

Validation of Planning and Other Applications

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Introduction

This document proposes amendments to the Council's current Policy and Checklist for the Validation of Planning Applications which was issued in December 2006. The need to update the policy arises from new guidance and the introduction of the standard application form and our experience of the current policy adopted in 2006.

Local Planning Authorities now have to have regard to the latest advice contained in "Guidance on information requirements and validation", issued by Communities and Local Government in March 2010. It sets out the reason for the updated guidance and cancels section 3 of Circular 01/2006 Design and Access Statements, all of Circular 02/2008 Standard Application Forms and Validation and all of The Validation of Planning Applications: guidance for local planning authorities (CLG 2007).

This checklist firstly set out national compulsory requirements which must accompany the various types of application and then additional local requirements, depending on the nature of the proposal. Notes are referenced at the rear of the document relating to the required information.

Submission of Applications

The first stage in determining the validity of an application is for the local planning authority to make sure that all the necessary supporting information has been submitted correctly. Supporting information consists of mandatory national requirements together with other local requirements which vary according to the type of application.

The Council prefers that Applicants and their appointed Agents submit applications via the planning portal – www.planningportal.gov.uk

Subsequent updates to supporting documents (where the application has not been determined) should also be submitted in this way. Please ensure that your replacement document or plan is clearly labelled as such and email the Council to say that you have forwarded an amended plan/additional information to us.

Please note that all plans should contain a scale and linear scale bar so that they can be accurately assessed by those viewing/assessing the plans.

If you still wish to submit applications in paper form, please provide three copies of all relevant forms and drawings.

Additionally, the Council will issue your decision by email if you have opted to submit by the Planning Portal.

National Requirements for All Applications

<u>Planning Applications</u>	FULL APPLICATION New building, extension or engineering works	FULL APPLICATION Change of use with no external building/ extension/ engineering works	FULL APPLICATION Change of use with external building/ extension/ engineering works	FULL APPLICATION Householder Application
Standard Application Form (1APP), signed and dated	Yes	Yes	Yes	Yes
Correct Fee	Yes	Yes	Yes	Yes
Completed Certificates A,B,C,D & Ag Holding	Yes	Yes	Yes	Yes
Location Plan at 1:1250 or 1:2500 scale	Yes	Yes	Yes	Yes
Site/Block Plan at 1:200 or 1:500	Yes	Yes	Yes	Yes
Existing and Proposed Floor Plans at 1:50 or 1:100	Yes	Yes	Yes	Yes
Existing and Proposed site sections and finished floor levels at 1:50 or 1:100	Yes	Yes	Yes	Yes
Design and Access Statement	Yes	No	Yes	No – unless Conservation Area

Environmental Statement	See Note 3	See Note 3	See Note 3	No
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Local Requirements

<u>PLANNING APPLICATIONS</u>	FULL APPLICATION New building, extension or engineering works	FULL APPLICATION Change of use with no external building/ extension/ engineering works	FULL APPLICATION Change of use with external building/ extension/ engineering works	FULL APPLICATION Householder Application
Details of any pre-application discussion	Yes See Note 1	Yes See Note 1	Yes See Note 1	Yes See Note 1
Flood Risk Assessment	See Note 2	See Note 2	See Note 2	See Note 2
Supporting planning statement	See Note 3	See Note 3	See Note 3	No, unless specified.
Cycle store details / parking arrangements	See Note 4	See Note 4	See Note 4	See Note 4
Bin Store/refuse disposal details	See Note 5	See Note 5	See Note 5	No
Open Space/ landscaping details	See Note 6	No	See Note 6	No
Contaminated Land Survey	See Note 7	No	See Note 7	No
Transport Assessment	See Note 8	See Note 8	See Note 8	No
Land Instability	See Note 9	See Note 9	See Note 9	No
GreenTravel Plan	See Note 10	See Note 10	See Note 10	No

