

Planning application validation requirements for Cambridge City Council

The table below sets out the supporting documents which must be submitted with a planning application. Some of these documents are always required and your application will not be able to be registered unless this documentation has been provided. Others will depend upon the type of planning application you are proposing and where the site is, and the table below provides further guidance on where such a supporting document will be required.

The table sets out the national requirements at the beginning of the table (labelled alphabetically in the first column), and below these (labelled numerically) the local validation requirements for Cambridge City Council.

Before an application is submitted the policies of the Cambridge Local Plan (2018) should be considered as a whole, and pre-application discussions are strongly recommended.

	Validation requirement	When required?	What is required?	Policies, guidance and further information
National Validation Requirements				
A	Application Form	A completed form is always required (one copy of all application documents must be supplied if submitted by post).	<p>You can apply for planning permission online through the Planning Portal.</p> <p>Please ensure that you have completed every section of the application form before submitting, and that the form has been signed.</p> <p>Where sections or questions are not relevant please state this on the form.</p>	

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B	Fee	This is always required, unless covered by specific exemptions.	Current national fees can be found on the Planning Portal.	National Planning Practice Guidance (NPPG) – Fees for planning applications
C	Location and site plans	All applications.	<p>This must be an up-to-date Ordnance Survey-based location plan at an appropriate scale, usually 1:1250 or 1:2500. In the case of large sites other scales may be appropriate.</p> <p>The plan must show:</p> <ul style="list-style-type: none"> • At least two named roads and all surrounding buildings or land (unless this would require a plan greater than a scale of 1:2500) • The application site (the whole planning unit) • A north point • The scale clearly identified <p>The plan used should:</p> <ul style="list-style-type: none"> • Show OS Crown copyright • Not be copied from existing OS mapping, if using hand drawn maps such as standard streets • Show the correct licence number if you wish to print or copy maps for applications 	Site plans may be created through a number of online retailers. You can find guidance on the Planning Portal

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			<p>The application site boundary must be edged clearly with a red line. It should include all land necessary to carry out the proposed development - for example, land required for access to the site from a public highway, visibility splays, landscape, car parking and open areas around the building.</p> <p>A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.</p>	
D	Other relevant plans	Applications must be accompanied by plans and drawings or information necessary to describe the subject of the application.	<p>Existing and proposed block plans of the site (for example at a scale of 1:100 or 1:200 with a scale bar shown) showing any site boundaries and neighbouring properties.</p> <p>Existing and proposed elevations (for example at a scale of 1:50 or 1:100).</p> <p>Existing and proposed floor plans (for example at a scale of 1:50 or 1:100 with a scale bar shown).</p> <p>Existing and proposed site sections and finished floor and site levels</p>	

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			<p>(for example at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Roof plans (for example at a scale of 1:50 or 1:100 with scale bar shown).</p>	
E	Plans for advertisement consent applications	All advertisement consent applications.	<p>Location plan identifying the location of the site by reference to at least two named roads, identifying the proposed position of the advertisement in red and showing the direction of north. The plan should be to an appropriate scale, usually 1:1250 or 1:2500 and show a scale bar.</p> <p>Site plan (at a scale of 1:200 or 1:500 and with a scale bar).</p> <p>Existing elevations (e.g. at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Proposed elevations (e.g. at a scale of 1:50 or 1:100 with scale bar shown).</p> <p>Advertisement drawing(s) (e.g. at a scale of 1:50 or 1:100 with a scale bar shown) showing advertisement</p>	

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			size, siting, materials and colours to be used, height above ground, extent of projection and details of the method and colour(s) of illumination (if applicable).	
F	Plans for Listed Building Consent applications	All listed building consent applications.	<p>Location Plan – see section C. Other relevant plans – see section D.</p> <p>Plans to a scale of not less than 1:20 (with a scale bar shown) to show all new doors, windows, shop-fronts, panelling, fireplaces, plaster moulding and other decorative details as referenced in the application.</p>	
G	Design and Access Statement	Major development (defined as development of 10 or more dwellings (or 0.5 hectares for residential development where the number of dwellings is unknown) for the creation of more than a 1,000 sq m of floor space and where the site is greater than 1 hectare).	<p>A design and access statement should:</p> <ul style="list-style-type: none"> • Explain the design principles and concepts that have been applied to the development • Demonstrate the steps that have been taken to appraise the context of the development and how the design of the development takes that context into account in relation to the proposal 	Design Council - Design and access statements: How to write, read and use them

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		<p>Development in a designated area (World Heritage Site or conservation area) where the proposed development consists of either one or more dwellings or a building or buildings with floor space of 100 sq m or more.</p> <p>Applications for listed building consent.</p>	<ul style="list-style-type: none"> • Explain the policy adopted as to access and how policies relating to access in relevant development plan documents (DPDs) have been taken into account • State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation • Explain how specific issues which might affect access to the development have been addressed. • Include a sustainability statement in the cases of major development (see below) <p>Statements accompanying applications for Listed Building Consent should, in addition to the above, show how they have taken account of:</p> <ul style="list-style-type: none"> • The special architectural or historic importance of the building 	

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			<ul style="list-style-type: none"> The particular physical features of the building that justify its designation as a listed building The building's setting. 	
H	Environmental Impact Assessment	<p>The Town and Country Planning (Environmental Impact Assessment) Regulations (2017) apply to two separate types of development:</p> <ol style="list-style-type: none"> Schedule 1 development, for which EIA is required in every case; and Schedule 2 development, for which EIA is required only if the development in question is judged to give rise to significant environmental effects. <p>If you are proposing any large or sensitively located development, please ask us about Environmental Impact Assessment as part of</p>	<p>If your development proposal is considered to be EIA development, then an Environmental Statement (ES) which assesses the likely significant environmental effects of the proposed development will need to be prepared and submitted as part of the planning application.</p> <p>Information for inclusion in an Environmental Statement is set out in Schedule 4 of the Regulations. The scope of any ES should be agreed by the local planning authority in a formal scoping opinion.</p>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>

