

Gloucestershire Local List for Validation

**County Matters (Minerals & Waste) and County
Development (Regulation 3) Planning Applications**

September 2023

Purpose of document

This document provides guidance on the validation requirements of minerals and waste and Regulation 3 planning applications submitted to Gloucestershire County Council. Click on underlined text to open links to websites or navigate through the document.

Validation

A planning application submitted to the Council will only be considered valid where it meets both the national and local validation requirements. Where an application is considered to be invalid, the applicant will be notified.

Personal data and planning applications

Please note that with the exception of the applicant's contact details (telephone numbers and email addresses), all the information provided in an application form and in any accompanying documents may be published on the Council's website.

Within documents submitted in support of an application, please avoid including personal details or any other such information which falls within the definition of personal data under [GDPR of the Data Protection Act 2018](#).

Contact us

For any further clarification, contact the Development Management Planning Team by:-

Telephone: 01452 426956

By post: Planning Development Management

Email: planningdc@gloucestershire.gov.uk

Gloucestershire County Council

Shire Hall

Gloucester, GL1 2TH

See also [Appendix 4](#) for additional contact details.

National validation requirements

The [Planning Portal](#) contains a list of mandatory documents setting out national requirements for all planning applications.

National standards

The [Planning Portal](#) contains the national standards for the online submission of planning documents.

Local validation requirements

The local validation requirements have been grouped under the following broader subject headings. Click on underlined text to open links to sections.

1. [Specialist documents](#)
2. [Transport and highways](#)
3. [Amenity protection, cumulative impacts and community engagement](#)
4. [Water environments](#)
5. [Geological, land and soils](#)
6. [Mineral resource assessments](#)
7. [Ecology and biodiversity](#)
8. [Landscape, landscaping and trees](#)
9. [Historic environment](#)
10. [Restoration and aftercare](#)
11. [Sustainable design, waste minimisation, waste needs assessment](#)
12. [Safeguarding](#)

[Appendix 1. Checklist for the submission of applications for minerals development](#)

[Appendix 2. Checklist for the submission of applications for waste development](#)

[Appendix 3. Checklist for the submission of applications for Regulation 3 development](#)

[Appendix 4. Contact details and useful weblinks](#)

1. Specialist documents

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Additional copies of documents (depending on the nature of the application)	Any application which has not been submitted electronically.	<p>Submission of one original copy of the application form, plans and documents.</p> <p>Submission of a minimum of three hard copies of an Environmental Statement (<i>unless electronic copies are submitted</i>) with applications that involve Environmental Impact Assessment (EIA) developments.</p> <p>Redacted versions for publicity may be required if details of the location of protected species is given.</p>	Planning Practice Guidance (PPG) Making an application
Bird Strike Risk Management Plan and other schemes relating to the safeguarding of aerodromes, technical sites and military explosives	Any development (e.g. mineral extraction or quarrying, landfill, sewage disposal and restoration schemes with major tree planting or nature reserves with open water which would be attractive to birds) that may have an adverse safety impact on aircraft within 13 kilometres of aerodromes including Gloucestershire Airport , Ministry of Defence airfields (e.g. RAF Fairford or RAF Brize Norton) and safeguarded technical sites.	<p>Details of appropriate bird control measures to reduce the risk of bird strike to aircraft.</p> <p>Certain types of applications also have the potential to affect safeguarded areas through lighting, traffic, siting, height and design. Prior to submitting an application, it is strongly recommended that applicants liaise with the relevant organisation (e.g. Civil Aviation Authority (CAA), Gloucestershire Airport, Defence Infrastructure Organisation and NATS Holdings Ltd) over proposals including restoration schemes.</p>	The Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002 Minerals Local Plan (2020) policies DM11 and MR01 CAA (2017) Wildlife hazard management at aerodromes, CAP 772, 2nd edition
Cross-section drawing(s):	Any development which involves any change in ground levels or where topography or	Detailed information showing existing and proposed site levels and how proposed buildings and/or other structures relate to	Schedule 7 of the Town and Country Planning Development Management Procedure Order 2015

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existing and proposed	relationship of distinctive features is important to the proposal.	the existing site levels and neighbouring development and/or land. Such plans should relate to a fixed datum point off site and be drawn to an accurate standard metric scale that includes finished floor and site levels and transverse and longitudinal cross sections.	PPG Making an application
Environmental Statement (ES)	Any development which is prescribed in Schedule 1 or 2 of TCP (EIA) Regs 2017 . Unless a screening opinion has been provided and it has been determined that no EIA is required.	<p>The information specified in Regulation 18(3) and meeting the requirements set out in Regulation 18(4).</p> <p>Inclusion of any additional information specified in Schedule 4 of TCP (EIA) Regs 2017 which is relevant to the specific characteristics of or type of development, and to the environmental features likely to be significantly affected.</p> <p>A “screening opinion” can be obtained from the Council as to whether the proposal comprises development falling within the scope of the regulations.</p> <p>Applicants are strongly advised to seek pre-application advice from the Planning Development Management Team, such as asking what information needs to be included in an ES (i.e. a ‘scoping opinion’).</p>	<p>The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (TCP (EIA) Regs 2017)</p> <p>PPG Environmental Impact Assessment - Preparing an Environmental Statement.</p>
Open Space/ Playing Field Assessment	Any development involving the loss or provision of playing fields; and/or is within or	Where development involves the loss of a playing field, Sport England will expect to see a like for like replacement in terms of	Open/green space, recreation and amenity policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning

