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# **Schedule of Regionally Significant Planning Applications - Consultation Criteria**

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4NW is the Regional Leaders Forum for England's Northwest and is also the designated regional planning body for the Northwest

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## 1. Introduction

4NW<sup>1</sup> (formerly the North West Regional Assembly) as Regional Planning Body (RPB) is a statutory consultee in the planning process. The Planning and Compulsory Purchase Act 2004<sup>2</sup> (the Act) and accompanying regulations and secondary legislation give the RPB a duty to respond to consultation on:

- i. Planning applications that the RPB considers are of strategic importance (Schedule 6, paragraph 16 of the Act);
- ii. Development Plan Documents (Section 24 of the Act); and,
- iii. Any other Local Development Documents on which the local planning authority requires an opinion from the RPB (Section 24 of the Act).

**This advice note sets out the RPB's requirements regarding planning applications that are considered to be regionally significant.**

It is for the RPB to determine which planning applications are of strategic importance (Schedule 6, paragraph 16 (3) (b) of the Act). The criteria have been developed based on:

- i. the Act, Secondary Legislation, Regulations, Orders and / or PPSs;
- ii. applications which are likely to be of strategic importance;
- iii. applications which will require a policy response from RSS.
- iv. applications which other RPBs are considering as appropriate in the regional and sub-regional context;
- v. applications which are required for consultation by the NWDA in its role as statutory consultee; and
- vi. consultation with the development control managers of the region's local planning authorities (LPA).

4NW as the RPB, has determined that planning applications that fall within the thresholds set out in the following criteria maybe of regional significance and therefore requires to be consulted as set out in Schedule 6, paragraph 16 of the Act.

The final determination of any planning application will be down to the officers and/or elected members of the LPA. A particular planning application being submitted to 4NW for consultation after meeting/not meeting particular criteria, in no way indicates the likely response of 4NW to the proposals.

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<sup>1</sup> Please refer to Appendix A for a guide to 4NW

<sup>2</sup> Planning and Compulsory Purchase Act 2004

<http://www.communities.gov.uk/index.asp?id=1143109>

It is important to note that this Schedule is intended solely to provide guidance as to which applications 4NW should be consulted on. It does **not** provide a policy definition of “Regionally Significant Development”.