Retail Impact Assessment	See Note 11	See Note 11	See Note 11	No
Planning obligations	See Note 12	See Note 12	See Note 12	No
Affordable Housing Statement	See Note 13	See Note 13	See Note 13	No
Sound Insulation Requirements	See Note 14	No	See Note 14	See Note 14
Tree Survey	See Note 15	No	See Note 15	No
Structural Survey	See Note 16	See Note 16	See Note 16	No
Bat Survey/ Protected Species Survey	See Note 17	See Note 17	See Note 17	No
Energy Statement	See Note 18	See Note 18	See Note 18	No
Ventilation/ extraction details	See Note 19	See Note 19	See Note 19	No
Noise Impact Assessment	See Note 20	See Note 20	See Note 20	No
Air Quality Assessment	See Note 21	See Note 21	See Note 21	No
Utilities Statement	See Note 22	See Note 22	See Note 22	No
Details of any lighting scheme	See Note 23	See Note 23	See Note 23	No
Photographs & Photomontage/ Statement of Significant Heritage Assets	See Note 24	See Note 24	See Note 24	No

<u>OUTLINE & RESERVED MATTERS APPLICATIONS</u>	OUTLINE PLANNING APPLICATION	RESERVED MATTERS APPLICATION
Details of any pre-application discussion	Yes	Yes
Flood Risk Assessment	See Note 2	See Note 2
Supporting Planning Statement /Design and Access Statement	See Note 3	See Note 3
Cycle Store Details / Parking Arrangements	See Note 4	See Note 4
Bin Store/refuse disposal/recycling details	See Note 5	See Note 5

<u>LISTED BUILDING & CONSERVATION AREA CONSENT</u>	LISTED BUILDING	CONSERVATION AREA CONSENT
Sections through the building	May be required. Please check prior to submission	May be required. Please check prior to submission.
Detailed plans to a scale not smaller than 1:20. showing all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding & other decorative details	May be required. Please check prior to submission	Not normally required. Please check prior to submission.
Details of any pre-application discussion	Yes	Yes
Structural survey of the	May be required. Please	May be required. Please check prior to

building	check prior to submission	submission.
Supporting Planning Statement	See above	See above
Photographs	May be required	May be required
Statement of Significance of Heritage Assets	Assessment to be made of the significance of any heritage asset to be affected by a proposed development eg Listed Building, Scheduled Monument, Conservation Area or any building of local interest.	

<u>ADVERTISEMENT CONSENT</u>	ADVERTISEMENTS
Advertisement application form, signed & dated	Yes
Correct Fee	Yes
Location plan to a scale of not smaller than 1:1250	Yes
Plans to a scale of 1:50 or 1:100, showing size of advertisements & position on building or lane, height above ground level, amount of projection, sections, materials, colours, method of fixing	Yes
Details of method of illumination	Required for illuminated advertisements
Supporting statement addressing amenity & public safety	Yes

<u>NON MATERIAL AMENDMENTS</u>	NON MATERIAL AMENDMENTS
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Application form, signed & dated	Yes (See Note 25)
Correct Fee	Yes
Location plan to a scale of not smaller than 1:1250	Yes
Plans	Yes (See Note 26)

<u>MINOR MATERIAL AMENDMENTS</u>	MINOR MATERIAL AMENDMENTS
Application form, signed & dated	Yes (See Note 25)
Correct Fee	Yes
Location plan to a scale of not smaller than 1:1250	Yes
Plans	Yes (See Note 26)

<u>EXTENSION OF TIME</u>	EXTENSION OF TIME
Application form, signed & dated	Yes (See Note 25)
Correct Fee	Yes
Plans	Not required (See Notes 25 & 27)

<u>CERTIFICATE OF LAWFULNESS</u>	CERTIFICATE OF LAWFULNESS - EXISTING
Application form, signed & dated	Yes (See Note 25)
Correct Fee	Yes
Plans & Evidence	Yes (See Notes 26 & 28)

<u>CERTIFICATE OF LAWFULNESS</u>	CERTIFICATE OF LAWFULNESS - PROPOSED
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Application form, signed & dated	Yes (See Note 25)
Correct Fee	Yes
Plans	Yes (See Note 26)

<u>APPLICATION FOR PRIOR NOTIFICATION FOR AGRICULTURAL DEVELOPMENT</u>	<u>NATIONAL AND LOCAL REQUIREMENTS</u>
Correct fee	Schedule of fees available at www.planningportal.gov.uk
Completed application form signed & dated	
Location plan to 1:1250 or 1:2500 scale Site/block plan to a scale not smaller than 1:500	
Existing / Proposed floor plans at a scale not smaller than 1:100	
Existing / Proposed elevations including roof plans at a scale not smaller than 1:100	
Existing & proposed site sections & finished floor levels at a scale not smaller than 1:100	
Planning Information and Justification Statement	