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	<p>adjoining an area of designated or proposed open space/playing fields, common land or village greens.</p> <p>Sport England can be contacted for any pre-application advice.</p>	<p>quality and quantity in an appropriate location.</p> <p>Development proposals within open spaces must be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site.</p> <p>Should be supported by evidence linked to the relevant local council's Playing Pitch Strategy. In the absence of a robust and up-to-date strategy, applicants could seek to demonstrate (through an independent assessment) that the land or buildings are surplus to local requirements. Any such evidence, including a needs assessment, must accompany the planning application.</p>	<p>and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraphs 96 and 97</p> <p>PPG Open space, sports and recreation facilities</p> <p>See Sport England's website Planning for Sport for advice.</p>
Photographs and/ or photomontages	<p>Any development involving the demolition of an existing building or structure; or affecting a conservation area, AONB or a listed building, unless the Development Management Planning team has advised that the application does not require any form of visual aid in order to consider the planning merits of a proposal.</p>	<p>Should be included in any application where visual representation would be beneficial to the determination process, such as photographs of proposed demolitions or alterations and/or trees to be retained or lost. This would, for example, assist in demonstrating the level of risk for roosting bats or nesting birds.</p> <p>Visual images should be captured at a suitable size with a high enough resolution and clarity to convey their purpose without ambiguity. Location of where photographs have been taken is required.</p>	<p>Guidelines for Landscape and Visual Impact assessment (GLVIA) (LI & IEMA, 2013)</p> <p>A valuable tool enabling a more informed assessment of the characteristics of the site and its setting in the context of the local environment.</p> <p>Can help demonstrate how developments could be satisfactorily integrated within the landscape or street scene.</p>

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			Cotswolds National Landscape Management Plan – (2023-2025)
Supporting Planning Statement	Any development.	<p>A Supporting Statement or covering letter to provide the context for the application and additional explanations to aid public consultation.</p> <p>To include: details of how the proposal accords with relevant development plan policies, the NPPF and any other relevant plans or briefs; details of any consultations undertaken prior to submission; and the need for development. Justification for the need for the development also needs to be provided. In the case of applications for a variation of condition then details of the condition being varied needs to be included.</p>	PPG Determining an application National Planning Policy for Waste (2014)
Sustainability Statement	Any development.	<p>A description of the potential impact(s) in terms of climate change, energy use or energy production and sustainability which is appropriate to the proposal's scale and complexity.</p> <p>Details and demonstration of how energy minimisation and carbon dioxide reduction will be incorporated into the development.</p> <p>Development will be encouraged to achieve Building Research Establishment Environmental Assessment Method</p>	<p>The National Planning Policy Framework (NPPF) requires evidence of the consideration of climate change, energy and sustainability in all applications.</p> <p>PPG Renewable and low carbon energy</p> <p>BREEAM sets best practice sustainable design standards for the most common building types (e.g. office, retail, healthcare and education developments). It is a funding requirement for major new</p>

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		<p>(BREEAM) rating ‘Very Good’ as a minimum standard and also obtain an award under the Civil Engineering Environmental Quality Assessment and Award Scheme (CEEQUAL).</p> <p>An outline of elements that encompass sustainable development issues, which should assess (but not limited to) the following:</p> <ul style="list-style-type: none"> • Water use – particularly where water scarcity is a locally recognised issue, and for major development involving surface or groundwater abstraction; • Energy consumption – incorporation of renewable energy schemes, e.g. photovoltaic panels and wind turbines, aiming to reduce CO₂ emissions; • Sustainable construction – utilising recycled and locally-sourced building and landscaping materials; and • Waste management – promoting resource efficiency. 	<p>school and refurbishment projects valued at over £500,000.</p> <p>CEEQUAL applies to improving sustainability in civil engineering and the public realm, applicable to schemes (e.g. waste water treatment, waste transfer and recycling facilities, roads and bridges) determined by the County Council, usually valued at over £1 million. The scheme goes beyond the legal and environmental minima.</p> <p>‘Building with Nature’ is a new certification scheme and a relevant benchmark in Gloucestershire for built developments including open green space or green infrastructure to make them acceptable.</p>
Phasing plans	Any development involving mineral extraction and/ or landfill; and any Reg 3 development which will be constructed over a significant timescale (to be discussed at the pre-application stage).	Phasing should be to an appropriate timescale (1 or 5 years) relative to the application’s overall timescale and should cover phasing of extraction, restoration and landscape management. Where phasing is reliant on imported materials, the application should include sufficient detail to demonstrate that the phasing timescale and	<p>Minerals Local Plan (2020) policy MR01</p> <p>Waste Core Strategy (2012) policy WCS08</p> <p>PPG Minerals (2014)</p>