## 2. Glossary of Terms

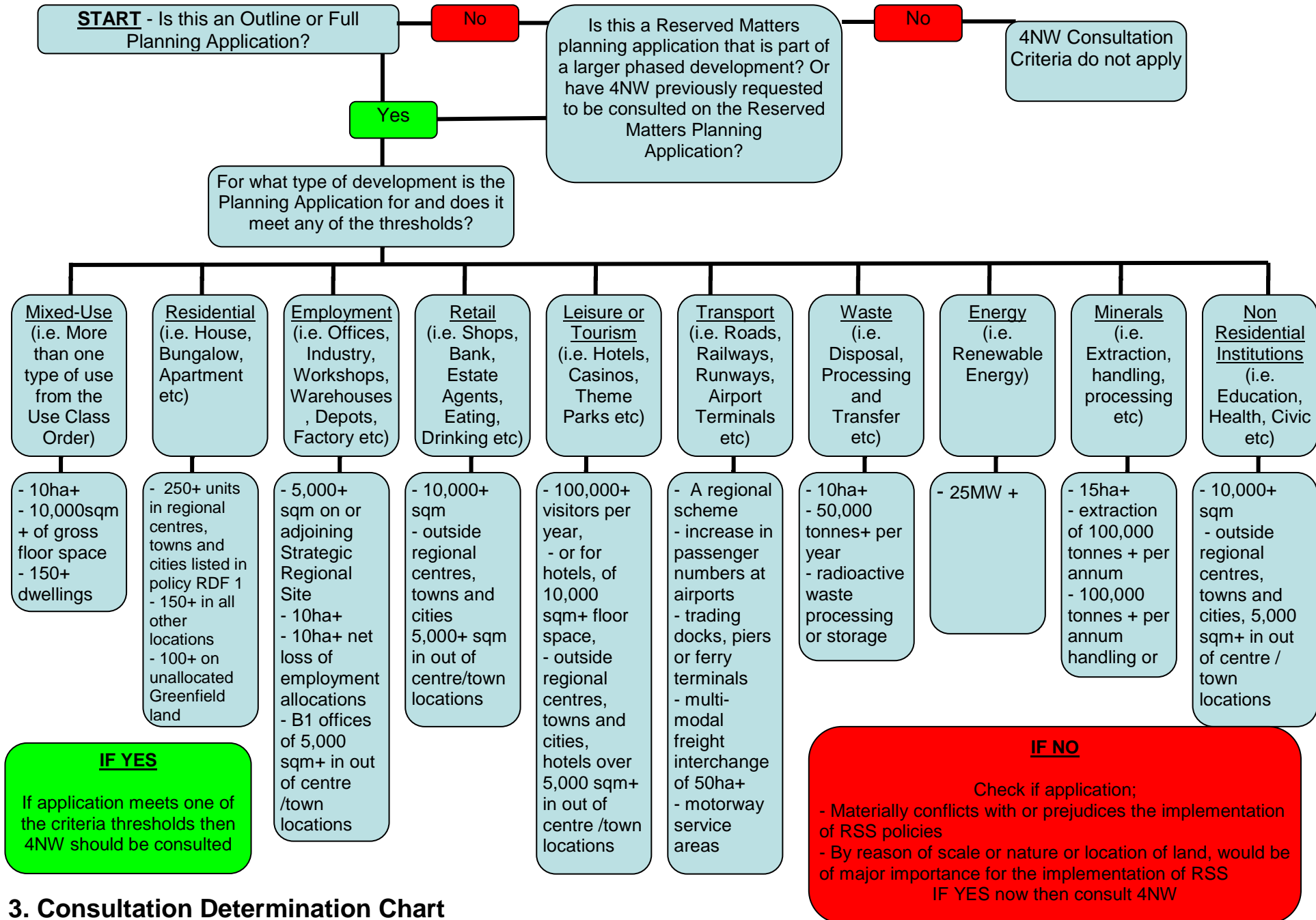
Town Centre <sup>3</sup>	Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. The extent of the town centre should be defined on the proposals map.
Out-of-Centre <sup>3</sup>	A location which is not in or on the edge of a centre but not necessarily outside the urban area.
Out-of-Town <sup>3</sup>	An out-of-centre development outside the existing urban area.
Greenfield <sup>4</sup>	Previously Undeveloped (Greenfield) land is land that has not been previously developed (brownfield land) as defined in PPS3 Annex B.
Regional Centre <sup>5</sup>	The centres of the North West region’s two main urban areas Manchester/Salford and Liverpool as defined in RSS policies RDF1, MCR2 and LCR2.
Use Classes	See Appendix D

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<sup>3</sup> Planning Policy Statement 6: Town Centres ODPM 2005  
<http://www.communities.gov.uk/publications/planningandbuilding/pps6>. *Note: these locations are used in relation to all forms of development for the purposes of this Schedule.*

<sup>4</sup> Planning Policy Statement 3: Housing DCLG 2006  
<http://www.communities.gov.uk/publications/planningandbuilding/pps3housing>

<sup>5</sup> The Northwest of England Plan Regional Spatial Strategy to 2021  
[http://www.nwrpb.org.uk/whatwedo/issues/environment/?page\\_id=457](http://www.nwrpb.org.uk/whatwedo/issues/environment/?page_id=457)



### 3. Consultation Determination Chart

NB Where there is any confusion, the criteria present in the main body of text take precedent over this chart.

## 4. Broad Consultation Criteria

It is expected that Local Planning Authorities (LPAs) and Development Control Officers will consult 4NW on regionally significant planning applications. Regionally significant planning applications are any outline or full planning application, for new development or extensions, which:

- i. materially conflicts with or prejudices the implementation of the RSS policies;
- ii. by reason of scale or nature or the location of land, would be of importance for the implementation of RSS;
- iii. is a phased development (expected to be proposed through a number of different applications and/or over a number of years) that cumulatively could be considered regionally significant.

These broad criteria should be used in conjunction with the more detailed criteria should development control teams be unsure as to whether 4NW would like to be consulted on an application. All criteria refer to Outline and Full planning applications only, unless 4NW has previously requested to be consulted on a Reserved Matters Application.

It is expected that LPAs will approach pre-application discussions with these criteria in mind, informing any prospective applicant if their development may be considered Regionally Significant by 4NW.

## 5. Detailed Consultation Criteria

The following more detailed criteria present guidance on what type and scale of planning application 4NW should be consulted on. These criteria should be used to assess if an outline or full planning application, for new development or extensions, is Regionally Significant.

