

Stockton-on-Tees Borough Council

National and Local Validation Requirements List

Planning Committee

March 2025

Introduction

This national and local validation requirements list has been produced in order to advise agents and applicants of the information required when submitting applications for planning permission or other similar consents to Stockton on Tees Borough Council.

The Town and Country Planning (Development Management Procedure) (England) Order (DMPO) 2015 sets out certain national requirements for a planning application to be valid and as well as additional information as required, which are set out in a local list of information requirements to be specified by the local planning authority. The National Planning Policy Framework (NPPF) (Paragraph 45) also states that local planning authorities should publish a list of their information requirements. This document details both the national requirements and local information requirements for Stockton on Tees Borough Council.

The DMPO 2015 and NPPF 2024 also requires local planning authorities to review their local lists, if they have them, at least every 2 years to ensure that the requirements remain robust and justified. In addition, the Growth and Infrastructure Act 2013 and NPPF 2024 makes clear that local planning authority information requirements must be reasonable by having regard to the nature and scale of the proposed development and the information required must be necessary and a material consideration in the determination of the application.

The local requirements includes a list of documents that are required so that a full assessment of the application can be made. However, this is a guidance document to aid applicants and agents. Please contact the local planning authority at the earliest opportunity or during preapplication discussions to discuss any circumstances in which the information required may not be appropriate. It is in the interests of applicants to ensure all the relevant information is provided at submission. It is also important to note this list is not exhaustive and it is possible that, once an application has been validated, further information may be required in order for the application to be determined. Therefore, the list also does not limit the Council's ability to request additional information should further issues arise during the planning application determination period. If you are unsure on what information to submit, then please contact the Planning Services team.

No	National / Local	Information Item	Policy Driver	Applications that require this information	Further information	Where to look for further assistance
1	National	Completed Application Form	Part 3, Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).	All applications for planning permission and associated consents.	<p>All sections of the relevant application form must be completed.</p> <p>Guidance notes and application forms can be found on Stockton Borough Council website or on the Planning Portal website</p>	<p>Stockton Council Planning and Building Control - https://www.stockton.gov.uk/planning-building-control</p> <p>Planning Portal Application Forms - https://www.planningportal.co.uk/planning/planning-applications/paper-forms/find-and-download-paper-forms</p>
2	National	Ownership certificate and agricultural land declaration	Part 3, Article 13, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	Ownership certificates are included as part of application forms.	<p>Which ownership certificate should be signed?</p> <p>Certificate A – Should be completed if the applicant has sole ownership of the land to which the application relates and there are no agricultural tenants.</p> <p>Certificate B – Should 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.</p> <p>Certificate C – Should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants.</p> <p>Certificate D - Should 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 owners and/or agricultural tenants.</p> <p>Ownership certificates must also be completed for applications for listed building consent, although no agricultural declaration is required. For certificates B and C the applicant has to serve a notice on the owner(s) that the applicant knows the names of, telling him/her that the applicant is making the planning application. For certificates C and D the applicant has to advertise in the local press the fact that he/she is making the application and does not know the names of the owner(s) of some or all of the land. The applicant must send a copy of the published notice with their application forms.</p>	<p>Government Guidance - https://www.gov.uk/guidance/making-an-application#Ownership-Certificate-and-Agricultural-Land-Declaration</p>

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3	National	Planning Application Fee	Part 3, Article 11, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended) The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) (Amendment) Regulations 2023	In most cases there will be a fee for your planning application. However, there are concessions for some applications, such as listed building consent, planning permission for relevant demolition in a conservation area and works to trees, where no fee is required. For further information on concessions please view the following guidance - https://www.gov.uk/guidance/fees-for-planning-applications If you are seeking an exemption you must clearly set out the reasons why in your submission.	Fees can be calculated and paid on the planning portal website - https://www.planningportal.co.uk/planning/planning-applications/how-to-apply/what-it-costs	Government Guidance - https://www.gov.uk/guidance/fees-for-planning-applications
4	National	Biodiversity Net Gain Strategy	Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).	All major planning applications, excluding exempt development.	A Biodiversity Net Gain (BNG) Strategy is required to include a - -Biodiversity Statement – setting out whether ‘the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition’ and where the applicant believes that the planning permission would not be subject to the condition ‘the reasons for that belief’. -Biodiversity Gain Information - setting out whether ‘the applicant believes that planning permission, if granted, would be subject to the biodiversity gain condition’ and where the applicant believes that the planning permission would be subject to the condition. The application must be accompanied by the minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, which are included in the planning application form. -information about how it is intended that the BNG requirement is to be met, including details that the proposed significant on-site enhancements, off site contributions or statutory biodiversity credits are appropriate and sufficient to meet the objective. - outline any risk associated with any proposed on-site enhancements or off site contributions detailed.	Environment Act 2021 - https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted Government Guidance - https://www.gov.uk/guidance/understanding-biodiversity-net-gain#full-publication-update-history

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5	National	Environmental Impact Statement	Town and Country Planning (Environmental Impact Assessment) Regulations 2017	<p>If the project is listed in Schedule 1 an Environmental Impact Assessment is required in every case;</p> <p>If a proposed project is listed in the first column in Schedule 2 of the 2017 Regulations and exceeds the relevant thresholds or criteria set out in the second column (sometimes referred to as 'exclusion thresholds and criteria')</p>	<p>Prior to making an application, applicants are encouraged to apply for a screening opinion to determine whether the proposed development requires an Environmental Impact Assessment / Environmental Statement.</p> <p>An Environmental Statement must include:</p> <p>(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;</p> <p>(b) a description of the likely significant effects of the proposed development on the environment;</p> <p>(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;</p> <p>(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;</p> <p>(e) a non-technical summary of the information referred to above.</p> <p>The developer must ensure that the environmental statement is prepared by competent experts. The environmental statement must be accompanied by a statement from the developer outlining the relevant expertise or qualifications of such experts.</p>	<p>Guidance: Environmental Impact Assessment - https://www.gov.uk/guidance/environmental-impact-assessment</p>
6	National	Fire Statement	Part 3, Article 9A, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	<p>Applications to build or convert 'High Rise' building(s) of 18m in height or more or 7 storeys or more containing or proposing to contain either 2 or more dwellings OR educational accommodation (such as classrooms).</p> <p>An application within the curtilage of a relevant 'High Rise' building.</p>	<p>A Fire Statement must—</p> <p>(a) be on a form published by the Secretary of State (or a form substantially to the same effect); and</p> <p>(b) include the particulars specified or referred to in the form.</p> <p>Fire Statements are not required where a material change of use of a high rise building, would mean the building was no longer a relevant building.</p>	<p>Government Guidance - https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021</p>

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7	National	Design and Access Statement	Part 2, Article 9, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended), Planning (Listed Buildings and Conservation Areas) Regulations 1990 National Planning Policy Framework (NPPF), Paragraphs 137 - 139, 167	Required in the following circumstances - Applications for major development. Applications for development in a conservation area, where the proposed development consists of: one or more dwellings;or a building or buildings with a floor space of 100 square metres or more. Applications for listed building consent.	A Design and Access Statement must: (a) explain the design principles and concepts that have been applied to the proposed development; and (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account. Design and Access Statements accompanying applications for listed building consent must include an explanation of the design principles and concepts that have been applied to the proposed works, and how they have taken account of: (a) the special architectural or historic importance of the building; (b) the particular physical features of the building that justify its designation as a listed building; and (c) the building's setting. Where a planning application is submitted alongside an application for listed building consent, a single, combined Design and Access Statement can address the requirements of both.	<u>Design Council Guidance -</u> https://www.designcouncil.org.uk/sites/default/files/asset/document/design-and-access-statements.pdf <u>Government Guidance -</u> https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement <u>Joint Committee of the National Amenity Society Website -</u> https://www.jcnas.org.uk/ <u>Historic England Website -</u> https://historicengland.org.uk/listing/ <u>Government Guidance -</u> https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement
8	National	Site Location Plan	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	All applications except variation of a condition (section 73 application)/discharge of condition and a non- material amendment.	A location plan should be based on an up-to-date ordnance survey based map. The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper. A location plan should identify sufficient roads (usually 2 road names) and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear. The location plan must show the direction of North and a scale bar. The application site should be edged clearly with a red line on the location plan. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.	<u>Planning Portal Website -</u> https://www.planningportal.co.uk/homepage/4/buy_a_planning_map <u>Planning Portal Website -</u> https://ecab.planningportal.co.uk/uploads/1app/maps_plans_and_planning_apps.pdf