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	If located on an existing mineral site, a Quarry Development Plan may also be required. Contact Planning Development Management Team for further advice.	restoration can be achieved with the potential availability of suitable material. Quarry Development Plans should be prepared in accordance with HSE guidance .	Health and safety at quarries. The Quarries Regulations 1999. Approved Code of Practice (HSE, 2013)

2. Transport and highways

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Parking Management Plan	Any development which generates a demand for vehicle parking provision.	Details of existing and proposed parking provision and access arrangements in accordance with relevant guidance. NB. Some local councils' Local Plan policies contain parking standards. The parking facilities should be integrated within the overall design of the development so that they are easy, safe and attractive to use, and deter parking in inappropriate locations.	See relevant policies in local councils' Local Plans. See Appendix 4 for links GCC's Planning and Environment webpage ; and GCC's Climate Change Strategy NPPF (2021) Section 9 Promoting sustainable transport PPG Travel Plans, Transport Assessments and Statements Gloucestershire's Local Transport Plan (LTP)
Rights of Way and/ or Open Access Land assessment	Any development where a Public Right of Way (PROW) and/ or Open Access Land traverses, passes close by, or impacts the site or involves the temporary diversion or closure of part of a	Applicants are advised to discuss proposals with the Public Rights of Way team before any application is made and undertake pre-application advice to ensure that appropriate procedures for stopping up or diverting the right of way(s) are followed,	Minerals Local Plan (2020) Policy DM03 See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment

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	route in order to construct the development.	and to discuss requirements for potential alternative arrangements.	<p>webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 100</p> <p>PPG Open space, sports and recreation facilities, public rights of way and local green space</p>
Transport Assessment	<p>Any development where there is likely to be a significant/ additional impact upon the existing transport network, and/or where additional parking is proposed. See PPG Transport Assessments and relevant Local Plans for thresholds, where applicable.</p> <p>The Highway Authority (and National Highways, where relevant) will be consulted on all applications that have a relationship with, or impact upon the public highway.</p> <p>Pre-application advice may be sought from the Highways Authority (see Appendix 4).</p>	<p>The scope and degree of detail of a Transport Assessment will vary according to the particular circumstances of each application. Applicants are advised to discuss proposals with the Highways Authority before any application is made and undertake pre-application advice.</p> <p>All assessments should be prepared and undertaken by a suitably qualified person in accordance with relevant guidance.</p>	<p>Minerals Local Plan (2020) Policy DM03</p> <p>Waste Core Strategy (2012) policy WSC19</p> <p>GCC (2019) Technical Specification for New Streets 2nd Edition</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraphs 104 to 113</p> <p>PPG Travel plans, transport assessments and statements</p> <p>Circular 02/2013 - The Strategic Road Network and the Delivery of Sustainable Development (HE & DfT, 2013)</p>
Assessment of impact on railway level crossings	<p>Any development:</p> <ul style="list-style-type: none"> • within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the 	Assessment of potential impact on the operation of railway level crossings, such as an increase in the level of pedestrian and/or	Article 16, Part 3, The Town and Country Planning (Development Management Procedure) (England) Order 2015

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	<p>railway, set out in Article 16 of DMPO; and/or</p> <ul style="list-style-type: none"> likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the DMPO). <p>Please contact Planning Development Management Team for pre-application advice or Network Rail.</p>	<p>vehicular usage, setting out appropriate mitigation measures.</p> <p>NB. Can be a paragraph in the Transport Assessment.</p>	<p>Schedule 4 (J) of the Development Management Procedure Order</p>
Travel Plan	<p>Any development that has the potential for significant traffic and travel-related implications.</p>	<p>The scope and degree of detail required will vary according to the particular circumstances of each application.</p> <p>Applicants are advised to discuss proposals with the Highways Authority before any application is made and undertake pre-application advice.</p> <p>All assessments should be prepared and undertaken by a suitably qualified person in accordance with relevant guidance.</p> <p>For those applications equal to or exceeding 7,500m² of floorspace or an area of five hectares will have to consider options for walking or cycling as required by Active Travel England.</p>	<p>Minerals Local Plan (2020) Policy DM03</p> <p>Waste Core Strategy (2012) Policy WSC19</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>Technical Specification for New Streets 2nd Edition (GCC, 2019)</p> <p>NPPF (2021) paragraph 113</p> <p>PPG Travel plans, transport assessments and statements</p> <p>Active Travel England guidance</p>

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Construction Management Plan (as opposed to a Construction Environmental Management Plan (CEMP))	<p>Any development unless the Highways Authority has indicated that one would not be required.</p> <p>Pre-application advice may be sought from the Highways Authority (see Appendix 4).</p>	<p>The Plan should include:</p> <ul style="list-style-type: none"> • 24 hour emergency contact number; • hours of operation; • parking of vehicles of site operatives and visitors (including measures taken to ensure satisfactory access and movement for existing occupiers of neighbouring properties during construction); • routes for construction traffic; • locations for loading/unloading and storage of plant, waste and construction materials; • methods of preventing mud being carried onto the highway; • measures to protect vulnerable road users (cyclists and pedestrians); • any necessary temporary traffic management measures; • arrangements for turning vehicles; • arrangements to receive abnormal loads or unusually large vehicles; and • methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses. 	To protect the public highway network in accordance with Highways Act (1980)
Delivery and Servicing Management Plan	Any development unless the Highways Authority has indicated that one would not be required.	The plan should include delivery times and logistics.	To protect the public highway network in accordance with Highways Act (1980)