### a. Mixed-Use Development

Mixed-use development would include any planning application that contains more than one land use type, e.g. residential and employment or retail and leisure.

- i. Mixed use development on sites of 10ha+

OR

- ii. Comprising 10,000 sq.m + of gross floor space (not including residential floor space)

OR

- iii. Incorporating 150+ residential units

RSS Policy DP1, DP2, DP4, RDF1, RDF2, W3, L4
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### b. Residential Development

Residential development would include any planning application for housing, apartments etc.

- i. Where the proposals are for;
  - 250+ units in the Regional Centres of Manchester of Liverpool and surrounding inner areas
  - 250+ units in the Towns and Cities referred to in Policy RDF1 (See Appendix B)
  - 150+ units in the rest of the region
  - 100 units on Greenfield sites that are unallocated for housing in a development plan

RSS Policies DP2, DP4, RDF1, RDF2 and L4
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### **c. Employment Development and Employment Sites**

Employment development would include any planning application within the B1 to B8 Use Class.

- i. Any application for any type of development of 5,000 sqm+ floorspace on or adjoining a Strategic Regional Site as defined by the Northwest Development Agency<sup>6</sup>

OR

- ii. Any development of 10ha+ for B1 to B8 use on previously developed land or 5ha+ on Greenfield land

OR

- iii. Any development that results in the release of 10ha+ allocated employment land to other uses.

OR

- iv. B1 office developments of 5,000+ sq.m floorspace, in out of centre or out of town locations

RSS Policies DP1, DP3, DP4, DP5, DP6, RDF1, RDF2, W2, W3 and W4
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### **d. Retail Development**

Retail development would include any planning application within the A1 to A5 Use Class, such as shops, takeaways, banks and estate agents.

- i. Any retail developments (A1, A2, A3, A4, A5) of 10,000 sq.m+ floorspace.

OR

- ii. Outside the Regional Centres, Towns and Cities in Policy RDF1 (See Appendix B), any retail development of 5,000 sq.m+ in out of centre / town locations.

RSS Policies DP4, DP5, RDF1, RDF2 and W5
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<sup>6</sup> <http://www.nwda.co.uk/areas-of-work/infrastructure/land-use/strategic-regional-sites.aspx>

#### **e. Leisure/Tourism Development**

Leisure/Tourism development would include any planning application for leisure and tourism related C1, D1& D2 Use Classes.

- i. Tourism and leisure developments that are expected to attract more than 100,000 visitors per year, or for hotels, of 10,000 sqm+ floorspace,

OR

- ii. Outside the Regional Centres, Towns and Cities in Policy RDF1 (See Appendix B), hotel developments of 5,000 sqm+ floorspace in out of centre / town locations.

RSS Policies DP4, DP5, RDF1, RDF2, W6 and W7
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#### **f. Transport Infrastructure Development**

Transport Infrastructure development will only include development such as roads, railways, bus and train stations, airport terminals, runways etc.

- i. Any application for the schemes, or any application that would have a physical impact on the route of those schemes listed in Appendix C

OR

- ii. Any transport infrastructure application that would lead to development that would increase the number of passengers travelling through the airports at Manchester, Liverpool, Blackpool or Carlisle

OR

- iii. Any application in connection with the region's ports, which would enable new or extended trading docks, piers and ferry terminals and associated land-based infrastructure

OR

- iv. Multi modal freight terminals of 50ha+

OR

- v. Applications for new or redevelopment to the region's motorway service Areas

RSS policies DP5, RT4, RT5, RT6, RT7 and RT8
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### **g. Waste Development**

Waste development would include any planning application for landfill, land raising, waste to energy plant, incinerator, recycling plant, composting plant, waste transfer station etc.

- i. Proposals for sites of 10ha+

OR

- ii. Waste handling or waste transfer facilities of 50,000 tonnes+ per annum capacity

OR

- v. Proposals for the processing or storage of radioactive waste

RSS Policies EM10, EM11, EM12, EM13 and EM14
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### **h. Renewable Energy Development**

Energy development is concerned with renewable energy proposals only, such as wind turbines, solar panels and hydro power.

- i. Renewable energy developments with a total installed capacity of 25 megawatts+

RSS Policy EM17
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### **i. Minerals Development**

Minerals development includes extraction and handling facilities.