<u>APPLICATION FOR PRIOR NOTIFICATION FOR TELECOMMUNICATIONS DEVELOPMENT</u>	<u>NATIONAL AND LOCAL REQUIREMENTS</u>
Correct fee	
Completed application form signed & dated	
Location plan to 1:1250 or 1:2500 scale	
Site/block plan to a scale not smaller than 1:500	

Existing / Proposed floor plans at a scale not smaller than 1:100	
Existing / Proposed elevations including roof plans at a scale not smaller than 1:100	
ICNIRP Certificate	
Coverage diagrams to demonstrate need in the area	
Photographs/photomontages/street-scenes as necessary	

Notes for Guidance

Additional information may also be requested by Rossendale Borough Council prior to the validation of the application depending on the nature and type of application or the nature of the character of the area within which the application site is situated.

Applicants or agents are advised to seek advice on the need for such additional information with the LPA at the pre-submission stage. Such information could include:

1. Details of any pre-application discussion

If an application is submitted as a result of pre-application discussions with the LPA, all correspondence should be submitted as background information to the application, especially if any pre-application consultations have been carried out with other statutory consultees

2. Flood Risk Assessment

A flood risk assessment (FRA) should address the issue of flood risk to both property and people. PPG 25 - Development & Flood Risk provides comprehensive guidance in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

A Flood Risk Assessment will be required for all proposals which fall within an Indicative Flood Plain or 'Flood Zone', as identified by the Environment Agency.

3. Supporting Planning Statement

The information provided should explain how the proposal relates in policy terms to national, regional, strategic and local level. It should also include details of any consultations with the relevant bodies undertaken prior to submission.

Statements will be required in support of all “major” developments, developments not in accordance with the development plan as well as other developments if specified in pre-application advice .

4. Cycle store details/Parking Arrangements

All applications will be required to provide details of existing and proposed parking provision. For non-householder applications, this should include cycle parking and a justification of the level of the provision. On major applications details of changing and showering facilities will also be requested. For major applications, the applicant will be required to justify proposals which exceed the Council’s maximum parking standards.

5. Bin store/refuse disposal/recycling details

All proposals which will include the creation new dwellings or extensions to existing ones, or new retail, business, industrial developments will be required to submit details of the proposed facilities for the storage & collection of refuse, as well as for the provision of recycling facilities. Hot food takeaways should indicate the provision of litter bins.

6. Open space/landscaping details

All developments should be designed with the landscaping of the site in mind and should not be a separate process or afterthought. Reference should be made to the landscaping of the site within the Design & Access Statement. Existing trees and other vegetation should be retained wherever practicable and protected during the construction of the proposed development. In relation to Reserved Matters applications, Landscaping will not normally be considered separately from layout and scale. Landscaping schemes should include:

proposed ground levels; means of enclosure, car parking layouts, other vehicle & pedestrian access and circulation areas, hard surfacing materials, structures & ancillary objects (refuse bins, lighting columns etc)

proposed & existing functional services above & below ground, (e.g. drainage, power/communication cables, manholes)

planting plans, schedules of plants, noting species, plant sizes & proposed numbers/planting densities where appropriate and show existing vegetation to be retained, together with measure for its protection during the construction process.

7. Contaminated Land Survey

PPS 23 has put increased emphasis on the need to check for contamination on sites before they are developed. In some cases the principle of development can be

affected by the level of contamination on the site which if it is high, may render the site unsuitable for sensitive end uses such as homes and care homes, hospitals, parks or recreation areas and schools.

The Council will therefore expect a Phase I Desk Study to be submitted for any application which results in a sensitive end use on a site. If the site is known or identified as having high levels of contamination on site, a Phase II Intrusive Investigation Survey may also be required. It is therefore essential to address this matter early in pre-application discussions with planning officers. Additional technical advice should be sought from the Environmental Health department as to whether the site may be contaminated.

8. Transport Assessment

The document should contain details of the impact upon the transport network in the locality as well as highway safety. The information required should include all existing commercial and residential vehicular and pedestrian movements to and from the site. Loading areas and all land required for the manoeuvring, servicing and parking of vehicles should be clearly identified. The document should describe and analyse existing transport conditions, how the development would affect those conditions and any measures proposed to overcome any problems.