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	Pre-application advice may be sought from the Highways Authority (see Appendix 4).		
Road Safety Audit Stage 1 Designers Response	Any development unless the Highways Authority has indicated that one would not be required. Pre-application advice may be sought from the Highways Authority (see Appendix 4).	The Audit should be produced in accordance with the national guidance GG119 Road Safety Audit and GCC's Guidance Note for the provision of Road Safety Audits .	To protect the public highway network in accordance with Highways Act 1980 Road Traffic Regulation Act 1984 GG 119 Road Safety Audit (formerly HD 19/15) (HE) Guidance Note for the provision of Road Safety Audits (GCC, 2019)

3. Amenity protection, cumulative impacts and community engagement

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Air Quality Impact Assessment	Any development which: <ul style="list-style-type: none"> • lies within or adjoining an Air Quality Management Area; • would have the potential to impact on air quality; • would have a significant impact upon highways including HGV movements, increase in congestion and car parking, and dust emissions; and 	A scheme prepared in accordance with national guidance and standards, detailing how the application will limit its impact on the surrounding environment. Any application that has the potential to generate increased dust should also include a Dust Management Plan and will need to indicate how the applicant will minimise the impact of dust on the surrounding area.	Minerals Local Plan (2020) policy DM01 Waste Core Strategy (2012) policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18 Saved Waste Local Plan (2004) policy WLP37 Air quality, pollution, amenity or biodiversity policies in local councils' Local

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	<ul style="list-style-type: none"> introduces “sensitive receptors”, e.g. dwellings, schools, hospitals, sites of nature conservation importance, into an area of poor or significantly reduced air quality. 		Plans. See Appendix 4 for links or GCC's Planning and Environment webpage ; and GCC's Climate Change Strategy NPPF (2021) paragraphs 186 PPG Air Quality (2019) Local Air Quality Management - Technical Guidance LAQM.TG(09) (DEFRA, 2011) Guidance from following websites: <ul style="list-style-type: none"> Institute of Air Quality Management Environmental Protection UK Air Pollution Information System
Bio-aerosols Risk Assessment	Any development involving the handling, storage or treatment of bio-degradable wastes, particularly composting within 250 metres of sensitive land uses such as dwellings, unless the Environment Agency (EA) has provided written confirmation that such information would not be required.	A risk assessment to ascertain the potential impact(s) on neighbouring sensitive properties or other sensitive locations. The assessment should identify sources, pathways and receptors, paying particular attention to sensitive receptors and including mitigation measures. Developers with proposals for anaerobic digestion in an enclosed building will need to demonstrate that bio-aerosols will not be generated from the anaerobic digestion plant.	Minerals Local Plan (2020) policy DM01 Waste Core Strategy (2012) policies WCS3, WCS5, WCS6, WCS7, WCS8, WCS10 and WCS18 . Saved Waste Local Plan (2004) policy WLP37 See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage ; and GCC's Climate Change Strategy . NPPF (2021) paragraph 185

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			<p>PPG Air Quality (2019)</p> <p>Bio-aerosol monitoring at regulated facilities - use of M9: RPS 209 (EA, 2018)</p> <p>Environmental monitoring of bio-aerosols at regulated facilities (EA, 2018)</p>
Cumulative Impact Assessment	<p>Any development where there is the potential for cumulative adverse impacts (which may or may not be related) either from multiple activities on one site or a combination of activities across several sites. This could be effects on amenity and/or the natural and historic environment, such as (but not limited to) flooding, landscape, biodiversity, transport, air quality, noise and water quality.</p>	<p>Advice may be sought from the Planning Authority, preferably at the pre-application stage to establish how cumulative impact matters should be addressed.</p>	<p>Minerals Local Plan (2020) policy DM01</p> <p>Waste Core Strategy (2012) policy WCS10</p> <p>National Planning Policy for Waste (2014) (paragraph 5)</p> <p>PPG Waste (2015)</p> <p>NPPF (2021) paragraphs 49, 111, 160, 185, 186, 210, 211</p> <p>PPG Environmental Impact Assessments</p>
Daylight/Sunlight Assessment	<p>Any development where there would be a potential impact on existing daylight/sunlight on adjoining properties including associated gardens or amenity space.</p>	<p>Assessments should be prepared by a suitably qualified person in accordance with British Standards.</p> <p>Where appropriate, this should include an assessment of any adjoining waterway to ensure there is no undue overshadowing to the waterway.</p>	<p>Minerals Local Plan (2020) policy DM01</p> <p>Waste Core Strategy (2021) Policy WCS17</p> <p>Saved Waste Local Plan (2004) policy WLP37</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment</p>

