



## Assessment Threshold Table

| Class                      | Description  | Level of Assessment Required: TA Stage 1 and TP Statement | Level of assessment required: TA Stages 1 and 2, and Full TP |
|----------------------------|--|---|--|
| <b>B2</b>                  | General Industrial   | 2500sqm+  | 4000sqm+   |
| <b>B8</b>                  | Storage or Distribution  | 3000sqm+  | 5000sqm+   |
| <b>C1</b>                  | Hotels   | 75 bedrooms+  | 100 bedrooms+  |
| <b>C2</b>                  | Residential Institutions – educational   | 50+ students  | 150+ students  |
| <b>C2</b>                  | Residential Institutions - health  | 30+ beds  | 50+ beds   |
| <b>C2A</b>                 | Residential Institutions - secure  |   |  |
| <b>C3</b>                  | Dwellinghouses   | 20+ units   | 50+ units  |
| <b>C4</b>                  | Houses in Multiple Occupation  | 10+ bedrooms  | 30+ bedrooms   |
| <b>Sui Generis</b>         | Hostels  | 250+ residents  | 400+ residents   |
| <b>Ea</b>                  | Retail – Food  | 250sqm +  | 800sqm+  |
| <b>Ea</b>                  | Retail – Non Food  | 800sqm +  | 1500sqm+   |
| <b>Eb</b>                  | Café / Restaurant  | 300sqm+   | 2500sqm+   |
| <b>Ec (i-iii)</b>          | Financial, Professional (non-health) and Commercial / Business Services                                  | 1000sqm+  | 2500sqm+   |
| <b>Ed</b>                  | Indoor Sport, Recreation and Fitness   | 500sqm+   | 1500sqm+   |
| <b>Ee</b>                  | Medical and Health Services  | 500sqm+   | 1000sqm+   |
| <b>Ef</b>                  | Creche, Day Nursery or Day Centre (non-residential)  |   |  |
| <b>Eg (i-iii)</b>          | Office, Research and Industrial processes carried out in a residential area without detriment to amenity | 1000sqm+  | 2500sqm+   |
| <b>Sui Generis</b>         | Drinking Establishments  | 300sqm+   | 600sqm+  |
|                            | Hot Food Takeaways   | 250sqm+   | 500sqm+  |
| <b>F1a</b>                 | Education  | 500sqm+   | 1000sqm+   |
| <b>F1b &amp; c</b>         | Display of Works of Art & Museums  |   |  |
| <b>F1d</b>                 | Public Libraries   |   |  |
| <b>F1e</b>                 | Public Halls / Exhibition Halls  |   |  |
| <b>F1f</b>                 | Public Worship or Religious instruction  |   |  |
| <b>F1g</b>                 | Law Courts   |   |  |
| <b>F2a</b>                 | Shops – essential goods 280sqm max with no other facility within 1km                                     | yes   |  |
| <b>F2b</b>                 | Community Halls, meeting places  | 500sqm+   | 1500sqm+   |
| <b>F2c</b>                 | Places of outdoor sport / recreation (not involving motor vehicles)                                      |   |  |
| <b>F2d</b>                 | Swimming Pools and Skating Rinks   |   |  |
| <b>Others/ Sui Generis</b> | To be discussed with TDM   |   |  |

## Other Considerations:

| Description   | Level of Assessment Required: TA Stage 1 and TP Statement | Level of assessment required: TA Stages 1 and 2, and Full TP |
|---|---|--|
| Any development not in conformity with the local plan   | yes   | likely   |
| Any development generating 30+ two way vehicle trips in any hour and/or 100+ two way vehicle trips per day  | yes   |  |
| Any development proposing 100+ parking spaces   | yes   |  |
| Any development that is likely to increase accidents of conflicts among motorised and non-motorised users, particularly vulnerable road users such as children, disabled and elderly people               | yes   | likely   |
| Any development generating significant freight or HGV movements per day or abnormal loads per year  | yes   |  |
| Any development proposed in a location where the transport infrastructure is inadequate – for example substandard streets, poor pedestrian / cyclist facilities and inadequate public transport provision | yes   |  |
| Any development proposed in a location within or adjacent to an Air Quality Management Area (AQMA)  | likely  |  |

We would expect to see at least Stage 1 completed and submitted prior to the submission of a planning application. Ideally on larger schemes we would want to also receive a Stage 2 TA prior to submission, but recognise the time constraints in doing so. It must however be noted that by agreeing a scope for a TA or TP, TDM is seeking an evidenced-based understanding of a development's impacts and therefore this does not constitute TDM's support for a development.

The requirements of a TA must not be separated from the earlier stated need to provide an acceptable layout or masterplan that prioritises connectivity between a development and its surroundings in addition to fulfilling servicing needs. This will need to be expressed and agreed at an early stage, all of which will need to be confirmed in the TA.

The submission of a TA or TP is not a guarantee of a proposal gaining the necessary planning approval. Their objective is to allow us to understand the impacts of a development as a tool for determination.