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9	Local	Site / Block Plan Existing and Proposed	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended) NPPF Paragraphs - 109 – 114 Policy SD8 – Sustainable Design Principles and Policy T11 – Transport Infrastructure	All applications. There may be exceptions for applications seeking variation of a condition (section 73 application)/discharge of condition and non-material amendment depending on nature of the change. Any householder application affecting the existing parking arrangements or the provision of additional bedrooms. All applications likely to result in either of the following should show parking arrangements: -a loss or gain in parking provision on site; -an increase in parking demand; -a change to vehicular /pedestrian access.	An existing site plan should show: - the footprint of all existing buildings on site with written dimensions and distances to the site boundaries. A proposed site plan should show: -the footprint of the proposed development (where applicable) and all buildings to be retained with written dimensions and distances to the site boundaries; -all the buildings, roads and footpaths on land adjoining the site including access arrangements; -all public rights of way crossing or adjoining the site; -the position of all proposed trees and those to be retained on the site, and those on adjacent land; -the extent and type of any hard surfacing and boundary treatment including the type and height of walls or fencing. The existing and proposed block plans submitted with the application should also clearly show the parking arrangements for the site, including the dimensions of the spaces. Information should also be provided relating to secure cycle parking (location and size) and pedestrian access if appropriate. If there are any spaces with smaller dimensions than the adopted Parking Standards then an explanation to justify this should be given. All should be at a scale of 1:200 or 1:500, be up to date and include direction of north and a scale bar.	Site Plan Guidance - https://ecab.planningportal.co.uk/uploads/1/app/maps_plans_and_planning_apps.pdf SPD3 Parking Provision Requirements Guidance - https://www.stockton.gov.uk/media/3041/Supplementary-Planning-Document-Parking-provision/pdf/Supplementary_Planning_Document_-_Parking_provision.pdf?m=637818179279570000
10	Local	Elevation Drawings - Existing and Proposed	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	All applications proposing new buildings or alterations to the exterior of existing buildings.	Two elevation plans are required, one existing and one proposed. This should explain the proposal in detail, showing: -where existing buildings or walls are to be demolished (if applicable); -details of the existing building(s) as well as those for the proposed development. The drawings should be at a Scale 1:50 or 1:100 with written dimensions to show overall size of any new buildings or extensions, show the direction of North, and include a scale bar.	
11	Local	Floor Plans - Existing and Proposed	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	All applications proposing new or amended floor space and/or proposals to alter existing buildings.	Two floor plans are required, one existing and one proposed. This should explain the proposal in detail, showing: - where existing buildings or walls are to be demolished (if applicable); -details of the existing building(s) as well as those for the proposed development. The drawings should be at a Scale 1:50 or 1:100 with written dimensions to show the overall size of any new buildings or extensions, show the direction of North, and include a scale bar.	

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12	Local	Site Sections, Finished Floor and Site Levels - Existing and Proposed	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	Required for all applications which involve a change in ground levels or where development is proposed next to changing ground levels.	Where a proposal involves a change in ground levels, drawings must show both existing and proposed finished ground levels. Drawings must include details of floor levels, building height and relationship to site boundaries. On sloping sites it will be necessary to show how proposals relate to existing ground levels where ground levels may be modified. The drawings should be at a Scale 1:50 or 1:100 with written dimensions to show overall size of any new buildings or extensions, show the direction of North, and include a scale bar.	
13	Local	Roof Plans - Existing and Proposed	Part 3, Article 7, Town and Country Planning (Development Management Procedure)(England) Order 2015 (as amended)	Required where a roof would be created or altered by the proposed development.	A roof plan should show the shape of the roof and details of the roofing materials and any features such as chimney positions or windows. It may be possible to combine the roof plan with the proposed block plan, where the roof plan is simple and clearly conveyed. Plans should be at a scale of 1:100 or 1:200 with a scale bar and show the direction of North.	
14	Local	Planning Obligation(s) / Draft Heads of Terms	NPPF Paragraphs - 56-59 Policy SD7- Infrastructure Delivery and Viability	All major applications as required from the S106 agreement.	Applicants are strongly advised to make a Preliminary Enquiry well in advance of their submission dates so that their applications are not delayed unnecessarily whilst these requirements are agreed. Heads of Terms will typically relate to; Education - school places contribution. Housing – on and off-site affordable housing provision/contributions. Highways– Travel Plans, off site highway works or improvements. Landscape and Recreation – Built facilities, open space contribution, maintenance costs, landscaping provision. Health Care and Community Facilities - Public Art and Cultural Facilities. Employment and Training Opportunities. Removal of Extant Planning Permission. For applications where a Section 106 Agreement or a unilateral undertaking under Section 106 will be required, you will need to supply the following information with the planning application:	Guidance on Planning Obligations - https://www.gov.uk/guidance/planning-obligations Supplementary Planning Document 6 - Planning Obligations - https://www.stockton.gov.uk/media/3039/Supplementary-Planning-Document-Planning-obligations/pdf/Supplementary_Planning_Document_-_Planning_obligations.pdf?m=637817467488800000

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					<p>1. Heads of Terms (anticipated planning obligations). 2. Your solicitor's contact details. 3. Confirmation that you will pay the Council's reasonable legal costs of drafting/negotiating the Section 106 Obligation.</p> <p>Planning permission is not considered granted and will not be issued until the S106 Agreement is completed.</p> <p>The onsite provision and any offsite contribution towards recreational open space should relate directly in scale and kind to the proposed development in accordance with the requirements as set out in Supplementary Planning Document 2: Open Space, Recreation and Landscaping SPD.</p> <p>In the case of outline planning applications indicative plans should be provided illustrating how the provision could be accommodated on the site.</p>	<p><u>Supplementary Planning Document 2: Open Space Recreation and Landscaping SPD -</u> https://www.stockton.gov.uk/media/3047/Supplementary-planning-document-Open-space-recreation-and-landscaping/pdf/Supplementary_planning_document_-_Open_space_recreation_and_landscaping.pdf?m=1646222154350</p>
15	Local	Statement of Community Involvement (SCI)	NPPF Paragraphs- 40 - 41	<p>Applications within the earliest stage of the process proposing:</p> <p>30 or more residential units.</p> <p>10,000 square metres of non-residential floor space or any application which may be considered to be of a controversial* nature.</p>	<p>An SCI should set out:</p> <ul style="list-style-type: none"> - who was involved in the community engagement exercise; - the methods used to engage the community, including any activities undertaken to build the community's understanding and capacity to make comments; - the measures taken to ensure an inclusive, community-wide view was achieved; - how the scheme developed as a result of community engagement, including changes made as a result of community views. Where community views have not been reflected in the scheme, this should also be explained; - how feedback was given to the community; - any arrangements for on-going community engagement in the development process; - how any difficulties were overcome and any particular successes which will be taken forward into future projects 	<p><u>Stockton Borough Council's Statement of Community Involvement -</u> https://www.stockton.gov.uk/media/2580/Statement-of-community-involvement/pdf/statement-of-community-involvement-nov-16.pdf?m=637813219504570000</p>

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					<p>An SCI should also illustrate how the applicant has complied with the requirements for pre-application consultation advocated in the Council's own adopted Statement of Community Involvement.</p> <p>Controversial developments have been defined as:</p> <ul style="list-style-type: none"> •contrary to (a departure from) the Development Plan policies •Subject to an EIA •Applications which involve the disposal or treatment of waste •Applications which involve the winning and working of minerals and the use of land for mineral deposits •the demolition of an existing residential property is proposed to facilitate a more intensive redevelopment of the site •there is a site area of more than 1 hectare, and the principle has not been established by means of a detailed or outline planning permission. • If an application is less than 30 dwellings, but is part of a wider but contiguous site for housing, then pre-application community consultation will be required. •Applications which involve the provision of a building or buildings for industrial or storage use where the floor space is over 50,000 sq metres •Applications which involve the provision of a building or buildings where the floor space to be created is over 25,000 sq metres •Applications which involve a traffic or retail impact assessment •Applications which, in the view of the LPA are likely to be controversial or of special interest to the community. 	<p>Good Practice Guidance - https://www.gov.uk/guidance/plan-making</p>
16	Local	Planning Statement	NPPF (2024) Adopted Stockton on Tees Local Plan (2019)	All major applications Proposals seeking a departure from or being contrary to the development plan	<p>A Planning Statement will identify the context and need for a proposed development and the principles and justification for the development. The statement will also include an assessment of how the proposed development accords with relevant national and local planning policies as well as supplementary planning documents.</p> <p>A supporting statement of any regeneration benefits from the proposed development, should also be provided, including, details of any new jobs that might be created or supported; the relative floor space totals for each proposed use (where known); any community benefits; details of any pre-application advice and reference to any regeneration strategies that might lie behind or be supported by the proposal.</p>	<p>National Planning Policy Framework 2024 - https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf</p> <p>Stockton on Tees Borough Council Local Plan - https://www.stockton.gov.uk/media/2518/Local-Plan-2019/pdf/Local_Plan_2019.pdf?m=637810468860870000</p>

