



# LOCAL VALIDATION CHECKLIST

Adopted May 2025

This document sets out the information Wirral Council will require you to submit with different types of planning applications. This document is described as Wirral's Local Validation Checklist.

	<b>Validation Requirement</b>	<b>Type of application to which it relates</b>	<b>Information Required</b>
1	<b>3D Model</b>	<p>3D Model files will be required for planning applications which meet the definition of a tall building, or the upwards extension of an existing building such that it becomes a tall building.</p> <p>In Wirral a tall building is defined as any building that has eight or more above-ground storeys.</p>	<p>The Council, in partnership with Digital Urban Place has produced a 3D Model of the Borough – a 'Digital Twin' of Wirral.</p> <p>Applicants will be required to submit 3D Model files in the correct format (FBX file) for insertion into the model, along with any other information necessary to enable the model to be accurately scaled and geo-located within the model.</p> <p>Applicants for relevant application types will be directed to Digital Urban Place to provide detailed submission requirements.</p>
2	<b>3D Visualisations</b>	<p>All Major applications comprising the erection of new buildings</p> <p>All applications (except householder applications) comprising the erection of new</p>	<p>Computer generated visualisations should illustrate the likely visual impact of the development and show it in its context. The views required and the format/level of detail can be determined through pre-application discussions and would</p>

		buildings where the application site contains a Listed Building or Scheduled Ancient Monument or is within a Conservation Area or World Heritage Site, or is within the setting of a Listed Building, Scheduled Ancient Monument or Conservation Area, or the buffer zone of a World Heritage Site.	depend upon the scale and likely prominence of the proposed development as well as the sensitivity of its setting.
<b>3</b>	<b>Accessible Housing Information</b>	All applications comprising the erection of new build dwellings	<p>Can be included within a Planning Statement where required</p> <p>Information to demonstrate compliance with the Wirral Local Plan to include annotated floor plan drawings of each house type demonstrating:</p> <p>i) All new build dwellings to be accessible and adaptable in line with part M4(2) of the Building Regulations or any successor standard.</p> <p>ii) On developments of 17 or more new build dwellings, that at least 6% of dwellings will be 'wheelchair adaptable' in line with part M4(3)(2)(a) of the Building Regulations or any successor standard.</p> <p>iii) If the Council is responsible for allocating or nominating a person for immediate occupation the 6% of dwellings will be 'wheelchair user' in line with Part M4(3)(2)(b) of the Building Regulations or any successor standard.</p> <p>If the applicant does not intend to comply with the requirements set out above, then the statement must clearly set out the reasons for non-compliance.</p>
<b>4</b>	<b>Affordable Housing Statement</b>	All applications where affordable housing (as defined by Annex 2: Glossary of the National Planning Policy Framework) is being proposed or is otherwise required under national or local planning policy.	<p>Can be included within a Planning Statement where required.</p> <p>Information demonstrating the location, size, number of bedrooms, and proposed tenure of the affordable housing to</p>

			<p>be provided, to include site plans demonstrating the location and distribution of affordable housing across the site.</p> <p>A summary of the outcome of discussions with the Council's Housing team and Registered Providers (RP) prior to the submission of the planning application, to include the name of the RP if an agreement has been reached with an RP to purchase affordable housing units subject to planning permission.</p> <p>If the applicant intends to provide the affordable housing off-site or otherwise provide the Council with a commuted sum in lieu of on-site provision, this approach should be robustly justified within the statement.</p> <p>Where an applicant intends to utilise Vacant Building Credit, this should be fully evidenced within the statement.</p> <p>Where the applicant does not intend to provide a policy compliant level of affordable housing (either 10% or 20% depending upon location) the statement shall set out, in detail, the reasons for this, alongside the submission of a viability appraisal.</p>
5	<b>Agricultural Land Classification Assessment and Soil Survey</b>	All Major applications involving, or suspected to involve, the significant loss of best and most versatile (BMV) agricultural land.	<p>To be carried out by an appropriately qualified soil specialist.</p> <p>An assessment that demonstrates:</p> <ol style="list-style-type: none"> <li>1. The quality of the existing agricultural land and its classification,</li> <li>2. The quality of any agricultural land to be lost and the justification for that loss,</li> <li>3. Measures that will be taken to safeguard soils during stripping, storage, and restoration,</li> <li>4. The quality of any imported material and how this will benefit/improve the existing condition of the land.</li> </ol>

			Where it has been scoped in as part of the Environmental Impact Assessment (EIA) process, the Agricultural Land Assessment may form part of an Environmental Statement.
6	<b>Agricultural/Rural Worker Needs Assessment</b>	All applications outside of existing built-up areas comprising the erection of a new build dwelling(s) where the application is being made to allow a rural worker (including those taking majority control of a farm business) to live permanently at or near their place of work in the countryside.	Can be included within a Planning Statement where required.  The statement shall demonstrate the 'essential need' for the rural worker to live permanently at or near their place of work in the countryside, to include relevant supporting evidence.
7	<b>Air Quality Assessment</b>	Any Application where it is considered that the proposed development would have a significant impact on air quality or would result in a sensitive end use being in proximity to a source of air pollution that may affect the health and amenity of future users.	All Air Quality Assessments should be carried out by a suitably qualified consultant and the assessment should demonstrate the competency of the author to carry out the assessment.  Guidance on the content of Air Quality Assessments can be found at the relevant National Planning Practice Guidance webpages on Air Quality.  Where it has been scoped in as part of the Environmental Impact Assessment (EIA) process, the Air Quality Assessment may form part of an Environmental Statement.
8	<b>Arboricultural Survey, Impact Assessment, and Method Statement</b>	All applications comprising the erection of new buildings or the extension of existing buildings, and/or the formation of new hardstanding or the extension of existing hardstanding, where there are trees either within the site and/or adjacent to the site that would be affected by the proposed development.  For householder applications and other types of very minor development the site plan provided will be used to screen the application for a requirement for Arboricultural	To be carried out by a qualified Arboricultural consultant in accordance with British Standard 5837:2012 (Trees in relation to design, demolition and construction – Recommendations) or any successor standard.  The information submitted should comprise the following, which can be contained within a single document.  1. Tree Survey, to include schedule and plan, 2. Arboricultural Impact Assessment to include Tree Constraints Plan, and