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			<p>webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 130</p> <p>PPG: Design</p> <p>See Building Research Establishment (BRE) publications on site layout and planning for daylight and sunlight</p> <p>British Standards BS EN 17037:2018 Daylight in buildings</p>
Dust Assessment / Suppression Scheme	<p>Any development:</p> <ul style="list-style-type: none"> • with the potential to generate dust; • involving major construction works where dust is likely to be an issue; and • which includes dust particles that can be seen and those too fine to be seen by the human eye, which could potentially adversely affect any surrounding land uses or “sensitive receptors”. 	<p>An assessment of any adverse effects of dust resulting from the development of the site and describe the appropriate controls that will be used to mitigate the impact. This could be a stand-alone dust management plan or as part of a wider Air Quality Impact Assessment where there are operational effects to be considered.</p> <p>An assessment of how the controls will avoid or mitigate impact(s) on “sensitive receptors”.</p>	<p>Minerals Local Plan (2020) policy DM01</p> <p>Waste Core Strategy (2012) policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</p> <p>Saved Waste Local Plan (2004) policy WLP37</p> <p>Dust, pollution, air quality, amenity, or biodiversity policies in local council's Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 205</p> <p>PPG Air Quality</p>

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			<p>Local Air Quality Management - Technical Guidance LAQM.TG(09) (DEFRA, 2011)</p> <p>Institute of Air Quality Management guidance</p> <p>Environmental Protection UK guidance</p> <p>Air Pollution Information System</p>
<u>Glint and Glare Assessment</u>	Any development where solar or photovoltaic panels are part of a proposal, which could impact on the surrounding land uses and “sensitive receptors”.	<p>An identification of all potential receptors and undertaking of geometric calculations to determine whether solar reflection may occur and if so where and when.</p> <p>An assessment of whether these impacts could be detrimental and how they could be mitigated.</p>	<p>Minerals Local Plan (2020) policies DM01 and DM09</p> <p>Waste Core Strategy (2012) policies WCS14 and WCS17</p> <p>Saved Waste Local Plan (2004) policy WLP37</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraphs 157 & 158</p> <p>PPG Renewable and low carbon energy</p> <p>See Building Research Establishment (BRE) for publications about planning for solar or PV panels including glint and glare.</p>

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			<p>Glint is a momentary flash of bright light produced as a direct reflection of the sun on the surface of the photovoltaic panel. Glare is a continuous source of reflective brightness. Solar panels are designed to absorb not reflect solar irradiation, but glint and glare may still be a resultant impact of large arrays of photovoltaic panels.</p> <p>Some systems are designed to track the path of the sun and have greater potential impact for glint and glare in the surrounding area and for aircraft navigation as well as rail and road users. See also Aerodrome Safeguarding Zones.</p>
Health Impact Assessment (HIA) screening	<p>For any development, a proportionate approach to determining whether a HIA is required based upon the nature, scale and significance of the proposal.</p> <p>Likely triggers would be where an application is of a sufficient scale to require an Environmental Statement and/or development proposals that are within close proximity to potentially sensitive uses.</p>	<p>An assessment should follow the template set out in national guidance: Health Impact Assessment Tools.</p>	<p>Minerals Local Plan (2020) policy DM01</p> <p>Waste Core Strategy (2012) policy WCS10</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 8, paragraphs 8, 185, 210 and 211</p> <p>PPG Healthy and safe communities</p> <p>Health Impact Assessment Tools Department of Health (2010)</p>