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17	Local	Viability Statement	NPPF Paragraphs - 56-59 Policy SD7- Infrastructure Delivery and Viability and Policy H4 – Meeting Housing Needs	Any application where s106 planning obligations are not proposed to be met in full, including the policy requirement for affordable housing provision, contributions towards highways, play space, ecology/biodiversity, art, schools etc.	A Viability Statement should include: • the number and mix of residential units with the number of habitable units; • the floor space of habitable areas of residential units. The application plans should show the location of the affordable units integrated into the scheme and the number of habitable rooms or bedrooms and the floor space of each unit. If different levels or types of affordable tenure are proposed for different units this should be fully explained. The preferred approach of the Council is to use the Government's Development Appraisal Tool.	Development Appraisal Tool - https://www.gov.uk/government/publications/development-appraisal-tool Viability Guidance - https://www.gov.uk/guidance/viability
18	Local	Housing Statement	NPPF Paragraphs- 61-71 Policy SD2 – Strategic Development Needs, Policy SD3 – Housing Strategy and Policy H4 – Meeting Housing Needs	Major housing developments; Developments of 2 or more affordable and market dwellings in relation to Part M Optional Technical Standards (see Local Plan policy H4.9); Purpose Built Student Accommodation.	A housing statement should include the following as relevant, the first three points should preferably be in an excel/csv file format and include: - the total number of residential units; - the mix of residential units including the house type, number of habitable rooms/bedrooms and the floor space of habitable areas; - the number of properties which are available for custom and self build homes and evidence that confirms the property meets the definition of custom and self build housing. - floor plans showing the location of residential units and the number of habitable rooms/bedrooms and/or the floor space of habitable areas; - the total amount of different levels or types of affordability or tenure for the different units which includes plot numbers (where applicable); - how the proposed development reflects local needs and demand having regard to the SHMA or other appropriate supporting documents; - the number, percentage, type and location of M4(2) (Accessible and adaptable dwellings) and M4(3) (wheelchair user dwellings) properties; - how the development as a whole complies with Optional Technical Standards relating to adaptable, accessible and wheelchair user housing standards (as relevant) as set out in Part M of the Building Regulations. An Affordable Housing Statement should include: a) The tenure of all affordable homes.; b) The Registered Provider appointed to deliver and/or manage the affordable housing element of the development; c) Any rental charge and service charge liability for each of the affordable units; d) Marketing and Communication Strategy; e) A full delivery programme identifying which affordable units will be delivered and when they are expected to be completed; f) A commitment to give at least eight weeks advance notice of the completion of units and preferably advertisement and letting through the Choice Based Lettings Policy. g) A colour coded site plan illustrating property types and tenures dispersed throughout the overall development. h) A commitment to manage the initial and aftersales administration of any discounted market sale properties, including First Homes, by ensuring that they remain affordable in perpetuity and all appropriate local restrictive sale conditions are met in liaison with SBC Strategic Housing. Proposals for student accommodation will need to be supported by a statement demonstrating:	Stockton Borough Council Housing SPD - https://www.stockton.gov.uk/media/3038/Supplementary-Planning-Document-Housing/pdf/Supplementary_Planning_Document_Housing.pdf?m=63781746748577000f Stockton Borough Council Strategic Housing Market Assessment Part One - https://www.stockton.gov.uk/media/3123/Strategic-housing-market-assessment-part-1/pdf/Strategic_housing_market_assessment_part_1.pdf?m=637840580283470000 Strategic Housing Market Assessment Part Two - https://www.stockton.gov.uk/media/3124/Strategic-housing-market-assessment-part-2/pdf/Strategic_housing_market_assessment_part_2.pdf?m=637840580288370000

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					<ul style="list-style-type: none"> - how the proposal is designed to ensure that it would be in keeping with the character and appearance of the area; - it does not have an unacceptable impact on the living conditions of neighbouring communities; - it provides an adequate standard of living accommodation for potential future occupants; - it would have an internal layout which is adaptable to alternative residential uses; - it is conveniently located for access to relevant education establishments; - it is conveniently located for access to local facilities; - how compatible with the wider regeneration of the area (for student accommodation within the Regenerated River Tees Corridor). 	<p>Government Guidance - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540330/BR_PDF_AD_M1_2015_with_2016_amendments_V3.pdf</p> <p>Government Guidance - https://www.gov.uk/guidance/housing-optional-technical-standards</p>
19	Local	Retail or Leisure Impact Assessment	<p>NPPF Paragraphs - 90-95</p> <p>Policy SD2 – Strategic Development Needs, Policy SD4 - Economic Growth Strategy, EG2 – Managing Centres, EG3 – Protecting Centres, EG6 - Small Scale Facilities and SD8 - Sustainable Design Principles</p>	<p>All retail and leisure developments greater than 2500 square metres;</p> <p>Convenience retail proposals greater than 500 sqm, comparison retail proposals greater than 1000 sqm and all retail and leisure developments likely to have a significant impact on existing centres;</p> <p>Applications for other main town centre uses when they are an edge of centre or out of centre location;</p> <p>Applications not in accordance with a development plan;</p> <p>Proposals for evening economy uses.</p>	<p>A retail or leisure impact assessment should include:</p> <ul style="list-style-type: none"> - proportionate evidence which identifies that the proposal does not negatively impact on the vitality or viability of the relevant centre; - impact on existing, committed and planned public and private investment in centre(s) in the catchment area of the proposals; - impact on town centre vitality and viability, including consumer choice; - impact on allocated sites outside the town centre being developed in accordance with the development plan; - impact on trade/turnover both in centre and wider area; - if in or on the edge of the town centre whether of appropriate scale; any locally important impacts on centres. <p>Evidence that the development does not result in an over-concentration of uses in a centre / area or part of a centre. Evidence could include:</p> <ul style="list-style-type: none"> - surveys of uses and opening times of businesses in the surrounding area; - evidence related to anti-social behaviour; - hours of use; - proposed business operation. 	<p>Guidance: Ensuring the vitality of town centres - https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</p>
20	Local	Farm Diversification Plan	Policy EG7 - Supporting Rural Economic Development	Proposals for farm diversification	<p>A whole Farm Diversification Plan should include how the proposed changes will assist in retaining the viability of a farm and its agricultural enterprise. Whilst there is no prescribed form given the variety of diversification options available it should consider;</p> <ul style="list-style-type: none"> a) Profile of the the farm including existing activities and extent of assets (land and buildings) b) Details of need to diversify and how proposals assist in that c) Details of intentions for the future operation of the farm, ideally with business plan 	

