to allow the proposed use to take place Further advice Stafford Borough Council Development Management/Conservation Officer: 01785 619 337

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
32.	Telecomms development supplementary information	Code of Practice on Mobile Network Development in England (2016) National Planning Policy Framework paragraph 117 Plan for Stafford Borough Policy E1	All telecommunications applications	Applications must include the following: <ul style="list-style-type: none"> • The area of the search • Details of any consultation carried out • Details of the proposed structure • The technical justification and information about the proposed development • A signed declaration that the equipment and installation has been designed in full compliance of the radio frequency exposure guidelines of the International Commission of Non-Ionizing Radiation Protection (ICNIRP) <p>Further advice Code of Practice on Mobile Network Development (2002)</p>
33.	Town centre use / Retail impact assessment	National Planning Policy Framework paragraph 87, 88, 89, 90 Plan for Stafford Borough Policy E8	All applications for main town centre uses that are not in an existing defined centre and are not in accordance with the Plan for Stafford Borough must be supported by a	Retail Impact Assessments for town centre uses in an edge or out-of-centre location as part of development proposals greater than 1000sqm gross floorspace at Stafford, greater than 500sqm gross floorspace at Stone and greater than 300sqm gross floorspace at local centres must assess: <ul style="list-style-type: none"> • The impact on existing investment within centres • The impact on the vitality and viability of town centres <p>The assessment must detail:</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			<p>Sequential Assessment</p> <p>Applications for retail, office and leisure developments, which are not in accordance with the Plan for Stafford Borough, at:</p> <ul style="list-style-type: none"> • Stafford (over 1,000sqm gross floorspace) • Stone (over 500sqm gross floorspace) • Local centres (over 300sqm) <p>Applications in an existing centre, not in accordance with the Plan for Stafford</p>	<ul style="list-style-type: none"> • The impact on the vitality and viability of town centres • The impact of the proposal on in-centre trade / turnover and trade in the wider area • The current and future consumer expenditure capacity in the catchment area • Whether the proposal is of an appropriate scale and what impact it may have on locally important centres <p>Further advice</p> <ul style="list-style-type: none"> • Stafford Borough Council Strategic Planning and Placemaking: 01785 619 000

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			Borough, which would substantially increase the attraction of the centre to an extent that the development could impact on other centres	
34.	Transport statement / Transport assessment	Circular 02/2007: Planning and the Strategic Road Network National Planning Policy Framework paragraph 113 Plan for Stafford Borough Policy T1	All applications likely to generate significant traffic movements	For guidance on indicative thresholds for transport statements and transport assessments please see appendix B of 'Guidance on Transport Assessment' (March 2007) Where an assessment is considered to be necessary, these should be submitted to, and considered by Staffordshire County Council Highways Authority, prior to the submission of the planning application The application must include a 'Transport Assessment Validation Form', signed by the applicant and a representative of Staffordshire County, which states that either: (a) A Transport Assessment (TA) or Transport Statement (TS) is required, and that the assessment accompanying the planning application, including its conclusions, have been agreed with Staffordshire County Council Highways Authority (b) A TA or TS is required, and that the assessment accompanying the Planning Application, including its

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<p>conclusions, have been discussed but the applicant and Staffordshire County Council Highways Authority are in dispute, or</p> <p>(c) An assessment is not required</p> <p>Further advice</p> <p>Department for Transport: www.gov.uk/government/organisations/department-for-transport Manual for Streets 2 (March 2007) Circular 02/2007: Planning and the Strategic Road Network Council</p>
35.	Travel plan	National Planning Policy Framework paragraph 113 Plan for Stafford Borough Policy T1	All applications likely to generate significant traffic movements	<p>For guidance on indicative thresholds for transport statements and transport assessments please see appendix B of 'Guidance on Transport Assessment' (March 2007)</p> <p>A draft travel plan must:</p> <ul style="list-style-type: none"> • Be agreed in principle with Staffordshire County Council Highways before the application is submitted • Outline how the transport implications of the development are going to be managed to ensure minimal environmental, social and economic impacts • Detail how the traffic implications of the development will be managed, including details of the travel plan co-ordinator, the management arrangements for the plan and the development timetable