		<p>Information, having regard to the location, number and size of trees within or adjacent to the site and their likely interaction with the proposed development.</p>	<p>3. Arboricultural Method Statement to include Tree Protection Plan.</p>
<p><b>9</b></p>	<p><b>Archaeological Desk Based Assessment</b></p>	<p>All applications affecting heritage assets of archaeological interest, whether designated or non-designated,</p> <p>All applications within a scheduled ancient monument.</p>	<p>A desk-based assessment is undertaken to determine, as far as is reasonably possible from existing records, the nature, extent, and significance of the historic environment within a specified area, and the effect of any proposals on that significance.</p> <p>The principal aims of the assessment are to establish:</p> <ol style="list-style-type: none"> <li>1. The likely survival and significance of buried archaeological evidence on the site.</li> <li>2. The archaeological significance of any historic buildings, structures, or earthworks on the site.</li> <li>3. The contribution of the site to historic landscape character and identification of archaeological heritage assets near the site that are potentially sensitive to change.</li> <li>4. The likely impact of the proposal on the identified assets, including their setting.</li> </ol> <p>The level of detail included should be proportionate to the importance of any heritage assets affected, and no more than is sufficient to understand the potential impact of the proposal on archaeological significance.</p> <p>The assessment will include, as a minimum:</p> <ol style="list-style-type: none"> <li>1. Research to establish the archaeological and historical context of the site;</li> <li>2. An assessment of the geological and topographic context of the site including, where appropriate, a desk-based deposit model;</li> <li>3. A site assessment including walk-over survey of the site and study area;</li> <li>4. The preparation of a report describing the heritage assets and the archaeological potential of the site, an assessment of</li> </ol>

			<p>the interest and significance of each asset and its setting, and an assessment of the effect of any proposed changes.</p> <p>Archaeological desk-based assessments must be carried out by a suitably qualified historic environment consultant.</p>
10	<b>Biodiversity Net Gain (BNG)</b>	<p>All applications subject to the biodiversity gain condition.</p> <p><u>National Validation requirements are as follows:</u></p> <p>i) confirmation that the applicant believes that planning permission, if granted, the development would be subject to the biodiversity gain condition,</p> <p>ii) the pre-development biodiversity value(s), either on the date of application or earlier proposed date (as appropriate),</p> <p>iii) where the applicant proposes to use an earlier date, this proposed earlier date and the reasons for proposing that date,</p> <p>iv) the completed metric calculation tool showing the calculations of the pre-development biodiversity value of the onsite habitat on the date of application (or proposed earlier date) including the publication date of the biodiversity metric used to calculate that value,</p> <p>v) a statement whether activities have been carried out prior to the date of application (or earlier proposed date), that result in loss of</p>	<p><u>Wirral Council Local Validation Requirements in addition to the National Validation Requirements are as follows:</u></p> <p>i) Statutory biodiversity metric calculation tool (metric) completed with both pre-development baseline habitats and post-development habitats,</p> <p>ii) Statutory biodiversity metric condition assessment spreadsheets (full statutory Metric only, small sites Metric is exempt),</p> <p>iii) GIS (Geographical Information System) shapefiles of pre-development baseline habitats and post-development habitats in UKHabs, including a PDF of these maps,</p> <p>iv) Draft Landscape and Planting Plan,</p> <p>v) Draft Biodiversity Gain Plan, and</p> <p>vi) Draft Habitat Management and Monitoring Plan for any on-site significant enhancements or gains.</p> <p>The metric must state within it the qualifications and experience of the person(s) completing the Metric.</p> <p>Further information on Biodiversity Net Gain can be found at National Planning Practice Guidance here:</p> <p><a href="https://www.gov.uk/guidance/biodiversity-net-gain">https://www.gov.uk/guidance/biodiversity-net-gain</a></p>

		<p>onsite biodiversity value ('degradation'), and where they have:</p> <ul style="list-style-type: none"> <li>• a statement to the effect that these activities have been carried out,</li> <li>• the date immediately before these activities were carried out,</li> <li>• the pre-development biodiversity value of the onsite habitat on this date,</li> <li>• the completed metric calculation tool showing the calculations, and</li> <li>• any available supporting evidence of this,</li> </ul> <p>vi) a description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) on the land to which the application relates, that exists on the date of application, (or an earlier date); and</p> <p>vii) plan(s), drawn to an identified scale and showing the direction of North, showing onsite habitat existing on the date of application (or earlier proposed date), including any irreplaceable habitat (if applicable).</p>	
11	<b>Design and Access Statement</b>	<p>All major applications.</p> <p>Applications within a World Heritage Site or 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.</p> <p>Applications for Listed Building Consent.</p>	<p>A Design and Access Statement must:</p> <p>(a) explain the design principles and concepts that have been applied to the proposed development; and</p> <p>(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.</p>

		<p>Applications for waste development, a material change of use, engineering or mining operations do not need to be accompanied by a Design and Access Statement.</p> <p>Applications to amend the conditions attached to a planning permission do not need to be accompanied by a Design and Access Statement.</p>	<p>A development's context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.</p> <p>Design and Access Statements must also explain the applicant's approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.</p> <p>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:</p> <ul style="list-style-type: none"><li>(a) the special architectural or historic importance of the building;</li><li>(b) the particular physical features of the building that justify its designation as a listed building; and</li><li>(c) the building's setting.</li></ul> <p>Unless the proposed works only affect the interior of the building, Design and Access Statements accompanying applications for listed building consent must also explain how issues relating to access to the building have been dealt with. They must explain the applicant's approach to access, including what alternative means of access have been considered, and how relevant Local Plan policies have been taken into account. Statements must also explain how the</p>
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			<p>applicant's approach to access takes account of matters (a)-(c) above.</p> <p>Design and Access Statements accompanying applications for listed building consent must provide information on any consultation undertaken, and how the outcome of this consultation has informed the proposed works. Statements must also explain how any specific issues which might affect access to the building have been addressed.</p>
12	<b>Design Code</b>	<p>Outline Planning Applications for Large scale Major Developments comprising:</p> <ul style="list-style-type: none"> <li>- dwellings, where the number of residential units to be constructed is 200 or more. Where the number of residential units is not given in the application, a site area of 4 hectares or more.</li> <li>- other types of development, where the gross floorspace created is 10,000 square metres or more, or where the site area is 2 hectares or more.</li> </ul>	<p>A design code is a set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area. The graphic and written components of the code should build upon a design vision, such as a masterplan or other design and development framework for a site or area.</p> <p>The design code for the application site should accord with any adopted local design guide or design code for the area covered by the application site.</p> <p>If no adopted local design guide or design code exists for the area in question, the design code for the application site should accord with the requirements of the National Design Guide and the National Model Design Code.</p>
13	<b>Crime Impact Assessment</b>	All major applications	<p>The crime impact assessment must demonstrate how the development will achieve an appropriate standard of security, based on the Secured by Design Initiative.</p> <p>The crime impact assessment must:</p> <ul style="list-style-type: none"> <li>- Be provided by a third party that is able to offer an impartial and objective view</li> <li>- Highlight crime and disorder issues in the immediate vicinity of the development</li> <li>- Include crime statistics and analysis</li> </ul>