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21	Local	Employment Land Statement	NPPF Paragraph - 124-128 Policy SD4 - Economic Growth Strategy, EG1 - General Employment Sites, Policy EG4 – Seal Sands, North Tees and Billingham and Policy EG5 - Durham Tees Valley Airport	Applications for the loss of employment land and premises (B1, B2, B8) on allocated sites and applications for employment land and premises (B1, B2, B8) on unallocated sites.	Proportionate evidence to the satisfaction of the local planning authority which identifies that: - the development of the site for alternative use does not lead to the loss of a strategic site; - the site or premises is no longer required for employment purposes; - the development does not have a negative impact on surrounding businesses; or - It has been demonstrated that redevelopment, refurbishment or continued employment use is not viable or would have a negative impact on the surrounding area.	
22	Local	Transport Assessments and Statements	NPPF Paragraph - 109-111, 118 Policy SD6 – Transport and Infrastructure Strategy, Policy SD8 – Sustainable Design Principles and Policy T11 – Transport Infrastructure	All major developments should be accompanied by a Transport Assessment; Minor developments where substantial transport movements are expected should be accompanied by a Transport Statement; Non-residential development that generates significant amounts of traffic should be accompanied by a Transport Statement.	A transport assessment should: - illustrate the accessibility of the site by all modes of transport, - the likely modal split of journeys; - provide details of proposed measures to improve access by public transport, walking, cycling and measures to reduce the need for parking and to mitigate transport impacts; - the proposed development, site layout, (particularly proposed transport access and layout across all modes of transport) - existing functional classification of the nearby road network; - existing public transport provision, including provision/ frequency of services and proposed public transport changes; - a qualitative and quantitative description of the travel characteristics of the proposed development, including movements across all modes of transport that would result from the development and in the vicinity of the site; - an assessment of trips from all directly relevant committed development in the area (i.e. development that there is a reasonable degree of certainty will proceed within the next 3 years); - data about current traffic flows on links and at junctions (including by different modes of transport and the volume and type of vehicles) within the study area and identification of critical links and junctions on the highways network; - an analysis of the injury accident records on the public highway in the vicinity of the site access for the most recent 3-year period, or 5-year period if the proposed site has been identified as within a high accident area; - an assessment of the likely associated environmental impacts of transport related to the development, particularly in relation to proximity to environmentally sensitive areas (such as air quality management areas or noise sensitive areas); - measures to improve the accessibility of the location (such as provision/enhancement of nearby footpath and cycle path linkages) where these are necessary to make the development acceptable in planning terms; - a description of parking facilities in the area and the parking strategy of the development; - ways of encouraging environmental sustainability by reducing the need to travel; and measures to mitigate the residual impacts of development (such as improvements to the public transport network, introducing walking and cycling facilities, physical improvements to existing roads; - parking stress survey.	<u>Guidance: Travel Plans, Transport Assessments and statements -</u> https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements

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					<p>If the transport assessment demonstrates there will be more than 500AADT car movements and/or more than 100AADT HGV movements then an Air Quality Assessment is required to meet the following:</p> <p>The report should compare the total levels of NO2, PM2.5 and PM10 both with and without the proposed development and compare the findings against the national air quality objectives. The report shall also demonstrate the impact of the proposed development against the current levels of Air Quality in the area using data available by monitoring undertaken by Stockton-on-Tees Borough Council and baseline measurements obtained from the site of the proposed development from a minimum three month study period and annualised to show a current annual mean level for each pollutant both at the site and at the nearest sensitive receptors. The report should be undertaken in accordance with IAQM 'Land-use planning and development control: planning for air quality'. The target level for the proposal should be no increase above the existing air quality levels at the nearest sensitive receptors and mitigation measures shall be implemented should the report show a 'slight', 'moderate' or 'substantial' increase on the current air quality levels at site, or exceedance of the target level at the nearest sensitive receptors.</p> <p>Transport Statement</p> <p>A travel statement is a simplified evaluation where the anticipated potential impact of the development would be limited.</p>	
23	Local	Travel Plan	NPPF Paragraph - 109-11, 118 Policy SD6 – Transport and Infrastructure Strategy, Policy SD8 – Sustainable Design Principles and Policy T11 – Transport Infrastructure	All major developments; If it is deemed necessary by the Highways, Transport and Design Manager.	<p>Travel Plans should evaluate and consider:</p> <ul style="list-style-type: none"> - benchmark travel data including trip generation databases; - information concerning the nature of the proposed development and the forecast level of trips by all modes of transport likely to be associated with the development; - relevant information about existing travel habits in the surrounding area; - proposals to reduce the need for travel to and from the site via all modes of transport; and - provision of improved public transport services; - parking strategy options; and - proposals to enhance the use of existing, new and improved public transport services and facilities for cycling and walking both by users of the development and by the wider community (including possible financial incentives). 	<p>Guidance: Travel Plans, Transport Assessments and statements - https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</p>

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24	Local	Arboricultural Survey, Impact Assessment, Method Statement and Tree Protection Plan	NPPF Paragraph - 187 SD5 – Natural , Built and Historic Environment, SD8 – Sustainable Design Principles and ENV5 – Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity	Where there are any trees, within or immediately adjacent to a planning application site that could influence or be affected by a proposed development. This must include all trees on the site and within 10m of the site boundary (generally this shall not include small hedges, shrubs or young trees less than 10cm trunk diameter).	Some or all of the following information may be required: •Tree Survey and Tree Quality Assessment – identify the location, quality and retention value of trees; •Tree Constraints Plan – a design tool to illustrate possible constraints in relation to trees with respect to their retention value, current and future size, position, and root protection areas (RPA); •Arboricultural Impact Assessment (AIA) - an assessment of the probable impact of any proposed development and its compatibility with existing trees; •Arboricultural Method Statement (AMS) - to detail all tree works and demonstrate how the development will be undertaken without causing harm to the trees; •Tree Protection Plan (TPP) - to illustrate the precise location of protective barriers and any other necessary measures to adequately safeguard the root protection area and aerial parts of trees. Information should be submitted irrespective of whether trees are protected by a Tree Preservation Order or Conservation Area status or not.	British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - https://beta.bathnes.gov.uk/sites/default/files/2020-01/BS5837%202012%20Trees.pdf
25	Local	Preliminary Ecological Appraisal/ Ecological Impact Assessment	NPPF Paragraphs - 187-195 Policy ENV5 – Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity Policy ENV6 - Green Infrastructure, Open Space, Green Wedges and Agricultural Land.	Development on areas designated for the biodiversity interest, including Sites of Special Scientific Interest (SSSI), Sites of Nature Conservation Interest (SNCI) and Local Nature Reserves (LNR); Proposals which in the opinion of the Local Planning Authority may affect protected species.	Information should be provided on the existing biodiversity interest and possible impacts. Where proposals are being made for mitigation and / or compensation measures, information to support those proposals will be required. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any protected species. Information will also be required relating to protected species, any potential impacts and any mitigation proposals. This information might form part of an Environmental Statement, where one is necessary. Where developments are likely to have any impacts on legally protected species or their habitats, a wildlife survey will be required.	Wildlife and Countryside Act 1981 - https://www.legislation.gov.uk/ukpga/1981/69 Conservation (Natural Habitats, &c.) Regulations 1994 - https://www.legislation.gov.uk/uksi/1994/2716/contents/made Protection of Badgers Act 1992 - https://www.legislation.gov.uk/ukpga/1992/51/contents Magic Map Application - https://magic.defra.gov.uk/MagiCMap.aspx Guidelines for preliminary ecological appraisal - https://cieem.net/wp-content/uploads/2019/02/Guidelines-for-Preliminary-Ecological-Appraisal-Jan2018-1.pdf Wildlife Assessment Check - https://www.biodiversityinplanning.org/wildlife-assessment-check/

