

Revised Local Validation List requirements

Additional Information	Legislation/ Policy Driver	Threshold	Further information
Affordable Housing Statement	R1H	Greater than 25 units or Sites over 1ha	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/AffordableHousingProvision.htm
Air Quality Assessment	PPS23 EV1B	See SPD 'Development and Air Quality'	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/DevelopmentAirQuality.htm
Biodiversity Survey and Report	PPS9 ODPM Circular 06/2005 EV2B, EV2C, EV2D, EV2E	Where possible impact on wildlife and biodiversity, certain proposals which include works such as; Demolition and roof works at older buildings. Removal of trees, scrub, hedgerows, or alterations to watercourses or If required by Biodiversity Checklist for Greater Manchester.	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/ProtectedSpecies.htm
Crime Impact Statement/Crime Prevention Plan	Crime and Disorder Act 1998	Applications for: Residential development greater than 10no. units (6no. for student accommodation), B1/B2/B8/A1 greater than 500sqm, Community Facilities, Stadia, POS, A3/A4/A5 greater than 150msq.	www.designforsecurity.org
Coal Mining Risk Assessments	Coal Mining Subsidence Act 1991	The following applications within the appropriate mining areas; Full Applications excluding change of use. Outline Applications Winning or working of minerals	www.coal.gov.uk

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Daylight/Sunlight Assessment	R1D	Where there is a potential for adverse impact upon current levels of daylight/sunlight enjoyed by adjoining occupiers.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm
Environmental Impact Assessment	Schedule 4 EIA Regulations 1999	As set out in EIA Regulations.	www.opsi.gov.uk/si/si1999/19990293.htm
Flood Risk Assessment	PPS25	All proposals greater than 1ha, and all proposals for new development in Flood Zones 2 and 3. Proposals identified as part of the Strategic Flood Risk Assessment	www.communities.gov.uk/publications/planningandbuilding/pps25floodrisk www.environment-agency.gov.uk/research/planning/33698.aspx
Foul Sewage and Utilities Assessment	DETR Circular 03/1999 Building Regulations Part H BS6297	Proposals to connect to or change the existing utility infrastructure. Proposed alternative disposal of trade waste or foul sewage other than public sewer. Where connection to mains sewer is not practical.	www.communities.gov.uk/publications/planningandbuilding/circularplanningrequirement
Heritage Statement	PPS5 EV4A, EV4B, EV4C, EV4E	Various thresholds will apply; Applications that may affect a Listed Building, Conservation Area, Historic Parks and Gardens, or a Scheduled Monument. Conservation Area Consent for demolition. Major development where archaeological remains may survive	www.communities.gov.uk/publications/planningandbuilding/pps5
Land Contamination Assessment	PPS23	All new development on land affected by contamination. Householder Applications within 250m of a known landfill site.	www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicystatements/pps23/
Landfill Applications	Landfill (England & Wales) Regulations 2002	As Per Landfill Regulations. May be provided as part of EIA.	www.environment-agency.gov.uk/business/regulation/31867.aspx

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Landscaping details	A1B	Applications for full planning permission. Applications for Reserved Matters where layout and scale shown. Householder Applications where loss of significant landscape features.	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/LandscapeDesign.htm
Lighting Assessment	Lighting in the Countryside 1997	Publicly accessible developments, in the vicinity of residential property, a Listed Building or Conservation Area, or open countryside, where external lighting would be provided.	www.communities.gov.uk/archived/publications/planningandbuilding/lighting
Noise Impact Assessment	PPG24 EV1B G1A	Developments that could lead to noise nuisance. Development of a noise sensitive use close to a source of noise.	www.communities.gov.uk/publications/planningandbuilding/ppg24
Open Space Assessment	PPG17 C1B C1C	Development within or incorporating any existing area of open space as defined in PPG17	www.communities.gov.uk/publications/planningandbuilding/planningpolicyguidance17 www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/ProvisionOfOpenSpace.htm
Parking Provision	R1D A1S	Development that proposes new parking, or alterations to existing parking.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm
Photographs & Photomontages	R1D EV3A EV4A EV4B	Demolition of an existing building. Development affecting a Conservation Area or Listed Building. Development that affects the skyline. Proposed buildings of any height which are substantially taller than predominant buildings in the surrounding area. Proposals for buildings over 18m in height.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm

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Planning Obligations/Draft heads of terms	Section 106 of Town & Country Planning Act ODPM Circular 05/2005 G1B R1E R1H EV3H	Various different thresholds will apply as set out below on proposals where; Recreational provision is required as set out in Policy R1E, Provision of Affordable Housing is required in accordance with Policy R1H, Provision of public artwork is required in accordance with Policy EV3H, Proposals for hot food establishments, Proposals involving the need for infrastructure and service provision.	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/ProvisionOfOpenSpace.htm www.communities.gov.uk/publications/planningandbuilding/circularplanningobligations
Planning Statement	All UDP policies relevant to application.	Proposals where it is necessary to justify that it complies with national, regional and local policies. Schemes for major employment generating proposals.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm
Site Waste Management Plan	WM1A, WM1B, WM1C	Major development requiring demolition of buildings/structures. Other developments if specified in pre-application advice.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm
Statement of Community Involvement	PPS12	As set out in the Council's leaflet 'Statement of community involvement'	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/StatementCommunityInvolvement.htm www.communities.gov.uk/planningandbuilding/planning/regionallocal/localdevelopmentframeworks/pps12/

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Structural Survey	GB1A	Proposed conversion of rural buildings. Proposals on sites where there is a possibility of land instability. Proposals for Listed Building or Conservation Consent, which should be identified during pre-application discussions	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/ReplacementWiganUDP.htm
Sustainability/Low Carbon Energy Statements	PPS1 Supplement on Climate Change EV3A(j)	Residential developments of greater than 10 no. units Non-residential floor space exceeding 1000 square metres Outline Development greater than 0.5ha	www.communities.gov.uk/publications/planningandbuilding/ppsclimatechange
Town Centre Uses	PPS6 S1B	As set out in PPS6	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/StatementCommunityInvolvement.htm www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement4
Transport Assessment	PPG13 DoT Guidance A1A	As set out in Policy A1A or UDP	www.communities.gov.uk/planningandbuilding/planning/planningpolicyguidance/planningpolicystatements/planningpolicyguidance/ppg13/
Travel Plan	A1B	As set out in SPD 'Travel Plans'	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/TravelPlans.htm

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Tree Survey	BS5837	Where there are trees within or adjacent the application site that could influence or be affected by the development.	www.wigan.gov.uk/Services/Planning/Policies/DevelopmentFramework/SupplementaryPlanningGuidance.htm
Ventilation/Extraction Statement	Environment Act 1995 EV1B	Proposals for use within Classes A3, A4, A5, B1 and B2. Proposals for significant developments where substantial ventilation or extraction equipment is proposed.	www.wigan.gov.uk/Services/Planning/Policies/UnitaryDevelopmentPlan/

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