			<ul style="list-style-type: none"> <li>- Offer bespoke crime prevention advice to minimize the risk to future users of the development and also consider the impact of the new development on the surrounding community</li> <li>- Ensure that the personal safety of users is considered, both the approach to and throughout the development</li> <li>- Identify risks to the proposed site and demonstrate how they can be mitigated</li> <li>- Consider the impact on the local police force (eg access routes both vehicular and pedestrian)</li> <li>- Identify design solutions based on analysis of the crime issues in the area that will reduce the vulnerability of the proposal to crime</li> <li>- Help an applicant to adapt a development to avoid/ or reduce the adverse effects of crime and disorder and reduce the long-term resource costs for the local authority and the wider community</li> </ul> <p>In order to achieve the points above it will be essential that the author of the report has access to up-to-date raw crime data material pertinent to the proposed scheme (for example, individual site analysis).</p> <p>Details of authors and reviewers and their relevant competencies must be identified within the report.</p>
14	<b>Digital Connectivity Statement</b>	All applications proposing the development of new dwellings or business premises, whether new-build or conversion.	A statement to demonstrate how the development will be provided with the infrastructure necessary to allow the development to be served by high quality communications infrastructure. Where possible this should be open source. It should include ducting for cabling for full fibre broadband connections as these will, in almost all cases, provide the optimum solution.
15	<b>Drainage Strategy – Foul and Surface Water</b>	All major applications	Your drainage strategy should consider the existing drainage arrangements for the site and provide a proposed surface

			<p>water drainage layout (indicative for outline applications) that considers the method(s) of surface water disposal having regard to the SuDS hierarchy, with appropriate supporting calculations.</p> <p>Details of how you plan to manage and maintain the drainage systems will also be required. Your drainage strategy should be submitted alongside a completed Northwest SuDS (Sustainable Urban Drainage System) Proforma.</p> <p>Your drainage strategy should set out the advice received from the following bodies (where relevant to the application site) and how the proposed strategy has responded to the advice received:</p> <p>Lead Local Flood Authority Environment Agency United Utilities Dwr Cymru/Welsh Water (For sites within the Dwr Cymru/Welsh Water Heswall Catchment)</p>
16	<b>Preliminary Ecological Appraisal (PEA)</b>	<p>All Major applications.</p> <p>Any minor or householder application where one or more of the following applies:</p> <p>i) The site is within or adjacent to a designated nature conservation site.</p> <p>ii) The development will result in the loss of, or disturbance to, existing natural, or semi-natural habitat.</p> <p>iii) Development on sites containing mature trees or adjacent to areas of woodland.</p>	<p>The purpose of a Preliminary Ecological Appraisal (PEA) is to outline potential ecological constraints, identify any habitat features, and to recommend mitigation measures.</p> <p>A PEA should contain a desktop study to search for records of any protected species or habitats within the area and a walkover of the site to evaluate and map the habitats present and to assess any suitability of the site for protected species, such as bats or great crested newts.</p> <p>Depending upon the results, the appraisal may recommend further surveys (such as Bat Emergence Surveys) to investigate impacts on a particular species.</p>

		<p>iv) Development involving the complete or partial demolition of existing buildings, or where there is to be significant alteration to existing roof space.</p> <p>For householder applications and other types of very minor development on sites containing mature trees, involving the partial or complete demolition of existing buildings, or involving significant alteration to the roof space, your case officer may require the submission of site photographs to understand in more detail the potential impacts prior to determining, on a case-by-case basis, whether a PEA is required.</p>	<p>Should additional surveys be required, these are likely to be required prior to any decision on a planning application but will not be required to validate a planning application.</p> <p>All Preliminary Ecological Appraisals should be carried out by a suitably qualified ecologist and the report should state the qualifications and experience of the author.</p>
17	<p><b>Electronic Communications Development Evidence Statement</b></p>	<p>All planning applications for electronic communications development</p>	<p>A statement containing the necessary evidence to justify the proposed development. This should include:</p> <p>a) the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college, or within a statutory safeguarding zone surrounding an aerodrome, technical site or military explosives storage area; and</p> <p>b) for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission guidelines on non-ionising radiation protection; or</p> <p>c) for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met.</p>

			For the avoidance of doubt, the Local Planning Authority defines 'near a school or college' as where the application site is 100 metres or closer to the boundary of a school or college measured as the crow flies.
18	<b>Elevation Drawings – Existing and Proposed</b>	All applications	<p>Submitted drawings must meet the following requirements:</p> <ul style="list-style-type: none"> <li>i) Be drawn to an appropriate metric scale, most commonly 1:50 or 1:100 and include a linear scale bar,</li> <li>ii) Have a unique drawing number and title,</li> <li>iii) Must not include a disclaimer stating that the plan should not be scaled unless this disclaimer is worded to exclude the planning decision and enforcement process from the restriction,</li> <li>iv) Clearly identify the proposed works in relation to what is already there</li> <li>v) Clearly indicate the existing materials, and proposed materials to be used in the external surfaces of the development, and the appearance and materials of windows and doors where appropriate,</li> <li>vi) Include all elevations of a building (including any that are blank) and show full elevations. Partial elevation drawings should not be submitted, and</li> <li>vii) Show the relationship with buildings that are attached.</li> </ul>
19	<b>Energy Statement</b>	All applications (except householder applications) proposing the erection of a new building or buildings.	A statement explaining how the energy hierarchy has been implemented in the design of new buildings by prioritising fabric first, passive design and landscaping measures to

			<p>minimise energy demand for heating, lighting, and cooling. The design of buildings, in order of importance should:</p> <ol style="list-style-type: none"><li>1. minimise energy demand (using less energy and managing energy demand during construction and operation).</li><li>2. maximise energy efficiency (include measures in the development to use energy efficiently).</li><li>3. utilise renewable energy (maximise the use of building mounted and local sources of renewable energy).</li><li>4. utilise low carbon energy (where renewable energy is not an option).</li><li>5. utilise other energy sources (where low carbon and renewable energy is not an option).</li><li>6. compensate or offset residual carbon emissions on site.</li><li>7. compensate or offset residual carbon emissions off site.</li></ol> <p>Any proposals within the Birkenhead Heat Network Demand Assessment Area will be required to demonstrate a connection to the network (unless it can be demonstrated that the scheme is not suitable or feasible for this form of energy provision), or</p> <p>where a development is not to be connected to a heat network, but its location is suitable for a future network, the proposal should demonstrate how the design makes the development 'district heating ready' to enable connection at a later date.</p> <p>Can be included within a Planning Statement where required.</p>
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20	<b>Environmental Statement (EIA)</b>	<p>All applications for development where the proposed project is listed in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 or any successor regulations.</p> <p>All applications for development where the proposed project is listed in Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 or any successor regulations, and the proposed development is considered likely to have significant effects on the environment.</p>	<p>The Local Planning Authority recommends that the content of an Environmental Statement is agreed prior to the submission of the planning application through submission of a request for a scoping opinion, although it is not mandatory for an applicant to do so.</p> <p>Further information on the content of an Environmental Statement and the requirements of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 can be found at the following link:</p> <p><a href="https://www.gov.uk/guidance/environmental-impact-assessment">https://www.gov.uk/guidance/environmental-impact-assessment</a></p>
21	<b>Fire Statement</b>	<p>An application for planning permission for development which involves:</p> <p>the provision of one or more relevant buildings, or development of an existing relevant building, or development within the curtilage of a relevant building</p> <p>must be accompanied by a fire statement unless an exemption applies.</p> <p>Relevant buildings contain two or more dwellings or educational accommodation and meet the height condition of 18m or more in height, or 7 or more storeys.</p> <p>“Dwellings” includes flats, and “educational accommodation” means residential accommodation for the use of students</p>	<p>Fire Statements must be submitted on the standard form obtainable from <a href="http://www.gov.uk">www.gov.uk</a></p> <p>Further information about Fire Statements can be found at National Planning Practice Guidance: <a href="https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021">https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021</a></p>