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	Pre-application advice may be sought from the Director of Public Health .		Active Planning Toolkit 2 (Gloucestershire NHS, 2010)
Noise and Vibration Impact Assessments	<p>Any development which is likely to either:</p> <ul style="list-style-type: none"> • generate additional noise (or vibrations) levels above existing background levels which may have a detrimental impact on the nearest sensitive property, environmental designation, or populations of protected and priority species; • be for a change of use or new built development that will result in a mineral or waste development adjacent to housing or other noise sensitive premises; • be for mineral extraction which involves blasting, or developments involving the crushing of rock or other materials; • be a sensitive development that needs protection itself; and/or • be within a noise sensitive area. <p>Pre-application advice may be sought from the Planning Development Management Team</p>	<p>Assessments should be prepared by a suitably qualified acoustician.</p> <p>Applications for proposals for minerals or waste premises adjacent to noise sensitive premises should undertake a BS4142 noise assessment and in some cases a BS5228 assessment as agreed with the Planning Authority.</p>	<p>Minerals Local Plan (2020) policy DM01</p> <p>Waste Core Strategy (2012) policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</p> <p>Saved Waste Local Plan (2004) policy WLP37</p> <p>Noise, pollution, amenity, or biodiversity policies in local council's Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>NPPF (2021) paragraphs 174, 185, 210 and 211</p> <p>PPG Noise</p> <p>PPG Minerals (2014)</p> <p>Noise policy statement for England (DEFRA, 2010)</p> <p>BS 7445-1:2003 Description and Measurement of Environmental Noise 2003 (see also BS 7445-2:1991 and BS 7445-3:1991)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
	on whether an assessment will be required.		<p>BS 4142:2014 Methods for rating and assessing industrial and commercial sound.</p> <p>BS 5228-1:2009+A1:2014 and BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.</p>
Lighting scheme (including light pollution assessment)	<p>Any development including external lighting, which may have an impact upon the locality's amenity or biodiversity value.</p> <p>Examples include proposals within the vicinity of residential properties, aerodromes, listed buildings or conservation areas, open countryside, Dark Sky Discovery Sites or features that could be used by roosting or commuting bats.</p>	<p>A schedule providing full details of any external lighting including:</p> <ul style="list-style-type: none"> • layout plans showing number, type, location and height of any lighting including those on columns and / or buildings; • plans showing light spread/ spill patterns and intensity (points or contours in Lux levels); • proposed hours of use; • potential for impacts on ecological features and nocturnal species such as bats or dormice; • potential impacts on nearby residential properties, listed buildings and conservation areas; • proposed mitigation measures; and • measures for unforeseen impacts and monitoring. 	<p>Minerals Local Plan (2020) DM01, DM02, DM06, DM08, DM09 and DM11</p> <p>Waste Core Strategy (2012) policies WCS10, WCS14, WCS15, WCS16 and WCS17</p> <p>Saved Waste Local Plan (2004) policy WLP33</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 185</p> <p>PPG Light Pollution</p> <p>Bats and artificial lighting in the UK, Guidance Note 08/18 (BCT & ILP, 2018)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p>Guidelines for consideration of bats in lighting projects, Publication Series No. 8 (Eurobats, 2018)</p> <p>Cotswolds National Landscape Management Plan – (2023-2025) (Policy CE5 Dark Skies)</p> <p>Dark Sky Discovery Map</p>
Odour Assessment	Any development which has the potential to give rise to odour.	Demonstration that odours arising from the development can be adequately controlled so as not to create unacceptable adverse impacts on the amenity of the environment and neighbouring properties, in accordance with Institute of Air Quality Management (IAQM) guidance .	<p>Minerals Local Plan (2020) DM01, DM02</p> <p>Waste Core Strategy (2012) policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</p> <p>Saved Waste Local Plan (2004) policy WLP37</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>PPG Air Quality</p> <p>Guidance on the assessment of odour for planning (IAQM, 2018)</p> <p>Odour Management- how to comply with your environmental permit (EA, 2011)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Statement of Pre-application Engagement or Consultation	<p>Any development where:</p> <ul style="list-style-type: none"> • a boundary is shared with a sensitive use receptor; and/ or • the development is expected to have significant effects on the local community, e.g. a large mineral or waste proposal. <p>Pre-application advice may be sought from the Planning Development Management Team on the scale, nature and type of development which will require a Statement of Pre-application Engagement.</p>	<p>Applications may need to be supported by a Statement setting out how the requirements for pre-application community consultation set out in GCC's Statement of Community Involvement (SCI) have been complied with.</p>	<p>NPPF (2021) paragraph 40</p> <p>GCC's Statement of Community Involvement</p>
Mechanical Ventilation/ Extraction Statement	<p>Any development where substantial mechanical ventilation or extraction equipment is proposed and where there are properties in the immediate vicinity of such installations that could be adversely affected by noise, odours, and machinery.</p>	<p>Details of the position and design of mechanical ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics.</p>	<p>Ventilation: approved document F (Building Regulations, 2010)</p> <p>See also Section 3 for Odour Assessment and Noise Assessment</p>