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						Government Guidance - https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications#standing-advice-for-protected-species
26	Local	Flood Risk Assessment	NPPF Paragraphs-170-182 Policy SD5 - Natural, Built and Historic Environment and Policy ENV4 - Reducing and Mitigating Flood Risk Planning Practice Guidance Flood Risk and Coastal Change	All development in flood zone 2, 3 or 3b including minor development and change of use. All development 1 hectare or greater in flood zone 1. less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (for example surface water drains, reservoirs). In an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency or identified by the Local Authority. Development in flood zone 1 where the SFRA shows it will be at risk of flooding from rivers or sea in the future.	Flood Risk Assessment (FRA) should be undertaken in accordance with the site-specific risk assessment: checklist found on the GOV website. It should be appropriate to the scale, nature and location of the development and proportionate to the degree of flood risk. A site-specific FRA should: •Identify and assess the risks of all forms of flooding to and from the development; •Demonstrate how these flood risks will be managed, taking climate change into account; •Identify opportunities to reduce the probability and consequences of flooding; •Include the design of surface water management systems including Sustainable Drainage Systems (SuDS) that take into account local flood risk and address the requirement for safe access to and from the development in areas at risk of flooding. Sequential Tests will provide an assessment of alternative sites less susceptible to flooding and why they are not appropriate to accommodate the proposed development. Exception Test – following sequential Test, an exception test may need to be applied.	Government Guidance Flood Risk Assessment Flood risk assessments if you're applying for planning permission - https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications Site-specific flood risk assessment: Checklist https://www.gov.uk/guidance/flood-risk-and-coastal-change#Site-Specific-Flood-Risk-Assessment-checklist-section Flood Map https://flood-map-for-planning.service.gov.uk/?_ga=2.99560540.310243193.1655212349-657235373.1654867484 Stockton Borough Council Local Flood Risk Strategy - https://moderngov.stockton.gov.uk/Data/Cabinet/201604211630/Agenda/att28024.pdf Strategic Flood Risk Assessment – https://www.stockton.gov.uk/flood-risk
27	Local	Sustainable Urban Drainage Systems	NPPF Paragraphs 170-182 Planning Practice Guidance Flood Risk and Coastal Change Policy SD5 - Natural, Built and Historic Environment Policy ENV4 - Reducing and Mitigating Flood Risk	Surface water drainage details including Sustainable Urban Drainage (SuDS) details will be required for all major development: Residential developments of 10 or more dwellings or a site of 0.5 hectares or greater. Non-residential development of 1,000 sqm or more and a site of 1 hectare or more.	The design of surface water management systems including Sustainable Drainage Systems (SuDS) that take into account local flood risk and address the requirement for safe access to and from the development in areas at risk of flooding. The information highlighted below must be provided, the level of information which would need to be submitted for each type of application or stage within the planning process will vary depending on the size of the development, flood risk, constraints, proposed sustainable drainage system and so on. Additional information may be required under specific site condition or development proposals. The Lead Local Flood Authority encourage early engagement to set out their requirements at an early stage. Outline applications must provide: •Outline Drainage Strategy/Statement & Sketch layout plan •Natural flow paths for surface water runoff should be identified on a plan where appropriate. •Topographical Survey of the site identifying the blue/green corridor. •Conceptual SuDS design including interception, treatment, conveyance, peak flow and volume	Flood Map https://flood-map-for-planning.service.gov.uk/?_ga=2.99560540.310243193.1655212349-657235373.1654867484 Stockton Borough Council Local Flood Risk Strategy - https://moderngov.stockton.gov.uk/Data/Cabinet/201604211630/Agenda/att28024.pdf Strategic Flood Risk Assessment – https://www.stockton.gov.uk/flood-risk

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			<p>Non-Statutory Technical Standards For Sustainable Drainage (Best Practice Guidance)</p> <p>LASOO Non-Statutory Technical Standards for Sustainable Drainage</p>	<p>In an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency or identified by the Local Authority.</p>	<p>control storage and exceedance routes and components (and demonstration that required indicative storages and conveyance flows can be delivered on site). Preliminary layout indicating location of SuDS across the site</p> <ul style="list-style-type: none"> •Outline hydraulic calculations (micro drainage printouts are preferred). •Evidence of third-party agreement for final discharge •A drainage masterplan must be provided for large, phased developments and include details of the proposed phasing of the SuDS system, individual site discharge and storages, the responsibilities for construction, maintenance and adoption and adoption of each element of the scheme. <p>Full planning applications must provide:</p> <ul style="list-style-type: none"> •A drainage masterplan must be provided for large, phased developments and include details of the proposed phasing of the SuDS system, individual site discharge and storages, the responsibilities for construction, maintenance and adoption and adoption of each element of the scheme. •Detailed Drainage Strategy •Natural flow paths for surface water runoff should be identified on a plan where appropriate. •Topographical Survey of the site identifying the blue/green corridor. •Topographical Survey (existing and proposed levels) •Evidence of third-party agreement for final discharge •Discharge arrangements (temporary and permanent) •Details for connections to watercourses and sewers. •Full hydraulic Model including Calculations (Micro drainage preferred) •Maintenance access and any arisings storage and disposal arrangements •A completed design assessment checklist of the CIRIA SuDS Manual for each individual SuDS feature/s. •Detailed Maintenance and Management Plan •Details of state, performance and ownership of any existing site surface water drainage infrastructure and demonstrate that the drainage proposals consider, use or protect these systems. •Any necessary consents required for off-site works •Detailed development layout drawings •Detailed flood & drainage design drawings including detailed drawings of each SuDS feature •Full Structural, hydraulic & ground investigations •Detailed landscaping drawings/visuals including the SuDS features •Construction Phasing Plan including a detailed programme of works •Surface Water Management Construction Plan – how surface water will be managed during the construction phase. 	<p>Non-Statutory Technical Standards for Sustainable Drainage (Best Practice Guidance)- https://assets.publishing.service.gov.uk/media/5a815646ed915d74e6231b43/sustainable-drainage-technical-standards.pdf</p> <p>LASOO Non-Statutory Technical Standards for Sustainable Drainage - https://www.susdrain.org/files/resources/other-guidance/lasoo_non_statutory_suds_technical_standards_guidance_2016.pdf</p>
28	Local	Agricultural Land Classification and Assessment	<p>NPPF Paragraphs - 88,187</p> <p>Policy ENV6 - Green Infrastructure, Open Space, Green Wedges and Agricultural Land</p>	<p>Development which is proposed on agricultural land.</p>	<p>A map should be submitted which shows the extent of the various landscape classifications.</p>	<p>Magic Map Application - https://magic.defra.gov.uk/magicmap.aspx</p> <p>Regional Agricultural Land Classification Maps - https://publications.naturalengland.org.uk/category/5954148537204736</p>

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29	Local	Open Space Assessment & Strategy	NPPF Paragraphs- 88,98,103,104 Policy ENV6 - Green Infrastructure, Open Space, Green Wedges and Agricultural Land	Development within designated open spaces; Major applications (a major application is 10 or more dwellings, residential development on a site having an area of 0.5 hectares excluding outline housing applications where layout and/or landscaping have been reserved for subsequent approval).	Plans should show any areas of existing or proposed open space within or adjoining the application site. The open space details should include proposals for future maintenance to be undertaken e.g. if the title is to be transferred to Stockton Borough Council or a management company. 'Open space' here includes space falling within the definitions of that term in the Town and Country Planning Act 1990, which is 'any land laid out as a public garden, or used for the purposes of public recreation, or land which is a disused burial ground' A statement setting out the amount and type of open space to be provided for the proposed development in accordance with latest standards. The statement shall also include details of management and maintenance of any on or off-site open space.	<u>Open Space, Recreation and Landscaping SPD -</u> https://www.stockton.gov.uk/media/3047/Supplementary-planning-document-Open-space-recreation-and-landscaping/pdf/Supplementary_planning_document_-_Open_space_recreation_and_landscaping.pdf?m=1646222154350
30	Local	Landscape Character and Landscape Visual Impact Assessment	NPPF Paragraph- 187 Policy SD5 - Natural, Built and Historic Environment and Policy SD8 – Sustainable Design Principles	All applications that, in the opinion of the local planning authority, are likely to have a significant impact on landscape character and will incur a visual impact; All applications where an Environmental Impact Assessment is required; All buildings over 20m in height and all telecommunications masts above 25m in the open countryside.	The assessment should detail the characteristics of the landscape including: - topographic features; - flora and fauna; - land use; - sights, sounds, touch and smells; - cultural associations, history and memories; - any community engagement undertaken obtaining the views of the local community. The assessment could include maps, photos and photo montages to show the visual impact of the development but should be proportionate to the scale of the development and in accordance with best practice, (Guidelines for Landscape & Visual Impact Assessment, 3rd edition, 2013, Landscape Institute and IEMA).	<u>Government Guidance -</u> https://www.gov.uk/government/publications/landscape-character-assessments-identify-and-describe-landscape-types <u>Government Guidance -</u> https://www.gov.uk/guidance/landscape-and-seascape-character-assessments <u>Landscape Institute Guidance -</u> https://www.landscapeinstitute.org/technical/glvia3-panel/
31	Local	Sustainability Standards	NPPF Paragraphs - 161-169 Policy ENV1 – Energy Efficiency	All non-residential development (seek advice from the local planning authority regarding when required).	Information should be provided that demonstrates how the development will achieve a sustainability rating under BREEAM or an equivalent environmental / sustainability standard, against the individual criteria. This can be achieved at design stage assessment and post-construction assessment with rating.	<u>BREEAM - Sustainability Assessment Method -</u> https://bregroup.com/products/breeam/?cn-reloaded=1
32	Local	Land Contamination Assessment/ Screening Assessment Form	NPPF Paragraphs- 187,196,197 Policy ENV5 – Preserve, Protect and Enhance Ecological Networks, Biodiversity and	Where the development site could be affected by a former potentially contaminative land use or the proposed use would be a "vulnerable user" as defined in Appendix 1A and 1B of the YALPAG Planning Guidance - Version 12.2, July 2023.	The land contamination assessment should include a Phase 1 (Preliminary Risk Assessment), if required a Phase 2 (Site Investigation and Risk Assessment), Phase 3 (Remediation Strategy) and Phase 4 (Verification) Report. Each phase should be submitted and approved by the Contaminated Land Officer before proceeding to the next phase. If the proposed development is situated within 250 metres of an existing or former landfill site, a Gas Risk Assessment will be required to include phases 1-4.	<u>Contaminated Land Statutory Guidance -</u> https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/223705/pb13735cont-land-guidance.pdf YALPAG Planning Guidance - Version 12.2, July 2023