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		your pre-application discussion.		
I	Environmental Impact Assessment screening options	If you are unsure whether a proposal is EIA development, and will require an Environmental Statement, you can submit a Screening Opinion request to the Local Planning Authority.	<p>You will need to include the following information with your request for a Screening Opinion:</p> <ul style="list-style-type: none"> • A plan sufficient to identify the land • A brief description as to the nature and purpose of the development and its possible effects on the environment • Such other information, which you feel, may be of benefit. <p>On receipt of the application for a screening opinion we will consult relevant organisations and respond to the request within 21 days.</p> <p>You will be informed, in writing, of the outcome of the screening opinion. If we consider that the proposal could have significant effects on the environment then you will be required to submit an EIA with the planning application.</p>	<p>Town and Country Planning (Environmental Impact Assessment) Regulations 2017</p> <p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>
J	Environmental Impact Assessment scoping options	If you are minded to make an application for EIA development, you can ask	You will need to include the following information with your request for a Scoping Opinion:	Town and Country Planning (Environmental Impact Assessment) Regulations 2017

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		<p>the LPA to state in writing their opinion as to the scope and level of detail of the information to be provided in the Environmental Statement (a 'Scoping Opinion').</p>	<ul style="list-style-type: none"> • A plan sufficient to identify the land • A brief description of the nature and purpose of the development and of its possible effects on the environment • Such other information that may be of benefit. <p>On receipt of the application for a scoping opinion, we will consult relevant specialists and respond to your request within 5 weeks of receipt, and will consult all relevant specialists and the developer as part of the process. This period may be extended by agreement in writing.</p> <p>We will then confirm what we consider to be the main effects of the development and the topics that the Environmental Statement should cover. This does not prevent us from requesting additional information as part of the EIA process.</p>	<p>National Planning Practice Guidance (NPPG) – Environmental Impact Assessment</p>
<p>Local Validation Requirements</p>				

	Validation requirement	When required?	What is required?	Policies, guidance and further information
1	Air Quality Assessment	<p>Where air quality is likely to be a significant issue.</p> <p>This will be either from:</p> <ul style="list-style-type: none"> • Where a development would adversely affect air quality in a designated Air Quality Management Area (AQMA), or lead to the declaration of a new AQMA, or render unworkable elements of the Council's Air Quality Action Plan / Air Quality Strategy. • Proposed introduction of a sensitive use (e.g. residential) into an area of poor air quality. 	<p>An appropriate air quality impact assessment taking into account guidance current at the time of the application. This should include consideration and identification of measures to mitigate and minimise any impacts with reference to the Council's Air Quality Action Plan and Strategy.</p>	<p>Cambridge Local Plan (CLP) Policy 5 (F), 29 and 36</p> <p>NPPF paragraphs 103, 105 and 181</p> <p>NPPG – Air Quality</p> <p>Cambridge City Council Air Quality Action Plan 2018-2023 (Version 2 – 2019 update)</p> <p>Air Quality in Cambridge Developers Guide (2008)</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>
2	Biodiversity – Ecological Impact Assessment (EIA)	<p>Where development is proposed which will include:</p> <ul style="list-style-type: none"> • The demolition of older buildings (pre 1950) 	<p>The Ecological Impact Assessment (EIA) should detail the possible impacts upon the application site's wildlife and how the applicant has taken account of such impacts. Where proposals are being made for mitigation and/or compensation measures, full details of how such</p>	<p>CLP Policies 69 & 70</p> <p>Cambridgeshire and Peterborough Biodiversity Action Plan – priority species</p> <p>Biodiversity Checklist – Developer's guidance (2001)</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<ul style="list-style-type: none"> • Removal or alteration of roof spaces • A building within 50m of woodland • Extensive natural habitat close by • Where the building has weatherboarding, hanging tiles, broken or missing tiles, or a roof in poor repair. • Barn conversions • Removal of mature and veteran trees, removal of scrub and hedgerows • Alteration to watercourses. • Developments within 250m of ponds or water bodies. <p>Any development that may either directly or indirectly impact a statutory or non-statutory protected site effect</p>	<p>measures will be effective need to be proved with the application.</p> <p>The NPPF now requires a measurable net gain in biodiversity to be provided by development. This should be outlined within all application submissions Scoring and calculations should be based on the DEFRA Biodiversity Offsetting metric.</p> <p>This analysis should be carried out by suitably qualified experts.</p> <p>Where further surveys are indicated as being required by the EIA these will also be required.</p>	<p>Natural Cambridgeshire Developing with Nature Toolkit (2018)</p> <p>Cambridgeshire and Peterborough Biodiversity Action Plan – priority species</p> <p>NPPF, Section 15 paragraphs 170-177, and the accompanying NPPG.</p> <p>The British Standards Institute Biodiversity – Code of practice for planning and development (BS42020:2013)</p> <p>Government Circular 06/2005</p> <p>Cambridgeshire County Wildlife Site Register</p> <p>Cambridgeshire Opportunity Mapping (currently in production should be available March 2019)</p> <p>CIEEM Guidelines for Preliminary Ecological Appraisal (2013)</p> <p>Biodiversity Offsetting Pilots</p>

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		<ul style="list-style-type: none"> • a) Internationally and nationally designated statutory sites; • b) European and nationally protected species • c) local non-statutory designated sites;(above are identified on the CCLP Policies Map) • d) priority habitats and species • e) Significant populations of national or local Red List or notable species. 		<p>Technical Paper: the metric for the biodiversity offsetting pilot in England (2012)</p> <p>Wildlife Assessment Check tool at www.biodiversityinplanning.org/wildlife-assessment-check/</p>
C1	BREEAM Pre-Assessment	All new non-residential development	A BREEAM Pre-Assessment demonstrating that the proposals will meet the requirement for achievement of BREEAM 'excellent' will need to be submitted. The BREEAM pre-assessment will also need to demonstrate that maximum credits for Wat 01 (water consumption) will be achieved in line with policy requirements.	<p>CLP Policy 28</p> <p>For further guidance on BREEAM see: https://www.breeam.com/</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>
3	Community / Sports / Leisure Facilities Assessment	Development affecting community, sports or leisure facilities, either the	For development of new facilities, evidence of how the new facilities meet the criteria in Policy 73.	CLP Policy 73 & Appendix K