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<ul style="list-style-type: none"> • Include activities for marketing and promotion of the plan to occupiers, users, visitors and residents of the site. <p>Please note that a travel plan may require a monitoring agreement secured through a legal obligation</p> <p>Further advice</p> <p>Staffordshire County Council Highways: 0300 111 8000 / highways@staffordshire.gov.uk</p> <p>Department for Transport: www.gov.uk/government/organisations/department-for-transport</p> <p>Department for Transport Good Practice Guidelines: Delivering Travel Plans Through the Planning Process (April 2009).</p> <p>Department for Transport: Making Residential Travel Plans Work (2007)</p>
36.	Tree survey / assessment	National Planning Policy Framework paragraph 174	Any application where there are trees or hedgerows on the application site, or on land adjacent to it (including street trees) which could be affected by or	<p>Information must be provided that details which trees are to be retained and how they will be protected during construction works</p> <p>Full guidance on the survey information, tree protection plan, method statement and other information which should be provided with an application is set out in the current British Standard 5837 'Trees in relation to design, demolition and construction – Recommendations'. Using the methodology set out in the British Standard will help to ensure that development is suitably integrated with trees and that potential conflicts are avoided</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			influence the development.	<p>The information should be prepared by a suitably qualified and experienced arboriculturist</p> <p>Further advice Stafford Borough Council Tree Officer: 01785 619 000</p>
37.	Ventilation and extraction statement	<p>Noise Policy Statement for England March 2010</p> <p>National Planning Policy Framework paragraph 174, 185</p> <p>Plan for Stafford Borough Policy N1</p>	<p>All applications for the use of premises for the following purposes:</p> <ul style="list-style-type: none"> • Restaurants and cafes – use for the sale of food and drink for consumption on the premises (use class E). • Drinking establishments – use for the sale of alcoholic drink for consumption 	<p>The statement for the method of ventilation / extraction must include:</p> <ul style="list-style-type: none"> • Elevations to show the position, location, and height of any external equipment • Proposed external finishes and fixings • Manufacturers specifications, including maintenance requirements • Silencing arrangements • Means of vibration isolation • Extraction fan acoustic performance, including noise emissions of sound power, and sound pressure levels, and narrow band and / or one third octave band frequency spectra • Predicted odour and / or particulate concentration <p>Further advice Stafford Borough Council Environmental and Health Services: 01785 619 402</p> <p>Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems (DEFRA) January 2005 amended</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
			<p>on the premises (sui generis).</p> <ul style="list-style-type: none"> • Hot food takeaways - use for the sale of hot food for consumption off the premises (Sui generis). • General industrial (use class B2). 	05/09/2018 by update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs
38.	Viability assessment	National Planning Policy Framework paragraph 58	Where developers state that standard planning obligations as set out in The Plan for Stafford Borough will not be met	<p>The assessment should be based on an 'open book' approach and include the following:</p> <ul style="list-style-type: none"> • Purchase cost of the application site and when it was purchased • Detailed cost of construction, including any abnormal costs and off-site infrastructure • Predicted sale value / income from the finished site

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
				<ul style="list-style-type: none"> • Cost of section 106 including affordable housing costs • Percentage profit on cost both with and without the full section 106 obligations <p>Further advice Stafford Borough Council Development Management: 01785 619 337</p>
39.	Water quality statement	<p>National Planning Policy Framework paragraph 174</p> <p>Plan for Stafford Borough Policy N1, N2</p> <p>Habitat Directive 92/43/EEC</p> <p>Conservation of Natural Habitats of Wild Fauna and Flora</p>	<p>All planning applications which are likely to, or might, have a detrimental impact on water quality</p>	<p>The statement must explain how the development will not have a detrimental impact on water quality, either directly through pollution of surface water or indirectly through overloading of Wastewater Treatment Works</p> <p>Further site-specific analysis of any development proposals located in proximity or upstream of environmentally significant sites, including Special Areas of Conservation (SACs), Sites of Special Scientific Interest (SSSIs) and European Sites, will be required to demonstrate that the development will not have an adverse effect on environmentally significant sites</p> <p>Further advice</p> <p>Section 4.3 of the Southern Staffordshire Outline Water Cycle Study and the Strategic Flood Risk Assessment update 2014</p> <p>www.staffordbc.gov.uk/water-management-and-flooding</p>

Validation reference	Document	Policy driver	Types of application that need this information	What information is required and where to look for more advice
		EU Water Framework Directive Habitat Regulations 2012		

Annex 1 - Householders Quick Guide

Checklist for householder planning applications

Before you send us your application, make sure the following checklist is complete.