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			Geodiversity and Policy ENV7 – Ground, Air, Water, Noise and Light Pollution	A Screening Assessment Form must be completed for small developments, such as one house.	If no potential sources of contamination are identified, then no further work will be required (subject to review and agreement by the Council's Contaminated Land Officer). All site investigation reports should be prepared by a competent person and demonstrated within the report submission.	<p><u>Stockton Borough Council Contaminated Land Inspection Strategy 2019 - 2024 - https://www.stockton.gov.uk/article/5920/1-0-Introduction-The-Contaminated-Land-Regime#:~:text=The%20main%20objective%20requires%20local,health%20or%20the%20wider%20environment.</u></p> <p><u>Land Contamination: Risk Management (Environment Agency 2023) - https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm</u></p>
33	Local	Land Stability Risk Assessment	NPPF Paragraphs - 187,196,197 Policy SD5 - Natural, Built and Historic Environment	If the proposed site is affected by land or slope stability; If the proposed site is within a defined Development High Risk Area within a coalfield.	Preparation of a land stability risk assessment will normally comprise a comprehensive desk-study and site inspections, but in some circumstances this may require additional intrusive site investigations. The land stability risk assessment report should include: - a review of existing sources of geological and/or mining information; - site history; - site inspection; - intrusive site investigation (if necessary); - assessment of land instability risks; and - mitigation measures.	<u>Government Guidance - https://www.gov.uk/guidance/land-stability</u>
34	Local	Noise Impact Assessment/ Vibration Assessment	NPPF Paragraphs- 187, 198, 199 Policy SD5 - Natural,	All applications for - -Wind turbines; -Air conditioning units;	A Noise Impact and Sound Insulation Assessment should include the following information: - existing background noise levels measured over a 24-hour period (including the cumulative noise levels of all existing units) at times likely to show worse case scenario;	<u>Noise Impact Assessment Guidance - https://www.gov.uk/guidance/noise-impact-assessments-involving-calculations-or-modelling</u>

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			Built and Historic Environment and Policy ENV7 – Ground, Air, Water, Noise and Light Pollution	<ul style="list-style-type: none"> -Ventilation/Extraction systems; -Plant/Machinery; -Developments close to road/ rail (BS8233/ WHO, BS6472:2008) -Construction of major developments (BS5228 Parts 1 and 2) likely to cause significant noise and vibration. -Licensed premises -New Road(DMRB LA111) -New major housing estate (DMRB LA111, BS8233, BS5228) -Industrial, commercial and manufacturing processes (BS4142) -Any application which in the opinion of the local planning authority, has the potential to generate significant noise and disturbance*. 	<ul style="list-style-type: none"> - proposed noise levels (including the cumulative noise levels of all proposed units); - any proposed measures to reduce noise from the proposed development; - the system manufacturer's specification of any proposed equipment to be installed, altered or replaced; - details of the method used to compile the report and examples of the calculations and assumptions made. <p>Information should also be provided identifying mitigation measures when necessary. The noise assessment should be prepared by a suitably qualified acoustician and demonstrate that there is sufficient sound insulation (or other mitigation) to avoid any harm to the adjacent residents.</p> <p>Additional Information to consider -</p> <ul style="list-style-type: none"> - Residential properties built near to existing industrial sites should have an assessment for low frequency noise and include NR curves within a noise impact assessment. - Noise breakout from industrial/ manufacturing units should be assessed when introducing new units of this nature close to residential properties, or when residential properties are being introduced close to such units. The assessment should account for the worst case noise generation of the planning classification of the units. - Residential developments should consider and demonstrate good acoustic design as per ProPG. - Sources of vibration should be identified and assessed as appropriate when developing properties. - Where noise reports for residential properties recommend a ventilation strategy is to be undertaken then such a strategy should be undertaken and approved by the LPA whilst ensuring internal noise levels of mechanical plant do not exceed those detailed within approved noise reports. 	SBC Environmental Health Unit Telephone: 01642 526575 Email: Environmental.Health@stockton.gov.uk
35	Local	Air Quality and Emissions Statement	NPPF Paragraphs- 110, 187, 199 Policy ENV7 - Ground, Air, Water, Noise and Light Pollution	All major developments	<p>The Air Quality and Emissions Statement should set out: -</p> <ul style="list-style-type: none"> a description of baseline conditions and how these could change; - relevant air quality concerns; - the assessment methods to be adopted and any requirements around verification of modelling air quality; - sensitive locations; - the basis for assessing impact and determining the significance of an impact; -construction phase impact; - and/or mitigation measures 	<p>SBC Environmental Health Unit Telephone: 01642 526575 Email: Environmental.Health@stockton.gov.uk</p> <p><u>Air quality assessment guidance - https://www.gov.uk/guidance/air-quality--3</u></p>

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36	Local	Connectivity Statement (Broadband)	NPPF Paragraphs - 119 - 123 Policy SD6 – Transport and Infrastructure Strategy and Policy T13 – Communications Infrastructure	All new development (where appropriate).	A connectivity statement sets out how the development will be served on site and how connection will be made to enable local fibre and internet connectivity. Such statements should set out: - the anticipated connectivity requirements of the development; - known data networks nearby and their anticipated speed; - a description of the infrastructure which will enable the development to connect with or contribute to any such networks.	
37	Local	Ventilation/Extraction System Specification	NPPF Paragraph- 135 Policy SD8 – Sustainable Design Principles	E(b) use and Sui Generis uses (as appropriate) and any other proposals which will incorporate a ventilation/extraction system.	Prior to commencement of the development, a detailed report in accordance with 'IAQM: Guidance on the Assessment of Odour for Planning' shall be submitted of the ventilation and fume extraction system. This report shall include a full technical specification of the position of the flue outlet points and the type of filtration or other odour treatment such as grease traps, pre-filters, Electrostatic Precipitator, Carbon filters and odour neutralizer or other odour treatment which shall be installed and used at the premises which shall be suitable for the planning permission use classification of the premises. The report shall also cover air flow velocity, dispersion, size of kitchen, cooking type (odour and grease content) as detailed in EMAQ Guidance, a maintenance programme for items such as replacement filters and cleaning schedules, the impact of odour upon nearby sensitive receptors and appropriate mitigation measures should be recommended, installed, and maintained for the lifetime of the development.	
38	Local	Playing Fields / Loss of Sports Facilities Statement	NPPF Paragraphs 103 - 108 Policy T12 - Community Infrastructure	Applications which would: affect existing playing fields; lead to the creation or loss of major sporting facilities; be for new housing creating sport and recreation demands.	The statement should include the following: - the extent of playing field area to be lost; - reasons for the chosen location and which alternatives have been considered; - details of proposed changes in the provision of indoor and outdoor facilities for sport on the site (including ancillary facilities); - details of current and recent users of the playing field and the nature and extent of their use; - how the development fits with the findings of any relevant assessment of need and/or sports related strategy; - how the development will be of benefit to sport (including benefit to existing and potential users); - the specification of any ancillary facilities e.g. sports lighting; - the specification of any Artificial Grass Pitch and reason for the chosen surface type; - how any replacement area of playing field and ancillary facilities will be delivered (including to what timescale); - how, for any replacement area of playing field, equivalent or better quality will be achieved and maintained, including: a) An assessment of the performance of the existing area; b) The programme of works (including pitch construction) for the creation of the proposed replacement area; c) A management and monitoring plan for the replacement area.	Sport England Playing Field Policies and Guidance - https://sportengland-production-files.s3.eu-west-2.amazonaws.com/s3fs-public/playing-fields-policy-and-guidance.pdf Stockton Borough Council SPG2 - Open Space and Landscaping SPD - https://www.stockton.gov.uk/media/3047/Supplementary-planning-document-Open-space-recreation-and-landscaping/pdf/Supplementary_planning_document_-_Open_space_recreation_and_landscaping.pdf?m=1646222154350