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		<p>development of new/enhanced facilities or the loss of facilities.</p> <p>These include the uses in Table 8.2 and 8.3 in the Cambridge Local Plan and any other use which meets the day-to-day needs of people.</p>	<p>Additional evidence will be needed for city-wide or sub-regional facilities.</p> <p>The loss of a facility or site needs to demonstrate the loss is adequately replaced or no longer needed by means of a marketing exercise that complies with the requirements listed in Policy 73 and Appendix K and tailored to the type of facility/site to be lost.</p>	<p>NPPF paragraphs 92 & 182</p> <p>Playing Pitch Strategy 2015-2031 (updated June 2016)</p> <p>Indoor Sports Facility Strategy 2015-2031 (updated June 2016)</p> <p>Open Space and Recreation Strategy (2011)</p> <p>Sport England 'Planning for Sport Guidance' (Consultation draft - 2018)</p>
4	Demolition and Construction Management Plan	<p>All Major Developments or developments that are likely to result in noise, smells, dust, visual or other adverse effects during the course of demolition and or construction.</p> <p>Where a Construction Management Plan is not submitted with the application, it is likely that specific details and mitigation measures will be required by planning condition.</p>	<p>The following should be incorporated within any Demolition and Construction Management Plan:</p> <ul style="list-style-type: none"> • Details of the management of materials and wastes on site including re-use and recycling. • Details of the siting and layout of construction compounds and contractor parking • Impact assessment and details of mitigation measures for any works that will result in noise / vibration, odour / smell, dust, visual or other impacts • Details of environmental monitoring of impacts e.g. noise / 	<p>CLP Policies 28 & 35</p> <p>BS 5228-1:2009+A1:2014 -Code of practice for noise and vibration control on construction and open sites. Noise (or as superseded)</p> <p>BS 5228-2:2009+A1:2014 - Code of practice for noise and vibration control on construction and open sites. Vibration (or as superseded)</p> <p>Guidance on the assessment of dust from demolition and construction (2014), Institute of Air Quality</p>

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			<p>vibration and dust during construction and demolition</p> <ul style="list-style-type: none"> • Details of temporary haul roads and accesses, and methods of managing vehicle movements to and from the site and wheel washing facilities • Details of, working and delivery hours, methods of demolition, piling works • Details of any protection measures to be installed during the course of the construction to protect any sensitive features, such as water courses or neighbouring residences • Details and location of site lighting • External safety and information signage • Details of complaints procedures, including contact details and response procedures 	<p>Management (IAQM) (or as superseded)</p> <p>Guidance on Monitoring in the Vicinity of Demolition and Construction sites (2018), Institute of Air Quality Management (IAQM) (or as superseded)</p> <p>Environmental Good Practice on Site Guide, 4th Edition, January 2015 - C741 CIRIA (or as superseded)</p> <p>Further guidance on pollution will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>
5	Contamination Land Assessment	Where development is on or adjacent to land where contamination is known or suspected to exist.	<p>The following assessments/reports should be undertaken by a competent person and incorporated into any contaminated land assessment:</p> <ul style="list-style-type: none"> • Preliminary risk assessment (Phase I Investigation) to 	<p>CLP Policy 33</p> <p>NPPF paragraphs 170 (e) and (f) and 178</p>

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		<p>All agricultural land and land previously used for industrial purposes.</p> <p>The proposed end use/users is/are sensitive and vulnerable to land contamination.</p> <p>The development is within 250 metres of a currently licensed or historic landfill site.</p> <p>The development could affect or cause the movement of contaminants within the ground.</p>	<p>determine historical land-uses, current land-uses and environmental settings. The potential for contamination, contaminant type and characteristics shall be identified, with provision of initial risk assessment and Conceptual Site Model and proposals for intrusive site investigation if necessary. This represents a minimum level of information / detail required to validate an application.</p> <ul style="list-style-type: none"> • If recommended following a Phase I investigation, a Phase II Investigation of ground conditions to identify the existence and extent of contamination and any risks to human health and/or the environment. • Provision of an updated risk assessment / Conceptual Site Model following a Phase II I Investigation and a suitable remediation/mitigation strategy if contamination is identified above appropriate assessment criteria <p>The scope / remit and content of any assessments or supporting</p>	<p>National Planning Practice Guidance (NPPG) – Land affected by contamination (2014)</p> <p>Contaminated Land in Cambridge – Developers Guide (or as superseded) (2009)</p> <p>The Model Procedures for the Management of Land Contamination (CLR 11)</p> <p>BS10175:2011+A2:2017 - Investigation of potentially contaminated sites. Code of practice.</p> <p>CIRIA 665 ‘Assessing risks posed by hazardous ground gases to buildings’ and BS 8576:2013</p> <p>‘Guidance on investigations for ground gas. Permanent gases and Volatile Organic Compounds (VOCs)</p> <p>Environment Agency guidance on contaminated land and risk management</p> <p>Further details on Land Contamination can</p>

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			information should be discussed and agreed in advance with the local planning authority before it is commissioned – pre-application advice recommended.	<p>be found on the Council’s website at: https://www.cambridge.gov.uk/land-pollution-and-our-contaminated-land-strategy</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>
6	Daylight / Sunlight Assessment, Shadow Study	<p>Where new development or the altering or extending of existing buildings would unacceptably overshadow neighbouring buildings or open spaces. This is particularly relevant for applications for tall buildings (any structure which breaks the existing skyline and/or is significantly taller than the surrounding built form).</p> <p>Also, where existing mature tree planting may have an impact upon residential rear gardens.</p>	<p>A statement should be submitted with every application where new building works are proposed. This statement should confirm that the BRE 25 and 45 degree rules of thumb test has been carried out and if the test is passed no further information is required. If the test is not passed, then an assessment is required identifying the impacts on daylight and sunlight..</p> <p>Appendix F of the Cambridge Local Plan sets out criteria against which to assess proposals for tall buildings.</p>	<p>CLP Policies 58, 59 & 60 & Appendix F: Tall buildings and the skyline</p> <p>BRE guide - ‘Site Layout Planning for Daylight and Sunlight: a guide to good practice’ (second edition)</p>