4. Water environments

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Flood Risk Assessment (FRA)	All developments will need to consider flood risk in accordance with Planning Practice Guidance.	<p>A site specific FRA should be prepared by a suitably qualified person in accordance with national guidance on flood risk and coastal change. A checklist has been prepared within the guidance which may assist in the preparation of a FRA.</p>	<p>See relevant policies in local councils' Local Plans. For links see Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>NPPF Section 14 Meeting the challenge of climate change, flooding and coastal change</p> <p>PPG Flood Risk and Coastal Change</p> <p>Flood risk assessment for planning applications (DEFRA & EA, 2010)</p> <p>GCC's Gloucestershire Local Flood Risk Management Strategy (LFRMS)</p>
Utilities Assessments	Any development which has the potential to impact on utilities infrastructure.	<p>A site survey for utilities such as (but not limited to) electricity overhead lines, underground cables, drainage and telecommunications infrastructure, oil and gas supplies, and/or substations.</p> <p>Where the development will require connection to the drainage system or other utilities, the applicant should demonstrate that consultation with the service provider</p>	<p>Waste Core Strategy (2012) policy WSC10</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraphs 174 and 185</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<p>confirms that there is capacity within the existing infrastructure network, or has outlined what new facilities would be required as a result of the proposal.</p> <p>See also Tree Survey / Arboricultural Statement and Heritage and Archaeological statement</p>	<p>PPG Water supply, wastewater and water quality</p> <p>Guidance on non-mains drainage assessment (Environment Agency)</p> <p>Drainage and waste disposal Approved Document Part H (Building Regulations, 2010)</p> <p>BS6297 (2007) Code of practice for the design and installation of drainage fields for use in wastewater treatment</p> <p>Please see local utility infrastructure company requirements, business plans and standards.</p> <p>Sustainable drainage systems non-statutory technical standards (DEFRA, 2015)</p> <p>Gloucestershire Local Industrial Strategy (GfirstLEP, 2019)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Hydrological or Hydro-geological Assessment	<p>Any development:</p> <ul style="list-style-type: none"> involving materials or processes that could result in pollution of the water environment; and where dewatering is proposed or proposals affect the water table and movement of water under or around the site. <p>Unless the Environment Agency has provided written confirmation that such information would not be required.</p>	<p>Applicants are strongly advised to consult the Environment Agency for requirements at an early stage and involve a qualified hydrogeologist.</p> <p>The assessment and technical information, including the calculation of the extent and volumes of dewatering should accord with '<i>Assessing impacts on water quality</i>' guidance contained in PPG Water Supply, wastewater and water quality</p>	<p>Minerals Local Plan (2020) policies DM01, DM05 and MR01</p> <p>Saved Waste Local Plan (2004) policy WLP33</p> <p>See relevant policies in local councils' Local Plans. See Appendix 4 for links or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>PPG Water Supply, wastewater and water quality</p> <p>Groundwater Protection (EA & DEFRA 2017)</p>
Surface Water Drainage Strategy	<p>Any development likely to significantly increase or change patterns of surface water run-off.</p> <p>Pre-application advice may be sought from the Lead Local Flood Authority: FloodRiskManagement@gloucestershire.gov.uk</p>	<p>A strategy should be prepared in accordance with DEFRA's Sustainable drainage systems non-statutory technical standards by a suitably qualified person.</p>	<p>Minerals Local Plan (2020) policy DM04</p> <p>Waste Core Strategy (2012) WCS12</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>NPPF (2021) Section 13 Protecting Green Belt Land</p> <p>PPG Flood risk and coastal change</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			Sustainable drainage systems non-statutory technical standards (DEFRA, 2015)
Water Framework Directive (WFD) compliance assessment	Any development likely to cause deterioration in the ecological status of waterbodies such as rivers, lakes or coastal waters, unless the Environment Agency has provided written confirmation that such information would not be required.	The Environment Agency should be consulted for guidance to establish the necessity or scope of an assessment.	The Water Environment (Water Framework Directive) Regulations 2003 (as amended).
Inshore and Offshore Marine Plan compliance assessment	Any development proposals within the South West (Inshore and Offshore) Marine Plan area, (which extends up to the mean high water spring tide boundary in Gloucestershire) and development proposals elsewhere in the county that could potentially affect the South West (Inshore & Offshore) Marine Plan area and/or that of the neighbouring Welsh National Marine Plan area.	A clear demonstration of how their proposals have taken into account the requirements of relevant marine plan policies.	<p>Part 3, chapter 4, 58(1) and 58(3) of Marine and Coastal Access Act 2009;</p> <p>Minerals Local Plan (2020) policy DM04</p> <p>Waste Core Strategy (2012) policy WCS12</p> <p>NPPF (2021) paragraph 170</p> <p>PPG Flood risk and coastal change</p> <p>South West Marine Inshore and Offshore Plan (MMO, 2016)</p> <p>The coastal concordat for England (DEFRA, MHCLG, NE, MMO, EA & LGACSIG, 2013)</p>

5. Geological, land and soils assessment

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Coal Mining Risk Assessment	Any development which intersects the ground in a Development High Risk Area unless the development is exempt (see Coals Authority's Exemptions List).	<p>An assessment should be prepared by a suitably qualified person.</p> <p>The report should:</p> <ul style="list-style-type: none"> • contain site specific coal mining information such as past, present and future underground mining activities; • identify what risks these coal mining features pose; and • identify how coal mining issues have influenced the layout and the mitigation measures to manage those issues. 	NPPF (2021) paragraphs 215-217 PPG Land stability Planning applications: Coal Mining Risk Assessments (Coal Authority, 2017) Coal Authority website
Soil Resources Assessment	<p>Any development involving the disturbance of soil.</p> <p>Pre-application advice may be sought from the Planning Development Management Team on the scale, nature and type of development which will require a soil resource assessment.</p>	<p>The level of detail to be identified on a case-by-case basis can be established at the pre-application stage.</p>	Minerals Local Plan (2020) policy DM07 NPPF (2021) paragraph 174 PPG Natural Environment – Brownfield land, soils and agricultural land Agricultural Land Classification: protecting the best and most versatile agricultural land (NE, 2009) Land Information System (LandIS) website contains information on UK soils