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39	Local	International Commission on Non-Ionizing Radiation Protection (ICNIRP) Certificate	NPPF Paragraphs - 119-123 Policy SD6 – Transport and Infrastructure Strategy, Policy TI3 - Communications Infrastructure	Prior approval and planning applications for telecommunications development.	All telecommunications applications should be accompanied by a statement of Compliance with the International Commission on Non-Ionizing Radiation Protection (ICNIRP) guidelines. Evidence of the assessment of alternative sites and/or mast sharing, details of the proposed structure, technical justification of the proposal and a justification for why the installation is needed.	HSE Guidance - https://www.hse.gov.uk/radiation/nonionising/faqs.htm
40	Local	Heritage Statement (including Archaeology)	NPPF Paragraphs - 167, 202 – 221 Policy SD5 - Natural, Built and Historic Environment, Policy SD8 – Sustainable Design Principles, Policy HE1 – Conservation and Enjoyment of the Historic Environment and Policy HE2 – Conserving and Enhancing Stockton's Heritage Assets	Any application in relation to a listed building or other heritage asset; Demolition within a conservation area; Listed building consent; Applications within a conservation area, which consist of one or more dwellings.	A written statement which includes a schedule of works to the listed building(s) and an analysis of the significance of archaeology, history and character of the building or structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of adjacent listed buildings or conservation areas. Such an assessment should identify any heritage assets affected. A heritage asset is defined in Local Plan Policy HE2, Points 6-9. Describe the significance of those assets and any contribution made by their setting. As a minimum the historic environment record will have been consulted and the heritage assets assessed using appropriate expertise where necessary. The level of detail shall be proportionate to the assets importance and only sufficient to understand the potential impact of the proposal on their significance.	<p>Historic England - Understanding Historic Buildings - https://historicengland.org.uk/images-books/publications/understanding-historic-buildings/heag099-understanding-historic-buildings/</p> <p>Stockton Borough Council SPD4 - Conservation and Historic Environment Folder - https://www.stockton.gov.uk/media/3050/Supplementary-Planning-Document-Conservation-and-Historic-Environment-Folder/pdf/Supplementary_planning_document_-_Conservation_and_Historic_Environment_Folder.pdf?m=1646232728500</p> <p>Historic England Technical Guidance - https://historicengland.org.uk/advice/technical-advice/information-management/hers/</p> <p>Historic England Technical Guidance - https://historicengland.org.uk/advice/technical-advice/buildings/</p>

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41	Local	Archaeological Evaluation	NPPF Paragraph - 207 Policy HE2 – Conserving and Enhancing Stockton's Heritage Assets	All major applications sites; Any development which includes, or is considered to have the potential to include, heritage assets with archaeological interest.	Applications should be supported by an appropriate desk-based assessment including reference to the Historic Environment Record (HER) and, where desk-based research is insufficient to properly assess the interest, an archaeological field evaluation. The information from the desk-based research and/or archaeological field evaluation should be presented in a report along with a statement on the possible impacts of the proposal on the heritage assets.	A HER search should be requested directly from Tees Archaeology. Details on how to commission an HER search are available at https://teesarchaeology.com/historical-environmental-record-her/ . The HER information publicly available on the Tees Archaeology website is insufficient for planning purposes. Field evaluation work should not be undertaken without prior discussion with Tees Archaeology. Tees Archaeology can be contacted on 01429 523 455 or teesarchaeology@hartlepool.gov.uk
42	Local	Structural Survey	Policy SD5 –Natural, Built and Historic Environment	Reuse or conversion of a building outside the limits to development; Reuse or conversion of any agricultural building; For all proposals to demolish or substantially alter listed buildings; Any buildings considered to be in a poor state of repair in the section which sets out what applications require a structural survey.	A variety of information should be provided to prove the structural stability of a building and highlight measures to protect the integrity of a building. Structural surveys must be carried out by a qualified building surveyor. Conversion schemes should demonstrate that the building(s) will not require significant alterations or rebuilding for the conversion to take place. Schemes involving demolition and/or major alterations will need to identify defects and indicate the extent of rebuilding, remedial works and alterations which would be necessary in order to restore the building.	
43	Local	Hydrogeological Risk Assessment	NPPF Paragraph - 187, 196 Policy ENV4 - Reducing and Mitigating Flood Risk ENV5 - Preserve, Protect and Enhance Ecological Networks, Biodiversity and Geodiversity	Mineral planning applications and landfill and landraise planning applications.	A hydrogeological risk assessment should consider and address the risks posed to all ground and surface water resources (quality and flow) within the vicinity of the site. an appropriate risk assessment to determine the risk your site poses. This must justify the risk assessment method you use. For example, the level of assessment required for a landfill for inert waste or waste recovery activity may not be the same as that required for a landfill for non-hazardous waste. You must consider the: •potential risks presented by the site •sensitivity of the surrounding water environment •hazards posed and the likelihood of the risk happening	<u>Government Guidance -</u> https://www.gov.uk/guidance/landfill-operators-environmental-permits/plan-the-environmental-setting-of-your-site#complete-risk-assessments <u>Land Contamination: Risk Management (Environment Agency 2023) -</u> https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm

No	National / Local	Information Item	Policy Driver	Applications that require this information	Further information	Where to look for further assistance
						<p>Stockton Borough Council Contaminated Land Inspection Strategy 2019 - 2024 - https://www.stockton.gov.uk/article/5920/1-0-Introduction-The-Contaminated-Land-Regime#:~:text=The%20main%20objective%20requires%20local,health%20or%20the%20wider%20environment.</p> <p>Contaminated Land Statutory Guidance - https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/223705/pb13735cont-land-guidance.pdf</p>
44	Local	Lighting Assessment	NPPF Paragraph - 191	Applications for developments which would involve the provision of significant external lighting (e.g. floodlights or security lighting) that may have an adverse impact on residential amenity, the character of the open countryside or a heritage asset.	<p>Schemes involving external lighting need to provide an assessment covering: light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaries, the need for full horizontal cut off; no distraction to the highway; levels of impact on nearby dwellings; use of demountable columns; retention of screening vegetation; use of planting and bunding to contain lighting effects; details of lighting covers or cowling and any other mitigation measures.</p> <p>The assessment should assess the effects on:</p> <ul style="list-style-type: none"> • Visual amenity, • Local character and distinctiveness, • Neighbouring amenity, • Heritage assets if present, • nature conservation <p>And how those effects will be mitigated.</p>	<p>DCC Technical Advice Note – Lighting Institute of Lighting Engineers ‘Guidance Note for the Reduction of Obtrusive Light 2011’ Lighting in the Countryside: Towards Good Practice</p>
45	Local	Sequential Test	NPPF Paragraphs - 90-95 Policy EG3 - Protecting Centres	Any proposals for main town centre uses which do not follow the location criteria within policy EG3 and out of centre locations.	A sequential test guides main town centre uses towards town centre locations first, then, if no town centre locations are available, to edge of centre locations, and, if neither town centre locations nor edge of centre locations are available, to out of centre locations (with preference for accessible sites which are well connected to the town centre).	<p>Government Guidance - https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</p>
46	Local	Design Process Checklist	NPPF Paragraphs 138	Major housing developments	The checklists and assessments identified help document the evolution of a sites design (including how it has been shaped by design review and engagement).	<p>Urban Design Group- https://www.udg.org.uk/publications/others/annuals/building-healthy-life</p>