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7	Design – Masterplans / Design codes	“Large Major” development or any development that is likely to be carried out as a phased development	<p>Site conditions, ecological and environmental surveys to be undertaken and suitable mitigation measures identified if necessary.</p> <p>This should include a Masterplan and Design Code to establish an overall vision and strategy for the site together with parameter plans. The scope and level of detail set out in the Design Code should be agreed as part of the pre-application discussion.</p>	<p>CLP Policy 14</p> <p>NPPF Chapter 12</p> <p>NPPG - Design</p> <p>The Urban Design Compendium</p>
8	Energy/Carbon Reduction Statement	All new development (other than householder)	<p>A statement setting out how the carbon reduction requirements for new development have been met. The Statement should include carbon calculations based on Building Regulations Part L requirements (SAP/SBEM) and should be set out following the energy hierarchy (Be Lean, Be Clean, Be Green).</p> <p>This statement can be integrated into the sustainability statement, or a stand-alone document.</p>	<p>CLP Policy 28</p> <p>Further guidance on policy implementation will be provided in the updated Greater Cambridge Sustainable Design and Construction SPD</p>

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9	Flood Risk Assessment	<p>A site specific Flood Risk Assessment (FRA) is required if the site is:</p> <ul style="list-style-type: none"> • In flood zone 2 or 3 including minor development and change of use • More than 1 hectare in flood zone 1 • Less than 1 hectare in flood zone 1, including a change of use in development type to a more vulnerable class (for example from commercial to residential), where they could be affected by other sources of flooding such as surface water. 	<p>If a development is proposed in an area of flood risk (either fluvial or surface water), a site specific FRA should be undertaken. This should:</p> <ul style="list-style-type: none"> • Include evidence that the Sequential Test and where necessary the Exception Test have been applied in the selection of the site for the development type • Take into account different types of flooding e.g. fluvial, surface water and ground water • Consider the risk of flooding arising from the proposed development as well as to the development site • Take into account the effect of climate change 	<p>CLP Policy 32</p> <p>Cambridgeshire Flood and Water Supplementary Planning Document (2016)</p> <p>NPPF Chapter 14</p> <p>NPPG - Flood risk and coastal change</p> <p>Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment (2010)</p> <p>Cambridge and Milton Surface Water Management Plan (2011)</p> <p>Environment Agency website - information about maps depicting Flood Zones and surface water flood risk.</p>
10	Foul Sewage and Utilities /Infrastructure Statement	All new development	<p>Foul Sewage</p> <p>Most new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the</p>	<p>CLP Policies 13, 32 & 85</p> <p>NPPG – Water supply, wastewater and water quality</p>

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			<p>existing drainage system, then details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers (see separate requirement for Surface Water Drainage Strategy, below).</p> <p>Where the development involves the disposal of trade waste or the disposal of foul sewage effluent other than to the public sewer, then a Foul Drainage Assessment will be required, including details of the method of storage, treatment and disposal. A Foul Drainage Assessment should also include a full assessment of the site, its location and suitability for storing, transporting and treating sewage. Where connection to the mains sewer is not practical, then a Foul/Non-Mains Drainage Assessment will be required to demonstrate why the development cannot connect to the public mains sewer system and show that the</p>	<p>Building Regulations Approved Document Part H</p> <p>General binding rules: small sewage discharge to the ground</p>

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			<p>alternative means of disposal are satisfactory.</p> <p>If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of new foul drainage arrangements will also need to be provided. This will include a location plan, cross sections / elevations and specification. Drainage details that will achieve Building Regulations Approval will be required. If connection to any of the above requires crossing land that is not in the applicants' ownership, other than on a public highway, then the red line boundary of the site will need to be annotated accordingly and notice may need to be served on the owners of that land.</p> <p>Utilities Assessment</p> <p>An application should indicate how the development connects to existing utility infrastructure systems. Most new developments require connections to existing utility</p>	

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			<p>services, including electricity and gas supplies, telecommunications and water supply, and also needs connect to foul and surface water drainage and disposal.</p> <p>The applicant should demonstrate:</p> <ul style="list-style-type: none"> • That following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community • That proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures • That service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains • Where the development impinges on existing infrastructure, the provisions for relocating or protecting that infrastructure have been agreed with the service provider. 	

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			Assessment should be carried out by a suitably qualified expert.	
11	Health Impact Assessment (HIA)	Aviation development at Cambridge Airport.	A HIA should be submitted which demonstrates that the potential impacts on health resulting from the construction and operation of new aviation development have been considered and mitigated at the planning and design stage. Impacts could include air quality, noise, landscape, nature conservation, transport and public safety.	CLP Policy 83 National Planning Practice Guidance (NPPG) - Health and wellbeing
12	Heritage Statement (including historical, archaeological features and Scheduled Ancient Monuments)	Development affecting a heritage asset. Heritage assets are buildings, monuments, sites, places, areas or landscapes which are significant because of their historic interest. Designated heritage assets include: <ul style="list-style-type: none"> • World Heritage Site • Scheduled Monument • Listed Building • Registered Park and Garden • Conservation Area 	The level of information or investigation required to support a proposal that could impact on a heritage asset needs to be proportionate to the significance of the heritage asset and the potential impact of the works proposed. Pre-application meetings are strongly recommended. As a minimum, statements will be required to identify heritage assets and demonstrate how proposals have preserved or enhanced their significance.	CLP Policies 61, 62, 63 & Appendix G: Local heritage assets criteria and list NPPF Chapter 16 NPPG – Conserving and enhancing the historic environment Listed building descriptions Conservation Area appraisals and management plans Suburbs and approaches studies Cambridgeshire Historic Environment Record

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		<p>For new development, consideration should be given to the potential of archaeological assets.</p> <p>The local heritage assets criteria and list is set out in Appendix G of the Cambridge Local Plan.</p>	<p>Applications for works to a heritage asset to address climate change should include the information set out in Policy 63 and its supporting text.</p>	<p>Historic England (2018) Energy efficiency and historic buildings: How to improve energy efficiency</p> <p>Further guidance on works to heritage assets to address climate change will be included in the updated Greater Cambridge Sustainable Design and Construction SPD.</p>
C1	Home Energy Questionnaire	Works to existing homes that require planning permission	<p>Residents will be required to submit a home energy questionnaire identifying energy efficiency measures that have already been implemented in their existing home and identifying additional measures that will be carried out to improve the overall energy efficiency of the property.</p> <p>The home energy questionnaire will be included within the Greater Cambridge Sustainable Design and Construction SPD, expected to be adopted in early 2020.</p>	<p>CLP Policy 30</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD.</p>
13	Housing Statement	<u>Affordable housing:</u>	An affordable housing statement to show compliance with Policy 45.	CLP Policy 45