Type of Information	What you need to do	Have you done this? (Yes, No or Not Applicable)
Application form	<ul style="list-style-type: none"> • Complete all sections • Accurately describe what you are applying for • Complete the Declaration 	
Certificates	<ul style="list-style-type: none"> • Complete Certificate A if you are the owner of the land • Complete Certificate B and Notice 1 if someone else owns all or part of the land • Complete the Agricultural Holdings certificate 	
Fee	<ul style="list-style-type: none"> • Pay the relevant fee to Stafford Borough Council (unless an exemption applies - see our Fees guide for more information). 	
Location Plan	<ul style="list-style-type: none"> • Use a scale of 1:1250 or 1:2500 • Make sure it's up to date, if it's Ordnance Survey based it must display a copyright license • Draw a red line around the edge of all the land affected by the development (including access to the public highway) • Draw a blue edge around all other land that you own 	
Site/Block Plan	<ul style="list-style-type: none"> • Use a scale of 1:100, 1:200 or 1:500 • Make sure the direction of North is shown • Show the development in relation to 	

Type of Information	What you need to do	Have you done this? (Yes, No or Not Applicable)
	property boundaries <ul style="list-style-type: none"> • Show the car parking layout, if this is new or changes to what's there now • Show any trees within the site boundary or next to it 	
Floor Plans	<ul style="list-style-type: none"> • Use a scale of 1:100 or 1:50 • Include existing plans and what is proposed. • Full existing and proposed plans are needed for applications outside of the settlement boundaries. • If existing car parking is affected, full floor plans of the whole property need to be shown 	
Elevations	<ul style="list-style-type: none"> • Use a scale of 1:100 or 1:50 • Include all the elevations (sides) of what you want to do • Include what the elevations look like now and what is proposed • If not all of a roof is visible on the elevation drawings, provide a roof plan 	
Flood Risk Assessment	<ul style="list-style-type: none"> • Include an assessment if the property is within Flood Zone 2 or 3 • Complete the Environment Agency template: www.environment-agency.gov.uk 	
Ecological Report	<ul style="list-style-type: none"> • Include a report on bats if a building likely to house bats is going to be demolished or a tree likely to provide foraging for bats is to be removed • Include a report on Great Crested Newts if ponds are involved 	

Type of Information	What you need to do	Have you done this? (Yes, No or Not Applicable)
Heritage statement	<ul style="list-style-type: none"> • Include a heritage statement if the proposed development may affect a heritage asset or its setting 	
Trees	<ul style="list-style-type: none"> • Information is needed where there are trees on the application site or on land adjacent to it (including street trees) that could be affected by or that influence the development. The information that must be provided should detail which trees are to be retained and how they will be protected during construction works, in accordance with British Standard 5837 'Trees in relation to design, demolition and construction - Recommendations'. The information should be prepared by a suitably qualified and experienced arboriculturist (tree specialist) 	

Further information will be required where the proposal is within the curtilage of a Listed Building or involves demolition within a Conservation Area.

If you have any questions or need any help with your application for Householder development, please call our Validation Officers on 01785 619 337 or email planningtechnicians@staffordbc.gov.uk.

Annex 2 - Listed Building Consent Quick Guide

Guidance for applications for listed building consent

Type of information	When is it required?	What you need to do
Application form	All applications	<p>Complete all sections.</p> <p>Accurately describe the proposed works.</p> <p>Complete the declaration.</p> <p>Complete the relevant ownership certificate.</p>
Location plan	All applications	<p>Use a scale of 1:1250 or 1:2500.</p> <p>Make sure it's up to date, if it's Ordnance Survey based it must display a copyright license.</p> <p>Draw a red line around the edge of all the land affected by the development (including access).</p> <p>Draw a blue edge around all other land that you own.</p>
Site or block plan	All applications	<p>Use a scale of 1:100, 1:200 or 1:500.</p> <p>Make sure the direction of North is shown.</p> <p>Show the development in relation to property boundaries.</p> <p>Show any trees within the site boundary or on adjacent land.</p>
Existing and proposed floor plans	All applications where extensions or alterations which would affect architectural elements are proposed.	<p>Use a scale of 1:50.</p> <p>Show any walls to be demolished.</p> <p>Show the uses of existing and proposed rooms.</p> <p>Show the position of all existing and proposed windows, doors, roof lights, and other openings.</p>