A Transport Assessment will be required for all major planning applications (10 dwellings or more or 1000sq m floorspace) and in other circumstances as indicated by pre-application advice. The level of detail required will reflect the size of the site, the proposal and the complexity of the locality.

9. Coal Mining/Land Stability

A coal mining risk assessment should be prepared by a suitably qualified and competent person for non householder applications which fall within the Coal Mining Development Referral Areas as defined by the Coal Authority. The Local Planning Authority can be contacted to confirm whether an application site falls within a "Referral Area".

The Coal mining Risk Assessment should cover the following:-

(i) Site specific coal mining information including past/present/future underground mining, shallow coal workings, mine entries (shafts and 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 areas, including cumulative effects pose to the proposed development.

(ii) Identify how coal mining issues have influenced the proposed development and whether any other mitigation measures are required to manage those issues and/or whether any changes have been incorporated into the development.

(iii) Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries will require prior written permission of the Coal Authority.

The Coal Authority website is: <http://www.coal.gov.uk/>

Further advice can be obtained from PPG 14 Development on Unstable Land.

10. Green Travel Plan

A Green Travel Plan should outline the way in which the transport implications of the development are going to be managed in order to ensure the minimum environmental, social and economic impacts. It should seek to promote more sustainable methods of transport other than the private car.

A Green Travel Plan should be submitted with all major applications and wherever specified during pre-application discussions.

11. Retail Assessment

This document is required to assess the impact of the proposal in the vitality and viability of the town centre and other local shopping centres in the borough. The assessment should include the need for the development, whether it is of an appropriate scale, whether there are sites more appropriate within the town centre and what the impact will be upon existing centres and locations will be. Further guidance can be found within PPS 6.

Retail impact assessments will be required for all applications where it is proposed to significantly alter the level of retail floorspace. The level and nature of the information required would be indicated during the pre-application process.

12. Planning Obligations

Section 106 Agreements for Developer Contributions

One of the reasons for delays on major applications is the non-completion of legal agreements which are consolidating contributions made by a developer towards certain improvements or to maintain facilities which without the contributions would render the scheme unacceptable.

The complex nature of legal agreements means that it can be a lengthy process in drafting them. It is now Rossendale Borough Council's policy that all legal agreements and their contents should be discussed as fully as possible during pre-application discussions with the Authority and that all applications where a legal agreement is required shall include with Heads of Terms and all the required associated information required via the Section 106 information sheet, in order to make the application valid. Where this information is not submitted the application will be considered invalid.

The legal agreement will be expected to have been agreed by both the Developer and the Council before the application is considered by Committee and the agreement signed, sealed and executed 2 days before the expiry of the 13 weeks deadline. If the

document is not agreed by both parties prior to the Committee meeting this could result in the application being recommended for refusal and ultimately if the agreement is not sealed could result in the application being ultimately refused.

For further details please follow this link

[Planning Obligations in Lancashire Policy Paper \(Microsoft Word Format, 1.14Mb\)](#)

13. Affordable Housing Statement

Where Local Plan policies or Supplementary Planning Documents require the provision of affordable housing, the LPA will require a development appraisal. Current Housing policy can be read at:

[www.rossendale.gov.uk/downloads/Revised Interim Housing Policy Statement May 2010.pdf](http://www.rossendale.gov.uk/downloads/Revised_Interim_Housing_Policy_Statement_May_2010.pdf)

14. Sound insulation requirements

PPG24 – Noise covers issues relating to noise. During pre-application discussions advice should be sought from both the planning officer and the Environmental Health department for individual Council requirements for sound insulation in residential and commercial developments. Sound insulation issues should be covered in the supporting statement for applications for changes of use of premises under, over or adjacent to residential development, which propose noise sensitive uses adjacent to sources of noise or which propose uses which would themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals or schools.

15. Tree Survey

Where the application involves works that affect trees within the application site, the species, spread, roots and position of trees should be illustrated accurately on the site plan. This must indicate any trees which are to be felled or affected by the proposed development. The location of any trees within adjacent properties that may be affected by the application should also be shown.

All applications involving new development in sites containing significant tree cover, or trees which are the subject of a Tree Preservation Order will be required to be accompanied by a tree survey.

16. Structural survey

The structural survey is required for the conversion of any building to another use, and are compulsory where redundant agricultural buildings are to be converted to residential use.