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		<p>All major developments of 10 dwellings or more, or if the site area is 0.5 hectares or more.</p> <p>Thresholds: 10-14 units: 25% affordable housing 15 or more units: 40% affordable housing</p>	<p>This should specify the number of residential units, and show a balanced mix of dwelling sizes (measured by the number of bedrooms), types and tenures of the affordable homes taking into account local housing needs evidence. It should also show the location of the units.</p>	<p>Affordable housing threshold in NPPF paragraph 63 and glossary definition of major development to be given significant weight – as agreed at Cambridge City Council Planning Committee 7/11/18</p> <p>NPPF paragraphs 62 to 64</p> <p>Further guidance will be included in a new Affordable Housing SPD.</p>
		<p><u>Residential Space Standards:</u> All residential proposals.</p>	<p>Internal residential space standards: Show compliance with Policy 50. Provide accurate room size data (including ceiling heights and room widths). Applicants should state the number of bedspaces / occupiers a home is designed to accommodate rather than the number of bedrooms.</p> <p>External residential space standards: Show compliance with Policy 50 by showing private amenity space.</p>	<p>CLP Policy 50</p> <p>Technical housing standards – nationally described space standard – Department for Communities and Local Government (2015)</p>
		<p><u>Student Housing:</u> All proposals for student housing</p>	<p>An assessment showing how the proposal meets the criteria in Policy 46. This includes, for proposals for new student housing, evidence of</p>	<p>CLP Policy 46</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>proven need of an existing educational institution within Cambridge providing for students attending full-time courses of one academic year or more and written agreement from a named institution confirming their intent to occupy the proposed development.</p> <p>In order to show compliance with part (g) of the policy a Student Management Plan should be submitted, including details of:</p> <ul style="list-style-type: none"> • Health and safety standards and procedures • Maintenance and repairs • environmental quality • Landlord and tenant relationship • student welfare • Anti-social behaviour and disciplinary procedures • Administration, accreditation and compliance procedures • How the development is secured by design principles • Student tenancy agreement 	