No	National / Local	Information Item	Policy Driver	Applications that require this information	Further information	Where to look for further assistance
		Or Building for a Healthy Life Assessment	Policy SD8 – Sustainable Design Principles		When using BHL it is important that local authorities and developers discuss the 12 considerations at the very start of the design process, agreeing what is required to achieve a green light against each consideration. It is also recommended that the considerations are also used to frame discussions with local communities and other stakeholders. This approach is much more effective than having these discussions later on when a site layout has been produced - and when a considerable amount of time and money will have been spent. It is simply more effective to use the 12 considerations as a basis for discussion and design exploration before progressing proposals too far - a tenet which distinguishes community engagement from community consultation. The completed checklist/assessment should be submitted alongside the planning application either as a separate document or within the Design and Access Statement (see No. 5).	Local Design Guide SPD (page 88)- https://www.stockton.gov.uk/supplementary-planning-documents
47	Local	Active Travel England Planning Assessment Toolkit	Policy SD8 – Sustainable Design Principles	All major planning applications	The planning application assessment toolkit helps to gather evidence and assess the active travel merits – walking, wheeling and cycling – of a development proposal. It should be used by local authority planning and transport officers in conjunction with the applicant.	Planning Assessment Toolkit User Manual Active Travel England- development management Active Travel England: sustainable development advice notes
48	Local	Dust Control Assessment	Policy SD8 – Sustainable Design Principles	Applications which includes demolition, earthworks, construction and trackout (where appropriate).	An assessment of dust impact shall be made by a competent person in accordance with IAQM 'Guidance on the assessment of dust from demolition and construction'. Based upon the risk assessment within the guidance suitable mitigation measures should be identified. The mitigation measures should be agreed in writing with the Local Planning Authority prior to any works taking place and should be in place and used for the duration of construction work. Where necessary developers shall also consider: •Automatic continuous dust monitoring should be undertaken in accordance with IAQM document 'Guidance on air quality monitoring in the vicinity of demolition and construction sites'. Data from the monitoring should be sent to the Local Authority on a continual basis.]	IAQM 'Guidance on the assessment of dust from demolition and construction' - https://iaqm.co.uk/wp-content/uploads/2013/02/Construction-Dust-Guidance-Jan-2024.pdf
49	Local	Health Impact Assessment	NPPF Paragraphs 96-102 Policy SD8 Sustainable Design Principles	All residential development of more than 100 dwellings All other major non residential schemes or any other projects that will have a significant impact on the health of the resident population.	An Health Impact Assessment (HIA) is a process that identifies the health and wellbeing impacts (benefits and harms) of any plan or development project. An HIA should recommend measures to maximise positive impacts; minimise negative impacts; and reduce health inequalities.	All relevant applications submitted after 1st October 2025 will be required to submit a Health Impact Assessment. Please contact the planning services department for further guidance on HiAs.
50	Local	Hot Food Takeaway Fast Food Outlet Impact Statement	NPPF Paragraph 97 Policy EG6 Small Scale Facilities	Applications for hot food takeaways and fast food outlets outside of defined town, district and local centre boundaries as detailed on the Local Plan Policies Map	This statement should provide evidence that proposals for a hot food takeaway or fast food outlet, if outside of the defined town, district and local centres, - will not result in a harmful overconcentration of hot food takeaway/fast food uses in the local area. - are not within walking distance of any schools or places where young people and children congregate; - are not in a location where there is evidence that there is an impact from existing hot food takeaways and fast food outlets on the local environment, which includes health, pollution and anti-social behaviour.	

No	National / Local	Information Item	Policy Driver	Applications that require this information	Further information	Where to look for further assistance
51	Local	Nutrient Migration Strategy	Levelling Up and Regeneration Act 2023	Applications for all new residential development	<p>Nutrient neutrality aims to enable developers to demonstrate they will cause no additional nutrient damage to Habitats Sites already in 'unfavourable condition'. Local mitigation will enable developments to proceed alongside the potential to provide multiple added benefits for biodiversity and recreation. Nutrient neutrality provides a mechanism by which development that would otherwise be prohibited on the grounds of nutrient pollution may be given consent if mitigation is put in place. Using nutrient neutrality, developers only pay for mitigation required to counteract nutrients generated by their development.</p> <p>A Nutrient Migration Strategy should include a statement, which comprises of</p> <ul style="list-style-type: none"> - completed Nutrient Budget from Natural England's Nutrient Neutrality Calculator - identify the levels of mitigation required - the proposed mitigation options and proposed mitigation secured to aid the planning application process. 	<p>Nutrient Neutrality Guidance - https://www.stockton.gov.uk/article/10225/Step-1-Calculate-how-many-nutrient-mitigation-credits-you-need</p>

Consultation Comments

A consultation was carried out with developers and internal interested parties on this updated list. The following table includes the comments received and the council response.

Respondee	Comments	Council Response
Barratt David Wilson Homes North East	<p>Barratt David Wilson Homes North East (BDW) would like to thank Stockton Borough Council for the opportunity to consult on this document. We commend the Council on producing such a detailed update to the validation requirements.</p> <p>BDW support the national and local validation list proposed by Stockton Borough Council. The list is clear and sufficiently detailed to guide applicants through the validation requirements and ensure submission of a compliant application. BDW welcome the detail provided against each document which gives the applicant clear guidance on what needs to be covered in the document. BDW would query whether the SCI applies to REM, S73 etc.</p>	Requirement amended to make clearer when an SCI would be required.
Alan Glew -Service Lead Housing Policy and Strategy, Stockton on Tees Borough Council	<p>Thank you for sharing the draft document with me and inviting me to comment.</p> <p>On “16” for the Affordable Housing Statement, I would add a requirement for;</p> <ul style="list-style-type: none"> • A colour coded site plan illustrating property types and tenures dispersed throughout the overall development. • A commitment to manage the initial and aftersales administration of any discounted market sale properties, including First Homes, by ensuring that they remain affordable in perpetuity and all appropriate local restrictive sale conditions are met in liaison with SBC Strategic Housing. <p>Other than that, very happy with the draft and no amendments suggested.</p>	Additional requirements added into the affordable housing statement section as requested.
Lead Local Flood Authority	<p>Futher Information section - The design of surface water management systems including Sustainable Drainage Systems (SuDS) that take into account local flood risk and address the requirement for safe access to and from the development in areas at risk of flooding.</p> <p>The information highlighted below must be provided, the level of information which would</p>	Additional information and requirements added into additional information section of the document.

	<p>need to be submitted for each type of application or stage within the planning process will vary depending on the size of the development, flood risk, constraints, proposed sustainable drainage system and so on. Additional information may be required under specific site condition or development proposals. The Lead Local Flood Authority encourage early engagement to set out their requirements at an early stage.</p> <p>The specific details of the information to be submitted for full and outline applications also included and incorporated into the document.</p>	
<p>Environmental Health, Stockton Borough Council</p>	<p>Local Air Quality and Emissions Statement - add</p> <p>The Air Quality and Emissions Statement should set out: - a description of baseline conditions and how these could change; - relevant air quality concerns; - the assessment methods to be adopted and any requirements around verification of modelling air quality; - sensitive locations; - the basis for assessing impact and determining the significance of an impact; - construction phase impact; - and/or mitigation measures.</p> <p>SBC Environmental Health Unit Telephone: 01642 526575 Email: Environmental.Health@stockton.gov.uk Air quality assessment guidance - https://www.gov.uk/guidance/air-quality-3</p> <p>Land Contamination Risk Assessment</p> <p>Add, if appropriate, that site investigation reports should be prepared by a "competent person" as defined in NPPF annex 2, and this is demonstrated when submitting reports. For further info see link; https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm/lcrm-before-you-start#competen</p> <p>Transport Assessment.</p> <p>If the transport assessment demonstrates there will be more than 500AADT car movements and/or more than 100AADT HGV movements then an Air Quality Assessment is required and details included within the Transport Assessment section as advised.</p> <p>Ventilation/ Extraction System specification - add</p>	

	<p>Prior to commencement of the development, a detailed report in accordance with 'IAQM: Guidance on the Assessment of Odour for Planning' shall be submitted of the ventilation and fume extraction system. This report shall include a full technical specification of the position of the flue outlet points and the type of filtration or other odour treatment such as grease traps, pre-filters, Electrostatic Precipitator, Carbon filters and odour neutralizer or other odour treatment which shall be installed and used at the premises which shall be suitable for the planning permission use classification of the premises. The report shall also cover air flow velocity, dispersion, size of kitchen, cooking type (odour and grease content) as detailed in EMAQ Guidance, a maintenance programme for items such as replacement filters and cleaning schedules, the impact of odour upon nearby sensitive receptors and appropriate mitigation measures should be recommended, installed, and maintained for the lifetime of the development.</p> <p>Noise Impact Assessment/Vibration Assessment Additions have been added to the applications that require this information and in the further information columns within this section as advised by Environmental Health.</p> <p>Dust Control Assessment There is nothing on the list to adequately control dust emissions, therefore a Dust Control Assessment has now been added to the list.</p> <p>Hydrogeological Risk Assessment -Can ENV 5 be added to this to include hydrological assessment for contaminated land sites? -Further guidance for contaminated land sites can be found Land Contamination Risk Management (LCRM, Environment Agency Rev July 2023), Contaminated Land Strategy 2024-2029, Contaminated Land Stat Guidance.</p>	
Martin Parker - Principal Engineer, Community Services and Culture, Stockton Borough Council	No changes needed as a result of updated circular/legislation.	No change required to the document.