		<p>boarding at a boarding school or in later stages of education.</p> <p>(for definitions see article 9A(9) of the Town and Country Planning Development Management (England) Procedure Order 2015 as amended by article 4 of the 2021 Order.</p> <p>Applications for planning permission will be exempt from the requirement to submit a fire statement where:</p> <p>the application is for a material change in use of a relevant building and the material change of use would result in the building no longer being a relevant building</p> <p>the application is for a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings</p> <p>the application is for outline planning permission</p> <p>the application is for permission to develop land without compliance with conditions under section 73 of the Town and Country Planning Act 1990</p> <p>Applications for outline planning permission will be exempt from the requirement to submit a fire statement because matters such as layout and scale can be reserved.</p>	
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22	<b>Flood Risk Assessment (To include Flood Risk Sequential Test and Exception Test where relevant)</b>	<p>A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3.</p> <p>In flood zone 1 and assessment should accompany all applications involving:</p> <ul style="list-style-type: none"> <li>- Sites of 1 hectare or more.</li> <li>- Land which has been identified by the Environment Agency as having critical drainage problems.</li> <li>- land identified in a strategic flood risk assessment as being at increased flood risk in future.</li> <li>- land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.</li> </ul>	<p>A site-specific flood risk assessment is carried out by (or on behalf of) a developer to assess the flood risk to and from a development site.</p> <p>The assessment should demonstrate to the decision-maker how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users.</p> <p>Developers can use the Environment Agency guidance on flood risk assessments when considering the scope of the assessment.</p> <p>The objectives of a site-specific flood risk assessment are to establish:</p> <ul style="list-style-type: none"> <li>- whether a proposed development is likely to be affected by current or future flooding from any source.</li> <li>- whether it will increase flood risk elsewhere.</li> <li>- whether the measures proposed to deal with these effects and risks are appropriate.</li> <li>- the evidence for the local planning authority to apply (if necessary) the Sequential Test, and,</li> <li>- whether the development will be safe and pass the Exception Test, if applicable.</li> </ul> <p>Further information is available here:  <a href="https://www.gov.uk/guidance/flood-risk-and-coastal-change">https://www.gov.uk/guidance/flood-risk-and-coastal-change</a></p>
23	<b>Flues and Mechanical Extract and Ventilation Information</b>	<p>All applications for hot-food takeaways</p> <p>All applications (except householder applications) where the proposed use involves the preparation or sale of cooked food.</p>	<p>The submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant.</p> <p>The technical specifications shall include: -</p>

			<p>i) A schematic of the proposed ducting showing the location of all components (fans, filters, silencers, flue terminal type, etc.)</p> <p>ii) The noise levels generated by the fan in decibels (dB) at a specified distance (i.e., 1.0m / 3.0m / etc.)</p> <p>iii) Details of the means of mounting the ducting to the structure including details of all antivibration measures proposed.</p> <p>iv) Location, design, and appearance of external flues</p> <p>v) An assessment of the potential for smoke, grease, and odour from commercial kitchen extracts</p> <p>vi) The location and specifications of any smoke, grease or odour abatement systems and a schedule of maintenance for those abatement systems.</p>
<b>24</b>	<b>Geological Impact Assessment</b>	All planning applications within, or likely to affect a Local Geological Site as identified on the Local Plan Proposals Map.	<p>An assessment demonstrating how the proposed development is compatible with:</p> <p>i) Retaining the earth science interest of the site,</p> <p>ii) enhancement of the earth science interest, and</p> <p>iii) public access to the site.</p>
<b>25</b>	<b>Gypsy and Traveller Accommodation – Needs Assessment</b>	All applications for permanent and/or temporary pitches for Gypsies and Travellers or for Travelling Showpeople	The Assessment shall demonstrate how the proposed development will contribute towards meeting identified local needs and otherwise how the development complies with the relevant policy of the Wirral Local Plan.
<b>26</b>	<b>Habitat Regulations Assessment Supporting Information</b>	All planning applications proposing the development of 10 or more dwellings.	Applications should be accompanied by a Report, preferably a Shadow Habitat Regulations Assessment, completed by a suitably qualified ecologist with information sufficient to

		Any application where it is considered that the proposed development may result in significant effects on a habitats site, as defined in the National Planning Policy Framework.	enable the Competent Authority (Wirral Council) to determine whether the proposed development is likely to have a significant effect on any affected habitats site.
27	<b>Health Impact Assessment</b>	<p>All major residential development proposing 10 or more dwellings,</p> <p>All major non-residential development of 1000 square metres or more.</p> <p>Other development likely to have a significant impact on health and wellbeing including:</p> <p>i) Applications for hot-food takeaways or for mixed uses containing hot-food takeaways.</p> <p>ii) Applications for public houses and drinking establishments, including drinking establishments with expanded food provision, or mixed uses containing these uses,</p> <p>iii) Applications for education, health, or community facilities.</p> <p>Other forms of development may also require the submission of a Health Impact Assessment and the identification of these will take place during pre-application discussion or planning application validation if no pre-application advice was given.</p>	<p>Health Impact Assessment (HIA) is a tool that enables developers to judge the potential effects of a development on the health of a population. Completing a HIA on development proposals enables the developer to demonstrate their assessment of the health and wellbeing implications of their scheme. It should not only identify potential harms but also highlight any positive health benefits it brings to an area.</p> <p>The inclusion of HIA as part of the planning application process will enable developers to:</p> <ol style="list-style-type: none"> <li>1. Demonstrate that health impacts have been properly considered when preparing their proposals,</li> <li>2. Identify and highlight any beneficial impacts on health and wellbeing of a particular development proposal, and</li> <li>3. Identify and propose actions to minimise any negative impacts on health and wellbeing of a particular development proposal.</li> </ol>
28	<b>Historic Environment Impact Assessment (HEIA) (previously known as Heritage Statements)</b>	All applications where one or more of the following apply:	The purpose of a Historic Environment Impact Assessment is to describe the significance of any heritage asset affected, including any contribution made by their setting, and assess