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p><u>Specialist Housing:</u> All proposals for specialist housing:</p> <ul style="list-style-type: none"> • sheltered housing • residential care and nursing homes • extra-care housing • shared homes • cluster units • respite, rehabilitation and convalescent accommodation • Hostel accommodation. 	<p>An assessment showing how the proposal meets the criteria in Policy 47. This includes evidence of proven need, suitability for intended occupiers, accessibility to facilities and avoiding concentration of such housing.</p>	<p>CLP Policy 47</p>
		<p><u>Accessible Homes:</u></p> <p>All housing development should be of a size, configuration and internal layout to enable Building Regulations requirement M4(2) 'accessible and adaptable dwellings' to be met</p> <p>In affordable housing developments of 20 or more self-contained affordable homes, 5% of the affordable housing development should meet</p>	<p>Compliance with the criteria in Policy 51 should be demonstrated as part of the Housing Statement or in the Design and Access Statement where provided, or in a separate document. This should set out how the development is of a size, configuration and internal layout to enable Building Regulations requirement M4 (2) (accessible and adaptable dwellings' to be met.</p> <p>In addition to the above, for every housing development providing or capable of acceptably providing 20 or more self-contained affordable homes, a statement should</p>	<p>CLP Policy 51 Link to Building Reg M4 2 and 3</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		Building Regulations requirement M4 (3) 'wheelchair user dwellings'.	demonstrate how 5% of the affordable housing component would meet Building Regulations requirement M4 (3) 'wheelchair user dwellings' to be wheelchair accessible, or be easily adapted for residents who are wheelchair users.	
14	Landscape and Visual Impact Assessment	<p>Where new development is likely to have an impact on the local and/or wider landscape or townscape as a result of its proposed location or height.</p> <p>Any proposals that are significantly taller than the building surrounding them and/or exceed 19m within the historic core or 13m outside the historic core in Cambridge.</p>	A visual assessment or appraisal with supporting accurate visual representations. This should include assessment of the immediate and local context including a preliminary contextual appraisal, as well as any historical, amenity, microclimate and public realm impact of the proposal. Local views need to be considered and agreed at the pre-application stage. A Building Massing Strategy will need to be prepared and included with the Design and Access Statement.	<p>CLP Policy 60 & Appendix F: Tall buildings and the skyline</p> <p>BRE guide - 'Site Layout Planning for Daylight and Sunlight: a guide to good practice' (second edition).</p> <p>Cambridgeshire Green Infrastructure Strategy</p> <p>East of England Landscape Typology.</p> <p>Guidelines for Landscape and Visual Impact Assessment (GLVIA3) 3rd Edition 2013</p>
15	Landscape Details	Major development and where landscape proposals will be necessary because the new development is likely to have an impact on the	Landscape proposals can be submitted separately, or as part of the Design and Access Statement where one is required. For major development as a minimum a	<p>CLP Policy 59</p> <p>Cambridgeshire Green Infrastructure Strategy (2011)</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		local and/or wider landscape or townscape as a result of its proposed location or height.	<p>landscape strategy or indicative planting scheme should be provided</p> <p>Management and maintenance plans must be provided, indicating hard paving areas to be adopted by Cambridgeshire County Council (Highways Authority) and sustainable drainage (SuDs) and landscape features to be adopted by the City Council.</p> <p>Large scale and complex sites should include a Masterplan and Design Code to establish an overall site landscape vision and strategy.</p>	<p>Cambridgeshire Flood and Water Supplementary Planning Document (2016) -provides guidance on SuDS</p> <p>Landscape Character Assessment (2003)</p> <p>City tree strategy</p>
16	Lighting (artificial) Assessment	Where proposals for new external artificial lighting or changes to existing lighting may have an adverse impact on local residential amenity, wildlife or landscape character through light pollution/ obtrusive light. Illuminated adverts and outdoor sports facilities (including multi-use games area) where	<p>Details of external lighting including building, security, floodlighting, street/courtyard columns and bollards shall be provided.</p> <p>Developers of major sites will be required to submit an artificial lighting assessment of the impact on any sensitive residential premises both on and off site.</p>	<p>CLP Policy 34 Light Pollution Control</p> <p>NPPF paragraph 180 (c)</p> <p>NPPG – Light pollution</p> <p>Institute of Lighting Professionals (ILP): Guidance Notes for the Reduction of Obtrusive Light - GN01:2011 (or as superseded)</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>external lighting is proposed.</p> <p>In particular major sites at the edge of Cambridge and proposals for floodlighting.</p> <p>In some circumstances an assessment may be required if internal building lighting would significantly illuminate exterior areas.</p>		<p>Guidance on undertaking environment lighting impact assessments (ILP: PLG04:2013)</p> <p>Obtrusive light from proposed developments (BRE Digest - DG 529)</p> <p>Artificial Sports Lighting - Updated guidance for 2012 (Sport England Design Guidance Note or as superseded)</p> <p>Lighting Guide 06: The Exterior Environment - LG6 (CIBSE-LG06/16)</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>
17	Marketing Assessment / Local Needs Assessment/ Viability Appraisal	Several policies require these types of studies to accompany planning applications to provide additional evidence. In particular developments which are proposing the loss of facilities such as public houses, community facilities, sports and	The requirements vary and applicants should take into account the requirements of relevant policies.	<p>CLP Policies 11, 41, 72, 73, 76 and 78</p> <p>Appendix K of the Cambridge Local Plan sets out detailed guidance.</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		leisure facilities, shops, industrial sites and businesses.		
18	Noise / Vibration Assessment	<p>Noise / Vibration Generation</p> <p>Where a proposed new development would generate noise or vibration including delivery and servicing and vehicle movements / traffic changes on local roads which may have an adverse impact on existing or planned uses (in particular noise sensitive uses such as residential, hospitals, nursing homes, schools etc.).</p> <p>Applications which involve the installation of mechanical and electrical building services plant / equipment such as flues, air handling units / air conditioning, extraction, air source heat pumps,</p>	<p>Where necessary a noise impact assessment will be undertaken by a suitably qualified and competent acoustician / person, in accordance with the latest industry and/or Government best practice guidance and relevant British Standards publications.</p> <p>The assessment shall detail the existing noise environment, the potential noise sources / activities associated with the development and /or the noise sources likely to affect any noise sensitive development. Details of the number of deliveries and the times when deliveries and servicing takes place.</p> <p>The duration, scope / remit and content of the assessment or supporting information should be discussed and agreed in advance with the local planning authority before it is commissioned.</p>	<p>CLP Policy 35: Protection of human health from noise and vibration</p> <p>NPPF paragraphs 170, 180 & 182</p> <p><u>National Planning Practice Guidance (NPPG) –Noise</u> https://www.gov.uk/guidance/noise--2</p> <p>Noise Policy Statement for England (NPSE, March 2010)</p> <p>BS 4142:2014 - Methods for rating and assessing industrial and commercial sound</p> <p>BS 8233: 2014 - Guidance on sound insulation and noise reduction for buildings</p> <p>ProPG: Planning & Noise, Professional Practice Guidance on Planning & Noise - New Residential Development, May 2017 with supplementary guidance 1 and 2.</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>combustion appliances etc.</p> <p>New Noise Sensitive Premises</p> <p>Proposals for residential and other noise sensitive development close to existing sources of noise such as transport (road, rail and air) and industrial, commercial or business premises.</p> <p>Where the operation of an existing / established business or community facility generating noise could have an unacceptable significant adverse effect on proposed new development (including changes of use) in its vicinity such as the introduction of new noise sensitive premises into an area e.g. residential</p>		<p>IEMA Guidelines for Environmental Noise Impact Assessment, 2014</p> <p>World Health Organisation (WHO) 'Guidelines for Community Noise', 1999</p> <p>World Health Organisation (WHO) 'Night noise guidelines for Europe', 2009</p> <p>World Health Organisation (WHO) 'Environmental Noise Guidelines for the European Region' 2018</p> <p>Artificial Grass Pitch (AGP) Acoustics - Planning Implication, New Guidance for 2015, Sport England Design Guidance Note</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		('agent of change principle').		
19	Open Space Assessment (new provision and protection of existing)	<p>Proposals for new residential development (conversions or new build) which will need to make provision for new open space.</p> <p>Proposals adversely affecting or leading to the loss of existing open space (this includes protected open space identified on the policies map and undesignated areas which fulfil at least one of the criteria in Appendix I of the Cambridge Local Plan).</p>	<p>Open space and recreation provision through new residential development:</p> <p>An assessment showing how the proposal meets the requirements of Policy 68 by providing open space and recreation facilities on-site.</p> <p>Protection of existing open space:</p> <p>An assessment showing how the proposal meets the requirements of Policy 67 and having regard to the Open Space and Recreation Strategy, the Playing Pitch Strategy and Indoor Sports Facility Strategy.</p>	<p>CLP Policies 67, 68 & Appendix I : Open space and recreation standards</p> <p>Open Space and Recreation Strategy (2011)</p> <p>Playing Pitch Strategy 2015-2031 (updated June 2016)</p> <p>Indoor Sports Facility Strategy 2015-2031 (updated June 2016)</p> <p>Cambridgeshire Green Infrastructure Strategy (2011)</p>
20	Parking Provision (Car and bicycle)	For all types of new development including change of use applications and the redevelopment of existing sites.	<p>Evidence to show that the proposed development complies with the relevant car and cycle parking requirements set out in Appendix L of the Local Plan.</p> <p>Proposals which seek to depart from the indicative car parking and minimum cycle parking provision</p>	<p>CLP Policy 82 & Appendix L: Car and cycle parking requirements</p> <p>Cycle Parking Guide for New Residential Developments (First edition: 2010) by Transport Initiatives LLP and Cambridge City Council</p> <p>Car Parking: What Works Where – Homes and Communities</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			standards should provide a reasoned justification.	Agency, and Manual for Streets 1 and 2. Also refer to Planning Practice Guidance. CCC Cycle Parking Guide for New Residential Developments. Further detailed guidance on parking provision for sports facilities can be found in the Sport England publication Accessible Sports Facilities 2010.
21	Planning obligations – draft heads of terms ¹	Applications that will require contributions or any form of legal agreement to be entered into. Applications to vary a condition to an approved planning permission that required a legal agreement.	Developers should provide a draft heads of terms that details a schedule of issues (such as affordable housing or contributions to schools) to be addressed during the application process.	CLP Policy 85 & 81 NPPF paragraphs 54 & 56 NPPG – Planning Obligations Overview of S106 funding – Briefing note January 2018, on City Council website
22	Planning Statement	Development which includes: <ul style="list-style-type: none"> • Material changes of use • Proposals for major development. 	A planning statement provides information regarding: <ul style="list-style-type: none"> • The context and background to the development • Details of and justification for the proposed use, including specific 	Cambridge Local Plan NPPF paras 145 & 146