17. Bat survey/Protected Species survey

Bat Surveys are normally a compulsory requirement. A wildlife survey should assess the implications of the proposed development upon the wildlife present within the locality, including any measures for mitigating the impact. Surveys will be required in respect of proposals on sites in the locality of Sites of Special Scientific Interest, Wildlife Heritage Sites and Local Nature Reserves. Surveys will be required in respect

of sites with known ecological interest or sites which may contain the habitat of a protected species, such as a bat or badger.

18. Energy statement

The statement should show the predicted energy demand of the proposed development and the degree to which the development meets current energy efficient standards. Applicants should refer to PPS 22 – Renewable Energy.

19. Ventilation/extraction details

Applications should contain details of any measures required to ameliorate the impacts of a hot food takeaway, restaurant or launderettes.

Details of the ventilation and extraction systems will be required for all applications involving the use of premises for purpose within the use classes A3, A4 & A5, as defined by the Town & Country Planning (Use Classes Order) (Amended 2005).

The details should include elevational plans of the ducting, details of the noise levels and filters proposed and anti-vibration mountings.

20. Noise Impact Assessment

Application proposals that raise issues of disturbance or are considered to be a noise sensitive development should be supported by a Noise Impact Assessment prepared by a suitably qualified acoustician. Applicants should refer to PPG 24 – Planning & Noise.

21. Air quality assessment

Application proposals that impact upon air quality or are potential pollutants should be supported by an air quality assessment indicating the change in air quality resulting from the proposed development and outlining appropriate mitigation measures as necessary.

22. Utilities statement

Most new development requires connection to existing utility services, such as electricity, gas, telecommunications and water supplies. Two questions have to be asked; whether the existing services have the capacity to accommodate the new development and whether the provision of services on the site would impact upon existing environmental conditions.

Utilities statements should demonstrate:

that the availability of utility services has been examined and that the proposal would not result in undue stress on the delivery of those services to the wider community

that proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures

that service routes have been planned to avoid as far as possible the potential for damage to trees & archaeological remains.

Utilities statements will be required to accompany applications for residential developments of 10 or more dwellings, or the creation of 1000 square metres or more of floor space.

23. Details of any lighting scheme including a light pollution assessment

Details of a lighting scheme will be required on applications for consent to display an advertisement, where it is proposed to illuminate the advert. Details will also be required for riding arenas, the lighting of sports pitches and buildings.

24. Photographs and photomontages/Heritage Assets

These can provide useful background information and can help to show large developments can be satisfactorily integrated within the street scene.

Photographs should be provided if the proposal involves the demolition of an existing building or development affecting a conservation area or a listed building.

For Heritage Assets. assessment is to be made of the significance of any heritage asset to be affected by a proposed development eg Listed Building, Scheduled Monument, Conservation Area or any building of local interest.

Applicants are advised that designation (eg listed building or scheduled ancient monument status) is not the determining factor in respect of whether or not applicants will be required to prepare PPS 5/statements of significance for certain heritage applications. There will be some local buildings/structures/archaeological remains that are “heritage assets” but do not have a formal designation. In determining whether non designated development is considered to be heritage asset applicants are advised to contact Lancashire County Councils Historic Environment Register in the first instance using the link below:-

<http://www.lancashire.gov.uk/corporate/web/index.asp?siteid=4398&pageid=20333&e=e>

Alternatively advice can be sought from the Council’s Conservation Officer in the Development Control Section of the Planning Department.

For applications that would impact on development that is considered to have value as a heritage asset applicants should prepare a PPS 5 (Planning for the Historic Environment) statement including statements of significance.

PPS 5 is available to view at www.planningportal.gov.uk in the policy section of the web page.

The following matters will need to be examined when preparing PPS 5 statements in respect of demolition of a heritage asset -

Description of the significance of the heritage assets affected and the contribution of their setting to that significance.

The relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application's impact.

Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.

An assessment of whether the substantial harm to or loss of significance is necessary in order to deliver substantial public benefits that outweigh that harm or loss and if so why.

Justification that the nature of the heritage asset prevents all reasonable uses of the site.

Justification that no viable use of the heritage asset itself can be found in the medium term that will enable its conservation.

Justification that conservation through grant-funding or some form of charitable or public ownership is not possible.

Justification that the harm to or loss of the heritage asset is outweighed by the benefits of bringing the site back into use.