		<p>The application site is within a World Heritage Site or its buffer zone</p> <p>The application site is within a Scheduled Monument,</p> <p>The application site contains a Listed Building or otherwise affects the setting of a Listed Building,</p> <p>The application site is within a Protected Wreck Site,</p> <p>The application site is within a Registered Park and Garden or otherwise affects the setting of a Registered Park and Garden,</p> <p>The application site is within a registered battlefield,</p> <p>The application site is within a Conservation Area or otherwise affects the setting of a Conservation Area.</p> <p>The application site contains a non-designated heritage asset (or is within the setting of a non-designated heritage asset) identified within the Merseyside Historic Environment Record (HER) or identified on a Local List.</p>	<p>the potential impact of the proposed development on their significance.</p> <p>The level of detail contained within the assessment should be proportionate to the importance of the heritage asset, and no more than is sufficient to understand the potential impact.</p> <p><u>Significance</u> is defined in the National Planning Policy Framework as: The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.</p> <p><u>Setting</u> is defined in the National Planning Policy Framework as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.</p> <p>Further advice on the content of Historic Environment Impact Assessments can be found on the Council's website: <a href="https://www.wirral.gov.uk/planning-and-building/planning/planning-application-forms-and-checklists">https://www.wirral.gov.uk/planning-and-building/planning/planning-application-forms-and-checklists</a></p> <p>Further information on assessing the significance of heritage assets can be found on the Historic England website.</p>
29	<b>Land Contamination Assessment</b>	Any application (except householder applications) where the application site is	A preliminary risk assessment (PRA) must be undertaken and prepared by a suitably qualified and experienced person and

		<p>known to be, or suspected to be, affected by land contamination (such as previously developed land), or where the application proposes an end use vulnerable to land contamination such as residential development or nursery/school development.</p>	<p>undertaken in accordance with relevant guidance and procedures. Details of authors and reviewers and their relevant competencies should be identified within the report.</p> <ul style="list-style-type: none"> <li>- Purpose and aims of the study</li> <li>- A site description including a detailed site plan showing the site location, extent and boundary</li> <li>- A review of historical information including copies of historical maps and aerial photographs if available</li> <li>- Information on past and present uses of the site and the surrounding area including any associated hazards and potential contamination sources</li> <li>- An appraisal of the site's environmental setting including:             <ol style="list-style-type: none"> <li>1. Geology, hydrology (including flood risk), hydrogeology and topography</li> <li>2. Coal workings and other extractive industries</li> <li>3. Waste management issues and landfill sites</li> <li>4. Water abstractions and discharges, pollution incidents, IPPC Part A and B, and Radon</li> <li>5. Drainage, services, tunnels and underground structures</li> </ol> </li> <li>- Review of any previous site contamination studies (desk-based or intrusive) or remediation works</li> <li>- A site walkover survey (field reconnaissance)</li> <li>- Site access or investigation restrictions</li> <li>- A conceptual site model and preliminary risk assessment including:             <ol style="list-style-type: none"> <li>1. Identification of potential sources of contamination, migration pathways and receptors</li> <li>2. Identification of potential contaminant linkages and potential unacceptable risks</li> </ol> </li> <li>- Recommendations and conclusions (including site investigation proposals if required)</li> </ul> <p>Where the PRA identifies likely pollutant linkages (in the form of a viable source, pathway and receptor), an intrusive site</p>
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			investigation will be required before development can commence (with the exception of demolition or site clearance). A detailed remediation strategy will need to be agreed (before development commences) and implemented, and finally a validation report will need to be submitted following completion of the development (or completion of the remediation).
<b>30</b>	<b>Landfill Gases Risk Assessment and Mitigation Measures</b>	Any application within 250 metres of a current or former landfill site that proposes the erection of new buildings or the ground floor extension of existing buildings.	<p>Applications should provide either:</p> <p>i) The results of an investigation of the site for landfill gases to determine whether gas protection measures are required, and to what level. (This can be included within a land contamination assessment where one is required), or</p> <p>ii) Confirmation that precautionary gas protection measures will be installed into the base of the building without first testing the site.</p> <p>For small extensions to existing buildings, including householder applications the Council would expect to see option (ii) being demonstrated as it is unlikely to be cost effective to carry out site specific testing.</p>
<b>31</b>	<b>Draft Landscape Plans</b>	<p>All major applications (whether in full or outline)</p> <p>All minor applications proposing the provision of landscaped spaces accessible to users of, or visitors to, the site, including in the case of residential development any communal or shared spaces, but not including private enclosed garden spaces to be conveyed to individual unit owners/occupiers.</p>	<p>For outline applications where landscaping is a reserved matter, a statement of the applicant's approach to landscaping strategy should be provided. Plans for site layout, whether illustrative or fixed, should identify areas of proposed landscaping.</p> <p>For full applications (and outline applications where landscaping is considered), full details of the proposed landscaping to be provided should be shown on suitably scaled landscape plans.</p>

			<p>Landscaping is defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 as:</p> <p>the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes—</p> <p>(a) screening by fences, walls or other means,  (b) the planting of trees, hedges, shrubs or grass,  (c) the formation of banks, terraces or other earthworks,  (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and  (e) the provision of other amenity features.</p>
32	<b>Landscape and Visual Impact Assessment</b>	<p>All major planning applications within Areas of Special Landscape Value.</p> <p>All major planning applications within the Green Belt where there is a requirement under the National Planning Policy Framework to consider the effect of the development on the openness of the Green Belt.</p> <p>All planning applications for wind turbines.</p>	<p>Landscape and Visual Impact Assessment (LVIA) is a key tool for determining the potential impact that a proposed development may have on the landscape. This is achieved by identifying and assessing the existing landscape and measuring the potential effect a proposed development may have on the character of the landscape, views and visual amenity within the landscape itself.</p> <p>Landscape and Visual Impact Assessments must be carried out by a suitably qualified landscape consultant and be in accordance with the current 'Guidelines for Landscape and Visual Impact Assessment' (GLVIA) produced by the Landscape Institute.</p>
33	<b>Main Town Centre Use Sequential Test and Impact Assessment</b>	<p>A <u>Sequential Test</u> is required for all planning applications for Main Town Centre Uses (as defined within the National Planning Policy Framework) that are not in an existing centre or in accordance with the locational policies of the Wirral Local Plan.</p>	<p>Guidance on the content of Sequential Tests and Impact Assessments can be found at the following link:</p> <p><a href="https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres">https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres</a></p>