¹ This is not a requirement for validation but is considered to be best practice and will help to speed up the planning decision process

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<ul style="list-style-type: none"> Proposals that do not accord with the adopted development plan. Where proposals require a sequential assessment of alternative sites. Where proposals are located within the Green Belt. 	<p>details of activities, intended numbers of staff and users of a site and details of the intensity of use</p> <ul style="list-style-type: none"> An assessment of how the proposal has taken account of adopted national and local policy and any other material considerations Details of the assessment of alternative sites and why they have been found less sequentially preferable, where required by policy Proposals within the Green Belt should provide reasoned justification in respect of their appropriateness, specifically referencing paragraphs 145 & 146 the NPPF, and detailing any very special circumstances put forward to outweigh any inappropriate development 	
C2	Public Art Strategy	<p>Major developments comprising 10 or more dwellings (or a site area of 0.5 hectares or more)</p> <p>Other developments where the floor space to</p>	Developers are required to submit a Public Art Strategy as part of all Outline Planning Applications for major developments. In the case of the Areas of Major Change (large sites and complex sites), developers	<p>CLP Policies 56, 59 and 85</p> <p>The NPPF incorporates public art. Particular reference is made to the provision of public art within the Planning Policy Guidance (PPG).</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		be built is 1,000m2 gross or more (or where the site area is 0.5 hectares or more), including office, manufacturing, warehousing and retail developments.	<p>will be required to submit more detailed strategies.</p> <p>Developers are required to submit a Public Art Delivery Plan to support Full or Reserved Matters Planning Applications.</p> <p>We will provide details of what is required on a site by site basis.</p>	Public Art SPD 2010
23	Retail Statement	<p>Any retail development proposed outside a centre should be accompanied by evidence of compliance with the sequential test.</p> <p>Any retail development proposed outside a centre where the proposed gross floorspace is greater than 2,500 sq. m, or where a proposal below this threshold could have a cumulative impact, should be accompanied by a retail impact assessment.</p>	<p>Sequential test:</p> <p>Applicants should provide evidence that no sequentially preferable sites are available.</p> <p>Retail impact assessment:</p> <p>This should include assessment of:</p> <ul style="list-style-type: none"> • The impact of the proposal on existing, committed and planned public and private investment in a centre or centres in the catchment area of the proposal • The impact of the proposal on town centre vitality and viability, including local consumer choice and trade in the town centre and the wider retail catchment (as 	<p>CLP Policy 6</p> <p>NPPF – Chapter 7</p> <p>NPPG – Ensuring the vitality of town centres</p> <p>Cambridge Retail and Leisure Study Update (2013)</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			applicable to the scale and nature of the scheme)	
24	Statement of Community Engagement	Major developments	<p>A Statement of Community Engagement should include:</p> <ul style="list-style-type: none"> • Details of the community engagement and exercises undertaken, including who has been involved and any events that have been held • Copies of responses received following any community engagement events • Details of how the scheme has evolved in response to the community engagement process 	<p>NPPF paragraph 40</p> <p>NPPG – before submitting an application</p>
25	Surface Water Drainage Strategy	All types of development where surface water will be created or affected.	<p>The means of and changes to surface water drainage for householder applications must be shown on the submitted plans</p> <p>For all other applications, the key information that a surface water drainage strategy must contain is:</p> <ul style="list-style-type: none"> • How the proposed surface water scheme has been determined following the drainage hierarchy and with runoff managed close to the source • Pre-development runoff rates • Post development runoff rates with associated storm water storage 	<p>CLP Policy 31 & 32</p> <p>Cambridgeshire Flood and Water Supplementary Planning Document (2016)</p> <p>Cambridgeshire County Council Surface Water Guidance for Developers (2018)</p> <p>Ciria SuDS Manual (C753) – supersedes CIRIA (C697)</p> <p>Building Regulations Approved Document Part H</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>calculations (see policies referenced for specific runoff requirements)</p> <ul style="list-style-type: none"> • Discharge location(s) • Drainage calculations to support the design of the system • Infiltration testing to BRE365 if the proposals recommend infiltration for surface water disposal • Drawings of the proposed surface water drainage scheme including sub catchment breakdown where applicable • Sustainable drainage measures must be demonstrated using green features (some examples include green roofs, swales and rain gardens) in order to accord with the requirement that there is no discharge from the site for rainfall depths up to 5mm of any rainfall event • Any flat roof depicts a green roof unless it is not appropriate in the historic context of Cambridge • Maintenance and management plan of surface water drainage system (for the lifetime of the development) including details of future adoption 	<p>Further guidance will be contained within the updated Greater Cambridge Sustainable Design and Construction SPD.</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<ul style="list-style-type: none"> Completed drainage proforma included within the Cambridgeshire Flood and Water SPD – the applicant must ensure that the surface water strategy contains the appropriate level of information in relation to the points covered in the proforma <p>Sustainable Drainage Systems (SuDs) must be shown on all relevant plans submitted, in order to demonstrate how SuDs integrate with planned public open spaces, landscape, roads, trees and buildings. Plans should identify multifunctional SuDs for example, those which enhance biodiversity or improve water quality.</p> <p>Assessment should be carried out by a suitably qualified expert.</p>	
26	Sustainability Statement and Sustainability Checklist	Major development	<p>A sustainability statement and checklist should outline the approach to:</p> <ul style="list-style-type: none"> Adaptation to climate change Climate Change mitigation, including carbon reduction Water management 	<p>CLP Policy 28</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<ul style="list-style-type: none"> • Site waste management • Use of materials • Other issues including biodiversity and ecology; land, water, noise and air pollution; transport, mobility and access; health and wellbeing; and culture, heritage and the quality of built form, including the efficient use of land. <p>The statement should be integrated within the Design and Access statement so that it is clear that sustainable design and construction has been integrated into the overall design.</p>	
C2	Telecommunications development (supplementary information)	For all telecommunications proposals	Planning applications for mast and antenna development by mobile phone network operators in England should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.	CLP Policy 84 Code of best practice on mobile development in England.