- i. Proposals for sites of 15ha+

OR

- ii. Proposals for mineral extraction of 100,000 tonnes+ per annum

OR

- iii. New or expansion of existing minerals handling facilities, including aggregate recycling plants processing 100,000 tonnes+ per annum

RSS Policies EM7, EM8 and EM9
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## **j. Non Residential Institutions**

Public facilities development will include applications for non-leisure facilities in the C2 & D1 Use Class as well as Civic Buildings etc.

- i. Any application for development of 10,000 sq.m + floorspace

OR

- ii. Outside the Regional Centres, Towns and Cities in Policy RDF1 (See Appendix B), any application for development of 5,000 sq.m + floorspace in an out of centre / town location.

RSS Policies DP1, DP2, DP4, DP5 and L1
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## 6. Procedures for Consulting 4NW

### *Information Required*

In order to be able to assess an application fully, 4NW will require access to a full copy of the application, including plans as submitted to and registered by the LPA, together with any supporting information submitted by the applicant which the LPA considers is necessary to inform 4NW response. This can be provided to 4NW in paper or electronic form.

Should the copy of the application be in electronic form, it may be occasionally be necessary for 4NW to request a paper copy of key plans, for example red line, location and layout. This is because such plans are occasionally not legible on screen and not possible to print out.

Provision of a weekly list of planning applications does not constitute consultation, as 4NW do not have the staff and resources to check every weekly list across the North West region.

For applications that are potentially in conflict with the RSS, emphasis should be placed upon the need for applicants to demonstrate that their proposal conforms to the RSS.

### *Response Period*

The RPB has a statutory period of 21 days within which to respond to consultation on planning applications of strategic importance. The regulations<sup>7</sup> state that the statutory period within which 4NW must respond does not start until the full application, together with appropriate accompanying plans and information as specified above is received by 4NW<sup>8</sup>.

Where possible, 4NW will try to ensure that responses are made within the statutory period. However, in some instances, it may be necessary for 4NW to request an extension to this time period pending consideration by Members. If such a request is necessary, officers from 4NW will speak to the LPA case officer as early as possible in the process.

If the application could have a possible impact on the strategy of a neighbouring region, this will be indicated in 4NW's response.

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<sup>7</sup> The Town and Country Planning (General Development Procedure)(Amendment)(England)Order 2005 Section 6 (August 2005)  
[http://www.opsi.gov.uk/si/si2005/uksi\\_20052087\\_en.pdf](http://www.opsi.gov.uk/si/si2005/uksi_20052087_en.pdf)

<sup>8</sup> If a link is provided to a Local Authority website by email or letter, prior to details of the application being available on that website, the 21 days will start from when the details are added to the website.

### *Review of the Criteria and Procedures*

The appropriateness of criteria within the proposed schedule will be kept under a 'rolling review'; 4NW will be monitoring all consultation requests and responses made.

If the volume of conformity checks required becomes unmanageable within 4NW's resources, 4NW will either review the criteria, or consider utilising County Council planning staff or independent consultants to assist.

4NW will, periodically, check a selection of weekly planning application lists to enable ongoing monitoring and review of the proposed criteria. Where possible, this will be done via published lists on local planning authority websites, but where authorities do not make lists available in this way, 4NW will contact the LPA.

## **Appendix A- A Guide to 4NW**

**4NW is the new Regional Leaders Forum for England's Northwest.** Its aim is to ensure that things that are important to the Northwest are defined and agreed by the people in the Northwest.

A group of leaders drawn from public, private and third sector bodies in the Northwest works together as a Board. This approach works through gaining agreement and consensus amongst the key regional leaders in the Northwest. This Northwest consensus then shapes government thinking and spending decisions that affect the future of the Northwest, its people and places.

The Board structure includes council leaders from each of the five sub-regions. Cumbria, Cheshire, Lancashire, Merseyside and Manchester along with seven representatives from the private, non-governmental sectors such as Manchester Airport Group, Northwest Universities Associations and the North West Trades Union Congress. The 23 strong Board meets at least six times a year to discuss and agree priorities for the region; taking the tough decisions that will shape future regional investments. These decisions are informed by the recommendations of working groups consisting of other local authority and stakeholder members.

The Board is supported by a small team based in Wigan, whose job is to provide professional advice and support on housing, transport, planning and sustainable development.