		<p>An <u>Impact Assessment</u> is required in addition to a Sequential Test for all Main Town Centre Uses (as defined within the National Planning Policy Framework) that are not in an existing centre or in accordance with locational policies of the Wirral Local Plan <u>and</u> where the floorspace of the development is above the locally set floorspace threshold set out in the Wirral Local Plan</p>	
34	<p><b>Marketing Statement and Needs Assessment – Community Uses</b></p>	<p>Any planning application that would result in the loss of facilities currently or last used for the provision of community, sport, leisure, or cultural activities. To include, but not limited to:</p> <ul style="list-style-type: none"> <li>i) Facilities for indoor or outdoor sport, recreation, or fitness,</li> <li>ii) Facilities for the provision of medical or health services,</li> <li>iii) A creche, day nursery or day centre,</li> <li>iv) Any facility within use class F.1 (Learning and non-residential institutions)</li> <li>v) Any facility within use class F.2 (Local Community)</li> <li>vi) A hospital or nursing home,</li> <li>vii) A residential school, college, or training centre,</li> </ul>	<p>The needs assessment must demonstrate that the facility is no longer required for any of the functions it can perform <u>and</u> that it is no longer practical, desirable, or viable to retain them.</p> <p>Where appropriate, marketing evidence should demonstrate that the site has been continuously and appropriately marketed for community uses at realistic prices for a community use for a period of at least 12 months. The Council will expect robust and verifiable evidence to this effect, together with evidence of other market signals to be provided.</p>

		<p>viii) A theatre, cinema, live music performance venue, concert hall, bingo hall, dance hall or night club.</p> <p>ix) A public house.</p>	
<b>35</b>	<b>Marketing Statement – Employment Uses</b>	Any planning application in a Primarily Employment Area where the end use would not be a ‘main employment use’ or a ‘wider employment generating use,’ as defined within the Wirral Local Plan.	<p>The statement must demonstrate that through the marketing of the site and other market signals that there is no longer a reasonable prospect of the site being used for the existing employment use, other main employment uses or wider employment generating uses, or an alternative proposal within use classes B2 or B8.</p> <p>Marketing evidence should demonstrate that the site has been continuously and appropriately marketed for employment uses at realistic prices for an employment use for a period of at least 12 months. The Council will expect robust and verifiable evidence to this effect, together with evidence of other market signals, such as vacancy rates, to be provided.</p>
<b>36</b>	<b>Masterplan Compliance Statement</b>	All planning applications, except Householder applications within a Masterplan Area as defined by the Local Plan policies map, and where a masterplan for that area has been adopted by the Council.	<p>The statement will set out how the proposed development complies with the requirements of the adopted Masterplan.</p> <p>Where a planning application also requires a Design and Access Statement, the Masterplan Compliance Statement can form part of it.</p>
<b>37</b>	<b>Microclimate Assessment</b>	Any planning application proposing the erection of a tall building (or buildings) including any planning application proposing the upwards extension of an existing building (or buildings) such that it becomes a tall building.	An assessment, carried out by a suitably qualified person, demonstrating the effects of the development on the microclimate surrounding the building(s) including streets and public spaces, and neighbouring occupiers. The Assessment shall consider wind modelling, daylight and sunlight (including glare), noise, air quality, privacy and amenity.

		In Wirral, a tall building is defined as any building with eight or more above-ground storeys.	Where relevant, the requirements for daylight/sunlight assessments, noise assessments, and air quality assessments, can be included within the overarching Microclimate Assessment.
<b>38</b>	<b>Minerals Assessment</b>	All applications for non-minerals development falling within a Minerals Safeguarding Area.	<p>An assessment setting out how the proposed development complies with the requirements of the relevant policy of the Wirral Local Plan</p> <p>All minerals assessments should be proportionate to the scale of development and have regard to the British Geological Survey report 'Mineral Safeguarding in England: Good Practice Advice (2011)' or any successor document.</p>
<b>39</b>	<b>Nature Improvement Area Statement</b>	<p>Any planning application within a Nature Improvement Area Focus Area as identified on the Wirral Local Plan Policies Map.</p> <p>i. North Wirral Coast and Liverpool Bay (NIA-1)  ii. Dee Estuary (NIA-2)  iii. West Wirral Heathlands and Arrowe Park (NIA-3)  iv. River Birket Corridor (NIA-4)  v. Mersey Estuary (NIA-5)  vi. East Wirral Heathlands (NIA-6)  vii. Dibbinsdale, Raby Mere and Eastham Country Park (NIA-7)</p>	<p>The statement must demonstrate how the proposal will:</p> <p>i) Enable the effective functioning of the Nature Improvement Area,</p> <p>ii) Contribute to the opportunities for habitat creation, restoration, or enhancement as set out in the Nature Improvement Area Focus Area Profiles, and</p> <p>iii) Deliver biodiversity enhancement measures where the proposed development may have a potential impact on the Nature Improvement Area.</p>
<b>40</b>	<b>Noise and Vibration Impact Assessment</b>	<p>All applications where one or more of the following apply:</p> <p>Proposals that generate high levels of noise or vibration such as industrial developments using noisy machinery (eg joinery workshops, refrigeration plant &amp; equipment), noisy sports, public houses, nightclubs etc</p>	<p>Assessments should be prepared by a suitably qualified acoustic consultant in accordance with the relevant British Standard.</p> <p>Any assessment should set out the existing noise environment, the potential noise sources from the development, or the noise sources likely to affect the development, together with any mitigation measures.</p>

		<p>Proposals for commercial or entertainment uses which involve externally mounted extract, ventilation, heating/cooling, or similar equipment.</p> <p>Proposals for commercial or entertainment uses in premises sharing a party wall or ceiling with residential uses.</p> <p>New noise or vibration sensitive uses (eg housing) adjacent to major sources of noise such as major roads, railways, industrial and commercial sites and premises (including existing entertainment venues)</p>	<p>Advice should be sought from the Council's Environmental Protection team for the requirements to be applied to individual assessment.</p> <p>Proposed developments immediately adjoining (including below or above) residential premises should provide full details of sound insulation measures, position and design of entrances/exits plus car parking. For pubs and clubs, consideration of location provided for smokers to prevent noise impact from patrons outside the premises.</p>
<b>41</b>	<b>Parking and Servicing Information</b>	<p>All planning applications (except householder applications) where vehicle and/or cycle parking is to be provided within the site.</p> <p>All planning applications (except householder applications) where on-site access/parking/turning by servicing/delivery vehicles will be required.</p>	<p>The proposed site plan should demonstrate the location, number and size of vehicle parking bays to serve the proposed development, having regard to the Council's adopted parking standards, to include electric vehicle charging spaces and cycle parking arrangements.</p> <p>Where it is proposed that servicing/delivery vehicles will be required to access and manoeuvre within the site, the proposed site plan should demonstrate the access, egress, turning, and parking arrangements for servicing/delivery vehicles, with the inclusions of swept path diagrams commensurate with the size of vehicle expected to require access to the site.</p>
<b>42</b>	<b>Photographic Survey</b>	<p>All planning applications that include the full or partial demolition of a listed building, its extension or other alteration, whether external or internal, or development within the curtilage of a listed building.</p>	<p>The survey shall show comprehensively the existing appearance of any parts of the building which are to be demolished, altered or extended, both internally and externally, to include photographs of internal and external doors and windows where these are proposed to be replaced.</p>