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			Applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).	
27	Transport Assessment or Statement	All development schemes above the thresholds set out in the latest Cambridgeshire County Council's Transport Assessment Guidelines.	A detailed transport assessment or a less detailed transport statement may be required in accordance with our latest guidance. The exact scale of assessment required should be agreed with Cambridgeshire County Council.	CLP Policies 80 and 81 NPPF paragraph 111 NPPG – Travel Plans, Transport Assessments and Statements Transport Assessment Guidelines, Cambridgeshire County Council (2017) (or as superseded)
28	Travel Plan	All major development and those that generate a significant amount of movement.	A travel plan in accordance with the latest County Council guidance. The exact level of travel plan should be agreed with Cambridgeshire County Council.	CLP Policies 81 and 80. NPPF paragraph 111 NPPG – Travel Plans, Transport Assessments and Statements

	Validation requirement	When required?	What is required?	Policies, guidance and further information
				Transport Assessment Guidelines, Cambridgeshire County Council (2017) (or as superseded)
29	Traffic Management Plan	Required for all non-householder development and where a Construction Management Plan (4) has not been separately provided	A Traffic Management Plan in accordance with the latest County Council guidance.	CLP Policy 35 Traffic Management Plan: notes for guidance, Cambridgeshire County Council
30	Tree survey / arboricultural implications	Sites carrying out demolition, building or engineering operations (including the excavation of foundations, any changes in level and service/utility runs) where these may affect trees both on-site, or on adjoining land	As a minimum, applicants should submit a tree survey for sites where trees are present on or adjacent to the site. Applicants will be required to submit a full Arboricultural Impact Assessment (AIA) in accordance with BS5837:2012, to include full BS schedule information where trees and or hedges are to be removed or likely to be impacted along with required mitigation and areas for replacement tree planting. Applicants will be required to submit an Arboricultural Method Statement in accordance with BS 5837 detailing all the methodologies required to successfully protect retained trees.	CLP Policies 71, 58, 59 And additional CLP policies 27, 31, 52, 60 NPPF paragraphs 170 & 175 Trees and Design Action Group (TDAG) guidance BS5837 BS3998

	Validation requirement	When required?	What is required?	Policies, guidance and further information
			<p>Applicants will be required to submit a woodland management plan where blocks of trees may become integral to the landscape and character of a new development.</p> <p>Particular consideration should be given to veteran or ancient trees and hedgerows identified as 'important' under the Hedgerow Regulations 1997.</p>	
31	Ventilation/extraction Statement (including odour considerations)	<p>When ventilation or extraction is proposed by the development and in particular with odour, fume and similar emissions to air (excluding alterations to existing and proposals for new dwellings).</p> <p>Should accompany all applications for the use of premises for purposes within Use Classes: A3 (Restaurants and cafes), A4 (Drinking establishments), A5 (Hot food takeaways), B1</p>	<p>Details of the position and design of ventilation / extraction equipment and discharge flues / termination points, including sources of odour / fumes, odour abatement technology for particulate and gaseous phases and acoustic / noise characteristics should be provided.</p> <p>Should include:</p> <ul style="list-style-type: none"> • A to-scale schematic drawing of the proposed ducting showing the location of all system components (fan, filters, abatement technology, acoustic silencers including flue termination height etc). • Submitted plans should include details of the external 	<p>Policy 36: Air quality, odour and dust</p> <p>Control of Odour and Noise from Commercial Kitchen Exhaust Systems - update to the 2004 report prepared by NETCEN for the Department for Environment, Food and Rural Affairs (EMAQ, 5-9-2018)</p> <p>Guidance on the assessment of odour for planning, IAQM, July 2018 (or as superseded)</p> <p>Further guidance will be included in the updated Greater Cambridge Sustainable Design and Construction SPD</p>

	Validation requirement	When required?	What is required?	Policies, guidance and further information
		<p>(general business), B2 (general industrial), C1 (Hotels), D1 (Non-residential Institutions), D2 (Assembly and Leisure) and SG (sui generis) where appropriate.</p> <p>For significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction equipment is proposed to be installed or altered.</p> <p>Where a flue is necessary to support the use of a premises, the location of such flues need to be carefully considered at an early stage to ensure that they are capable of being provided in a manner that would not have an adverse impact visually, on occupiers of neighbouring properties.</p>	<p>appearance and written details outlining the technical specification of the proposed plant including odour abatement technology</p> <ul style="list-style-type: none"> • A Noise and Vibration Assessment including details of means of mounting the duct / flue work to the structure – anti-vibration measures (see Noise and Vibration Assessment requirements). <p>For particularly odorous uses such as new food, industrial and agricultural premises an odour impact risk assessment will be required.</p> <p>In certain circumstances a detailed odour impact assessment with odour dispersal modelling may be required.</p> <p>If receptors sensitive to odour are proposed e.g. residential close to existing / established sources of odour / fumes an odour impact assessment will be required. The ‘agent for change’ principle will also apply.</p>	

	Validation requirement	When required?	What is required?	Policies, guidance and further information
32	Waste Design Guide Toolkit	All scales of commercial development and development of new residential units	<p>Developers must demonstrate how they have provided safe, secure, convenient, and accessible provision for waste management, recycling and collection.</p> <p>This should be in line with the RECAP Waste Management Design Guide and Toolkit.</p>	<p>CLP Policy 28 & 85</p> <p>Cambridgeshire and Peterborough Minerals and Waste Core Strategy - Policy CS28</p> <p>RECAP Waste Management Design Guide Toolkit (2012)</p> <p>RECAP Waste Management Design Guide</p>