4NW is currently preparing a Regional Strategy jointly with the Northwest Development Agency. The Regional Strategy will be an overarching, non statutory document which will sit above the RSS, the RSS will remain part of the statutory development plan until legislation dictates otherwise.

4NW is also the Regional Planning Body and is responsible for monitoring and implementation of the RSS. This includes a role as statutory consultee for Local Development Frameworks and Regionally Significant Planning Applications.

4NW is responsible for taking forward the Partial Review of the RSS, which will now focus on Gypsies & Travellers, Travelling Showpeople, and Regional Parking Standards. This does not mean that the work connected with housing, waste and renewable energy will cease. Instead 4NW and NWDA will continue to work with partners to develop the evidence base and incorporate it as appropriate into joint work on developing a Regional Strategy.

More broadly, as 4NW has an integral role in representing and supporting local councils at the regional level, it makes sense for 4NW to provide services that complement this function. For example, 4NW will pursue opportunities to help local authorities improve their performance and deliver better and more efficient services. It will be a natural focus for regional activity in areas such as promoting the equalities agenda, tackling worklessness, climate change, and improving neighbourhoods and health, particularly in relation to the quality of housing in the region.

## **Appendix B**

### **Settlements named in Policy RDF1**

#### Regional Centres

Manchester  
Liverpool

#### Towns and cities

Altrincham, Ashton-under-Lyne, Barrow-in-Furness, Blackburn, Blackpool, Bolton, Burnley, Bury, Carlisle, Chester, Crewe, Ellesmere Port, Lancaster, Macclesfield, Northwich, Oldham, Preston, Rochdale, Runcorn, St Helens, Skelmersdale, Southport, Stockport, Warrington, Widnes, Wigan, Whitehaven, Workington

## **Appendix C**

### **Schemes within the Regional Funding Allocation Programme**

- A556T (M6 to M56) Improvements
- Access to Port of Liverpool Improvement (A5036 T)
- Ashton Northern Bypass Stage 2
- Bidston Moss Viaduct (M53 Junction 1): Full Maintenance Option
- Blackpool & Fleetwood Tramway Upgrade Phase 1
- Bolton Town Centre Public Transport Strategy
- Completion of Heysham to M6 Link Road
- Crewe Green Link Road (Southern Section)
- Crewe Rail Gateway
- East Lancashire Rapid Transit
- Edge Lane/ Eastern Approaches, Liverpool
- Glossop Spur (A57)
- Greater Manchester Highways Retaining Walls Strengthening Scheme
- Greater Manchester Urban Traffic Control (GMUTC)
- Hall Lane Strategic Gateway, Liverpool
- Leigh-Salford-Manchester QBC
- M60 JETTS MMS QBC
- Mersey Gateway (New Mersey Crossing)
- Rochdale Interchange
- SEMMMS Relief Roads
- Silver Jubilee Bridge Major Maintenance Scheme Runcorn
- Thornton to Switch Island Link
- Yellow School Buses

## Appendix D

### Use classes order<sup>9</sup>

The following classes of use are set out in the Town and Country Planning (Use Classes) Order 1987 and its subsequent amendments.

- *A1 Shops* - Shops, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops and funeral directors.
- *A2 Financial and professional services* - Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
- *A3 Restaurants and cafés* - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- *A4 Drinking establishments* - Public houses, wine bars or other drinking establishments (but not a night clubs).
- *A5 Hot food takeaways* - For the sale of hot food for consumption off the premises.
- *B1 Business* - Offices, research and development, light industry appropriate in a residential area.
- *B2 General industrial*
- *B8 Storage or distribution* - This class includes open air storage.
- *C1 Hotels* - Hotels, boarding and guest houses where no significant element of care is provided.
- *C2 Residential institutions* - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- *C2A Secure Residential Institution* - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- *C3 Dwelling houses* - Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents.
- *D1 Non-residential institutions* - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.

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<sup>9</sup> Use Class Order 1987 & 2006

[http://www.opsi.gov.uk/si/si1987/Uksi\\_19870764\\_en\\_1.htm](http://www.opsi.gov.uk/si/si1987/Uksi_19870764_en_1.htm) and amendment  
<http://www.opsi.gov.uk/si/si2006/20060220.htm>

- *D2 Assembly and leisure* - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used).
- *Sui Generis* - Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, laundrettes, dry cleaners, taxi businesses, amusement centres. Casinos.