		<p>All application for listed building consent.</p> <p>All planning applications that include the full or partial demolition, alteration or extension of a building identified on a local list or the Merseyside Historic Environment Record as a non-designated heritage asset, or any development within the curtilage of such a building.</p> <p>Any planning application within a Conservation Area comprising the erection of a new building(s)</p>	<p>The photographs shall be numbered and the survey accompanied by a key plan based upon suitably scaled floor plan/site plan drawings as applicable, with the location and direction of view of the numbered photos shown.</p> <p>Internal photographs will only be required where the building to be demolished, altered, or extended is a Listed Building.</p> <p>For applications within a Conservation Area, in addition to photographs of the existing building and its curtilage, or in cases where there is no building on the site, the photographic survey should also show the context of the site from the street and any other nearby public vantage points.</p>
43	<b>Planning Statement</b>	<p>All major applications</p> <p>All minor and other applications for development within the Green Belt.</p>	<p>The statement should demonstrate how the proposed development complies with relevant national and local planning policies, and with the requirements of any local supplementary planning document where relevant.</p> <p>Where an applicant acknowledges that a development does not comply with a national or local planning policy, the statement shall robustly justify the reasons for departing from policy.</p> <p>For applications for minor and other development within the Green Belt, the statement shall demonstrate how the proposed development complies with paragraphs 153 to 160 – ‘Proposals Affecting the Green Belt’ (as relevant) of the National Planning Policy Framework (2024) (or any updates to this document)</p> <p>Where an application within the Green Belt is required to demonstrate ‘very special circumstances’ the statement shall clearly set out what the applicant considers these to be.</p>

44	<b>Floor and Roof Plan Drawings – Existing and Proposed</b>	All Applications	<p>Submitted drawings must meet the following requirements:</p> <ul style="list-style-type: none"> <li>i) Be drawn to an appropriate metric scale, most commonly 1:50 or 1:100 and include a linear scale bar,</li> <li>ii) Have a unique drawing number and title,</li> <li>iii) Must not include a disclaimer stating that the plan should not be scaled unless this disclaimer is worded to exclude the planning decision and enforcement process from the restriction,</li> <li>iv) Clearly identify the proposed works in relation to what is already there, site boundaries, and any attached or adjacent neighbouring buildings.</li> <li>v) Clearly show any walls or buildings to be demolished</li> <li>vi) Clearly show all existing and proposed window and door openings, to align with the existing and proposed elevation drawings,</li> <li>vii) Show the direction of north.</li> </ul> <p>Where the existing and/or proposed roof form is not obvious from the elevation drawing or where there are hidden roof elements, The suite of plan drawings provided must include existing and proposed roof plans in accordance with the above requirements.</p>
45	<b>Refuse and Recycling Management Strategy</b>	All applications (except householder applications) where refuse and recycling storage will be required on site and/or where refuse and recycling vehicle access will be required to the site.	Applications must be accompanied by a plan showing the location(s) of the on-site refuse and recycling storage arrangements and must identify the location of the refuse and recycling collection point(s)

			<p>For Minor applications this information can be shown on the proposed Site Plan. For Major planning applications, a separate refuse and recycling management plan will be required.</p> <p>Where a refuse collection vehicle will require access to the site. A swept path site layout plan will be required to demonstrate that an appropriately sized refuse and recycling collection vehicle can safely access, manoeuvre within, and leave the site.</p>
46	<b>Section 106 Agreement Draft Heads of Terms</b>	All applications that are expected to be subject to a Section 106 legal agreement.	<p>The draft heads of terms should set out clearly the obligations that the developer/landowner is willing to be bound by, in order to meet the needs generated by the development.</p> <p>The draft heads of terms should also include the proposed timing/triggers for satisfying the obligations.</p> <p>The following information is also required:</p> <ol style="list-style-type: none"> <li>1. The full name and address of the legal owner of the application site,</li> <li>2. The name, address, and contact details of the owner's legal representative dealing with this matter,</li> <li>3. A copy of the land registry title deeds and title plan, and</li> <li>4. If there is a mortgage or charge over the property, the name, address, and contact details of the mortgage provider or charge holder.</li> </ol>
47	<b>Section Drawings and Site Levels Plans – Existing and Proposed</b>	<p><b>Where the proposed development involves the replacement of a building, or the erection of a new building(s).</b></p> <p>Any application where there is an existing ground level variance across the site of 1 metre or greater.</p>	<p>Submitted drawings must meet the following requirements:</p> <ol style="list-style-type: none"> <li>i) Be drawn to an appropriate metric scale, most commonly 1:100 or 1:200 and include a linear scale bar,</li> <li>ii) Have a unique drawing number and title,</li> </ol>

		<p>Any application where it is proposed to introduce a ground level change across any part of the site of 1 metre or greater, whether this is by excavation or build-up of ground levels.</p> <p>Any application where there is an existing or proposed level change of 1 metre or greater between the application site and any neighbouring land.</p> <p>At officer discretion, section drawings and site levels information may be required where level changes are less than 1 metre where this is considered necessary to properly assess the impact of a development on visual or residential amenity.</p>	<p>iii) Must not include a disclaimer stating that the plan should not be scaled unless this disclaimer is worded to exclude the planning decision and enforcement process from the restriction,</p> <p>iv) Site levels plans must show the direction of north.</p> <p>v) Show a cross section(s) through existing and proposed buildings and/or the site (as applicable) and which extends beyond the site boundaries to show adjoining land and buildings. In many cases more than one site section will be required.</p> <p>vi) Site levels plans must identify existing and proposed ground levels and finished floor levels related to a fixed point outside of the red line boundary which will not be subject to change as a result of the proposals.</p> <p>Where a topographic survey of the site has been produced, this will be accepted as an existing Site Levels Plan provided it meets the requirements above.</p>
48	<b>Site Plans – Existing and Proposed</b>	All applications	<p>Submitted drawings must meet the following requirements:</p> <p>i) Be drawn to an appropriate metric scale, most commonly 1:100 or 1:200 and include a linear scale bar,</p> <p>ii) Have a unique drawing number and title,</p> <p>iii) Must not include a disclaimer stating that the plan should not be scaled unless this disclaimer is worded to exclude the planning decision and enforcement process from the restriction,</p> <p>iv) Must show the direction of north,</p>