Type of information	When is it required?	What you need to do
		Show the position of floor and ceiling joists and structural beams where they may be affected by the proposed works.
Existing and proposed elevations	All applications where extensions of external alterations are proposed	<p>Use a scale of 1:50.</p> <p>Include full elevation drawings of every side of the building.</p> <p>Include what the elevations look like now and what is proposed.</p> <p>Include details of proposed building materials.</p> <p>Show the style and materials of all windows, doors, roof lights, and other openings.</p>
Existing and proposed sections	<p>All applications which include:</p> <ul style="list-style-type: none"> • Alterations to the roof, ceiling, or floor. • Internal wall, roof, or floor insulation. • A new staircase. • Alterations to the foundations of a building. 	<p>Use a scale of 1:20 or 1:50.</p> <p>Show the alterations proposed.</p>
Existing and proposed roof plans	<p>All applications which include alterations to any roof which is not adequately demonstrated on the elevation drawings.</p> <p>All applications for roof mounted solar panels</p>	<p>Use a scale of 1:50</p> <p>Include the shape of the roof and show any roof lights, roof dormers, sun tubes, flues, parapets, terraces, etc.</p> <p>Show the position of all roof mounted solar panels</p>

Type of information	When is it required?	What you need to do
Site sections / levels	<p>All applications where a change in levels is proposed (e.g. on a sloping site)</p> <p>All applications where a change in levels is proposed (e.g. on a sloping site)</p>	<p>Use a scale of 1:50 or 1:100</p> <p>Show the existing and proposed site levels and finished floor levels.</p> <p>Levels must relate to a defined datum point.</p>
Detailed drawings of doors windows, mouldings, etc.	All applications where new (or replacement doors, windows, or other features are proposed	<p>Use a minimum scale of 1:20 to provide a general view.</p> <p>Include large scale drawings of individual architectural details.</p> <p>Include detailed scale drawings to show elevations, sections, mouldings, profiles, and materials.</p> <p>Include window and door details (elevations at 1:10 and sections at 1:1 or 1:2) to include colour finish, recesses, cill and header details, transoms, mullions, glazing, and glazing bars</p>

Type of information	When is it required?	What information is required?
Design and access statement (including heritage statement)	All applications	<p>The design principles and concepts applied to the works and how these take account of the following:</p> <ul style="list-style-type: none"> • The special architectural or historic importance of the building • The particular physical features of the building which justify its designation as a listed building • The setting of the building • Include an assessment of the impact of the proposed works on the significance of the listed building and those areas affected by the works, including an steps to be taken to avoid or minimise any adverse impacts
Structural survey	<p>All applications where structural changes are proposed, to include demolition, removal of a staircase, removal of a chimney, alterations to the roof, structural reinforcement of existing elements, insertion of new floors or ceilings, cutting of beams, replacement of any exiting structural element, new openings in historic fabric</p> <p>Any application where structural defects are identified and which require rectification as part of any proposed works</p> <p>Any application involving enabling works</p>	<p>The survey must be carried out be a qualified structural engineer.</p> <p>Include the existing structural condition of the building.</p> <p>Include any recommendations for remedial works to improve its condition.</p> <p>Address how the proposed works would affect the structural integrity of the building.</p>

Type of information	When is it required?	What information is required?
Ecological assessment and surveys	<p>Applications which include substantial alterations to the roof or re-roofing</p> <p>Conversion schemes</p> <p>Applications where the building is derelict, dilapidated, or there are clear points of access for birds or bats</p> <p>Where proposals have the potential to impact on protected species</p>	<p>The assessment and subsequent surveys must be carried out by a suitably qualified individual.</p> <p>The assessment and subsequent surveys must be carried out by a suitably qualified individual.</p> <p>A phase 1 ecological assessment.</p> <p>Further surveys, if required by the phase 1 assessment.</p>

If you have any questions or need any help with your application for listed building consent, please email conservation@staffordbc.gov.uk