Evidence that other potential owners or users of the site have been sought through appropriate marketing and that reasonable endeavours have been made to seek grant funding for the heritage asset's conservation and to find charitable or public authorities willing to take on the heritage asset.

25. Non & Minor Material Amendments

Only a person who has an interest in the land to which the non-material amendments relates, or someone else acting on their behalf, can apply. Examples of people with a legal interest in the land are:

A freeholder

A holder of a lease of over 7 years (whether as head lessee, sub-lessee or tenant of an agricultural holding)

A mortgagee

Someone with an estate contract (i.e. an option to acquire a legal interest in the land or a contract to purchase the land)

In relation to Minor Material Amendments, these are treated as planning applications, filing in the usual form and paying the appropriate fee.

26. Plans

You should describe clearly the amendment(s) you wish to make and why you wish to make it. Please provide any plans necessary to show the proposed amendment(s), ensuring that what is shown matches the description on the form. Your plans should be drawn to a metric scale and any figured dimensions given in metres and a scale bar should be included. Each plan should show the direction of North. For further assistance, contact us or visit

<http://www.communities.gov.uk/documents/planningandbuilding/pdf/1388639.pdf>

27. Extension of Time

These applications simply require the application form to be completed and the fee paid. Applicants may additionally wish to provide supporting information setting out why they are seeking an extension, or addressing any changes in policy or other material considerations which may have occurred since the previous grant of permission, if these are relevant to the proposal, however it is the Council's responsibility to check its archive for the earlier application and to refer to it for the relevant details.

28. Certificate of Lawfulness

The burden of proof in a Lawful Development Certificate is firmly with the applicant and therefore sufficient and precise information should be provided. This may include the following in addition to the information requested below:

Existing and Proposed floor plans (for all applications involving use of a building) to a scale not less than 1:100

Existing and proposed extensions (for all proposed building works) to a scale not less than 1:100

Sworn affidavit(s) from people with personal knowledge of the existing use or works carried out

Description of all uses of land within the site (if relevant)

Supporting Planning Statement (to include statement of grounds on which the Certificate is sought)

Key changes

<u>Previous Validation Policy</u>	<u>Updated Validation Policy</u>
Outlined legislation and set out performance management regime, national regulations and current checklist for all types of application.	Updates legislation and provides detail relating to national regulations and current checklist for all types of applications.
Outlined compulsory requirements and additional information required	Outlines updated compulsory requirements and additional information required
Stated timetable for amendments to be submitted and timescale for applications to be determined	Amendments now dealt with under a separate process. Timescale for applications to be determined has been deleted.
Set out the number of application forms/plans and supplementary information required	Sets out the preferred way the application should be submitted, the process for amendments for live applications and how the decision will be issued. Sets out the level of information required in national criteria and other additional information set out in local criteria.
<u>Specific</u>	<u>Changes</u>
Reduced requirements to submit a Design and Access Statement with certain types of planning application. Please note that a DAS may be requested to explain a proposal to make minor amendments to approved developments	Changes to the Town and Country Planning (General Development Procedure) Order came into force on the 6 April 2010. For clarity, the document was revised on the 1 October 2010 and titled "Development Management (Procedure) Order 2010"
Requirement to provide a Summary Statement (max 20 pages) to support any application involving the submission of more than 100 pages of written text. This summary may be contained within a	Changes to the Town and Country Planning (General Development Procedure) Order came into force on the 6 April 2010. For clarity, the document was revised on the 1 October 2010 and titled "Development Management

<p>Planning Statement.</p>	<p>(Procedure) Order 2010</p>
<p>Statement of Significance of Heritage Assets – assessment to be made of the significance of any heritage asset to be affected by a proposed development eg Listed Building, Scheduled Monument, Conservation Area or any building of local interest.</p>	<p>This is a mandatory requirement as set out in the Development Management policies within the new PPS5: Planning for the Historic Environment. This will apply to any application for listed building or conservation area consent, works within or adjacent to any listed building, conservation area, scheduled monument or sites of archaeological significance.</p>
<p>Land Stability Reports/Coal Mining Risk Assessment to be provided for any new building works within Coal Mining Referral Areas (excluding householder development)</p>	<p>To take account of sites where it is known that mining activity has taken place and to provide for proper consultation with the Coal Authority.</p>