			<p>v) A clear note confirming whether the plan has been enlarged from Ordnance Survey data or drawn from a measured site survey,</p> <p>vi) The existing site plan must clearly identify any existing building footprint to be demolished, and the proposed site plan must clearly identify the proposed building footprint,</p> <p>vii) The existing and proposed development must be dimensioned and distances to site boundaries clearly identified,</p> <p>viii) The footprint of any buildings attached to or adjacent to the site must be shown,</p> <p>ix) The position of all existing trees on the site clearly identifying those which are to be retained and those which are intended to be removed,</p> <p>x) The position of any trees immediately adjacent to the site (where the canopies and/or root protection area of those trees over sail the application site boundary, or would over sail if not cut back)</p> <p>xi) The position of any trees proposed to be planted within the site,</p> <p>xii) The line of any Public Rights of Way crossing the site or located immediately adjacent to the site,</p> <p>xiii) All roads and footways on land adjacent to the site with points of access clearly identified,</p> <p>xiv) The location of site boundaries with the type of boundary (fence, wall, hedge etc) and their height above existing ground level clearly annotated.</p>
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49	<b>Social Value Statement (including Employment and Skills Plan)</b>	All Major planning applications.	<p>A social value statement will explain how the development will secure and deliver social benefits arising from the proposal over the lifetime of the development and will include, but not necessarily be limited to, the following:</p> <p>i) A local labour policy for the construction and occupation of the development covering skills and training provision, including apprenticeships, and</p> <p>ii) Local sourcing of products and materials.</p> <p>Where required, the Social Value Statement can be incorporated as part of a Planning Statement.</p>
50	<b>Specialist Housing Needs Assessment</b>	<p>Any planning application proposing specialist housing.</p> <p>Specialist housing includes sheltered, supported, or extra care housing for adults and older people that may fall within Use Class C3, in addition to development proposals falling within use class C2 comprising the provision of residential accommodation and care to people in need of care, and nursing homes.</p>	<p>The assessment should demonstrate how the proposed scheme will contribute to meeting an identified need, including for community housing arrangements, for leavers of institutional care, or for older people where relevant and should include the outcome of pre-application consultation with the Council's Housing team, Children's Services Team, or Adult Social Care team, where relevant.</p> <p>Where required, a Specialist Housing Needs Assessment may form part of a Planning Statement.</p>
51	<b>Statement of Community Involvement (SCI)</b>	All major applications.	<p>National Planning Policy Framework requires Local Planning Authorities to encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.</p> <p>A statement of community involvement should set out:</p> <ul style="list-style-type: none"> <li>- how the applicant has engaged with the local community, and statutory and non-statutory</li> </ul>

			<p>consultees prior to submission of the planning application,</p> <ul style="list-style-type: none"> <li>- the responses received to any pre-application community and consultee engagement, and</li> <li>- how the applicant has sought to revise their scheme prior to submission to take account of the responses received.</li> </ul> <p>If an applicant has chosen not to carry out community and consultee engagement prior to submission of an application (including where the applicant has sought to engage with some consultees but not others), the statement should set out the reasons why the applicant made that decision.</p>
52	<b>Structural Survey</b>	Any planning application proposing the re-use of an existing building within the Green Belt	A report, produced by a suitably qualified structural engineer, demonstrating that the existing building(s) are of permanent and substantial construction and are capable of conversion to their new use without substantial or complete reconstruction.
53	<b>Townscape and Visual Impact Assessment (TVIA)</b>	<p>Any planning application proposing a tall building or proposing the upwards extension of an existing building such that it becomes a tall building.</p> <p>In Wirral a tall building is defined as any building that has eight or more above-ground storeys.</p>	<p>“Townscape” is defined as: The landscape within the built-up area including the buildings, the relationship between them, the different types of urban open spaces, including green spaces, and the relationship between buildings and open spaces.’</p> <p>A TVIA should be prepared by a suitably qualified landscape/townscape consultant and will appraise and analyse existing townscape character and assess the potential impacts of the proposed development on townscape character and views.</p> <p>Where relevant the assessment will set out how the proposed development enhances navigation, wayfinding and landmarking, and facilitates permeability of the townscape.</p>

54	<b>Transport Assessment/Statement</b>	All development meeting or exceeding the thresholds for submission of a Transport Assessment or Transport Statement set out in the Wirral Local Plan.	<p>A vision-led Transport Assessment or Transport Statement.</p> <p>‘Vision-led’ is defined in the National Planning Policy Framework as: an approach to transport planning based on setting outcomes for a development based on achieving well-designed, sustainable and popular places, and providing the transport solutions to deliver those outcomes as opposed to predicting future demand to provide capacity (often referred to as ‘predict and provide’).</p> <p>A Transport Assessment is a comprehensive and systematic process that considers and sets out transport issues relating to a proposed development, in the context of the vision for the scheme. It identifies measures required to support alternatives to the car such as walking, cycling and public transport, and to promote accessibility and safety, together with measures that will be needed to deal with the anticipated transport impacts of the development.</p> <p>A Transport statement is a simplified version of a transport assessment where it is agreed the transport issues arising from development proposals are limited and a full transport assessment is not required.</p> <p>The content of any Transport Assessment or Transport Statement should align with the guidance contained within National Planning Practice Guidance: ‘What information should be included in Transport Assessments and Statements?’</p> <p><a href="https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements">https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</a></p>
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55	<b>Travel Plan</b>	All development meeting or exceeding the thresholds for submission of a Travel Plan set out in the Wirral Local Plan.	<p>A travel plan is a long-term management strategy for an organisation or site that details how agreed sustainable transport objectives are to be delivered, and which is monitored and regularly reviewed.</p> <p>The content of any Travel Plan should align with the guidance contained within National Planning Practice Guidance: ‘What information should be included in Travel Plans?’</p> <p><a href="https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements">https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</a></p>
56	<b>Viability Appraisal</b>	Any planning application where the applicant considers that they cannot meet a policy compliant level of affordable housing or cannot meet any other national or local policy requirement or Section 106 obligation on grounds of development viability.	<p>Viability assessment is a process of assessing whether a site is financially viable, by looking at whether the value generated by a development is more than the cost of developing it. This includes looking at the key elements of gross development value, costs, land value, landowner premium, and developer return.</p> <p>The National Planning Practice Guidance sets out the government’s recommended approach to viability assessment for planning. The approach supports accountability for communities by enabling them to understand the key inputs to and outcomes of viability assessment.</p> <p>Any viability assessment should be supported by appropriate available evidence informed by engagement with developers, landowners, and infrastructure and affordable housing providers. Any viability assessment should follow the government’s recommended approach to assessing viability as set out in National Planning Guidance and be proportionate, simple, transparent and publicly available. Improving transparency of data associated with viability assessment will, over time, improve the data available for future assessment as well as provide more accountability regarding how viability informs decision making.</p>

			<p>Further information can be found at:  <a href="https://www.gov.uk/guidance/viability">https://www.gov.uk/guidance/viability</a></p>
<b>57</b>	<b>Waste Management Assessment</b>	<p>Any application for a waste management use, including new waste management facilities or the alteration/extension of existing waste management facilities.</p>	<p>An assessment setting out how the proposed development is in accordance with relevant policies of the Merseyside and Halton Joint Waste Local Plan (2013) or any plan superseding this plan.</p> <p>The Joint Waste Local Plan can be found at the following link:  <a href="https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside">https://www.wirral.gov.uk/planning-and-building/local-plans-and-planning-policy/local-plans/joint-waste-local-plan-merseyside</a></p>