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Land Contamination Assessment	<p>Any development on brownfield land or where there is reason to suspect prior contamination of the application site or neighbouring land due to previous operations, such as (but not limited to) the existence of former industrial uses, the presence of former landfill sites, and former mineral tips.</p> <p>Any developments within 250 metres of a former landfill site will need to include a risk assessment of landfill gas migration.</p>	<p>Phase 1 Contamination Risk Assessment should be carried out in accordance with guidance on contamination risk assessments contained in PPG Land affected by contamination.</p> <p>Phase 2 reports, if identified through Phase 1 reports, must be completed in accordance with 'BS10175:2011 + A1:2013- Investigation of potentially contaminated sites-code of practice'</p> <p>If no contamination is suspected, applicants would be expected to provide sufficient evidence as to why a Phase 1 Contamination Risk Assessment is not required through means of (but not limited to) historic maps and planning history.</p>	<p>Contaminated Land Statutory Guidance - Environmental Protection Act 1990: Part 2A (DEFRA, 2012)</p> <p>NPPF (2021) paragraph 184</p> <p>PPG Land affected by contamination</p> <p>PPG Minerals</p> <p>Waste Core Strategy (2012) policy WSC8</p> <p>Land contamination: technical guidance (EA, 2016)</p> <p>BS10175:2011 + A1:2013- Investigation of potentially contaminated sites-code of practice</p>
Unstable Land Assessment	Any development which is on or adjoining land which is known or suspected to be unstable through the effects of natural or manmade activities.	<p>The assessment will need to take account of the potential hazard that such instability could create both to the development itself and to the neighbouring area.</p> <p>The assessment should include:</p> <ul style="list-style-type: none"> • the physical capability of the land to be developed; • possible adverse effects of instability on the development; • possible adverse effects of the development on the stability of adjoining land; 	<p>Minerals Local Plan (2020) policy MR01</p> <p>NPPF (2021) paragraphs 120 and 174</p> <p>PPG Land stability</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<ul style="list-style-type: none"> possible effects on local amenities and conservation interests of the development; and details of any remedial or precautionary measures proposed. 	
Geodiversity Assessment	Any development which could impact upon a designated site of geodiversity importance.	<p>The assessment should:</p> <ul style="list-style-type: none"> state how the protection and/or enhancement of the designated site(s) and feature(s) has been incorporated into the overall design of development; and/or identify measures proposed to mitigate any risk to the integrity of the geodiversity asset. 	<p>Minerals Local Plan (2020) Policy DM06</p> <p>Geological (Geodiversity) policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and and GCC's Climate Change Strategy.</p> <p>NPPF (2021) Section 15</p> <p>PPG Natural Environment</p>

6. Minerals resource assessments

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Aggregate Land Bank Assessment	Any development involving aggregate extraction.	<p>An assessment to demonstrate how the proposal will positively contribute to relevant aggregate land bank. It must clearly state what the envisaged contribution will be as calculated in year's worth of future aggregate supply based upon the most up-to-date published Local Aggregates Assessment (LAA) rate.</p> <p>See also Section 8 Landscape, landscaping and trees.</p>	<p>Local Aggregates Assessment for Gloucestershire (GCC)</p> <p>Minerals Local Plan (2020) policies MW01, MW02 and MA02; and paragraphs 234-235</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 17</p> <p>PPG Minerals</p>
Borehole or trial pit analysis	Any development involving the extraction of minerals.	<p>The borehole analysis should be relevant to the site to prove the existence of the resource being sought. It should identify the:</p> <ul style="list-style-type: none"> depth and volume of soil(s), overburden and minerals proposed to be extracted Above Ordnance Datum (AOD); mineral type, including sieve analysis, percentages of sand and gravel sizes and silt; and position of the winter water table (AOD). 	Minerals Local Plan (2020) policies MW02, MW03, MW04 and MW05
Building Stone Assessment	Any development involving the extraction of natural building stone.	<p>An assessment should set out:</p> <ul style="list-style-type: none"> evidence of current supply patterns and the need for the type(s) of building stone proposed to be worked; 	<p>Minerals Local Plan (2020) policy MW02; and paragraphs 166 – 172</p> <p>NPPF (2021) paragraph 211</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<ul style="list-style-type: none"> • evidence of the future forecast demand for the type(s) of building stone proposed to be worked; • a comprehensive analysis of current supplies and why these are likely to be insufficient and/or inappropriate to meet the forecast demand; and • a review of alternative sources for the type of building stone present. <p>See also Section 8 Landscape, landscaping and trees.</p>	<p>PPG Minerals: Planning for Aggregate Minerals</p> <p>Historic England's Strategic Stone Study (Historic England) may be a useful reference.</p>
Coal Resource Assessment	Any development involving the extraction of coal.	<p>An assessment should set out:</p> <ul style="list-style-type: none"> • the current supply pattern related to the type of coal proposed to be extracted and why this will be insufficient and/or inappropriate to meet future forecast demand; and • comprehensive evidence as to how the proposal will be environmentally acceptable, in line with national guidance; and • have regard to the environmental duty set out in Section 53 of Coal Industry Act (1994). <p>Where the full environmental acceptability cannot be demonstrated, the proposal must clearly show what other possible benefits (e.g. economic) will result.</p>	<p>Section 53 of Coal Industry Act (1994)</p> <p>Minerals Local Plan (2020) policy MW05; and paragraphs 197-205.</p> <p>NPPF (2021) paragraphs 215 and 217</p> <p>PPG Planning for coal extraction</p> <p>Coal Authority website</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Clay / Brickworks Assessment	Any development involving the extraction of clay.	<p>An assessment of the current local market supply pattern of the mineral and why this is required. This should include the availability, practicality, viability and comparative environmental impact of any potential alternative sources of mineral, taking into account wider issues such as any possible positive contribution towards action on climate change.</p> <p>For civil engineering clays linkages between priority infrastructure projects should be highlighted.</p> <p>For brick clays there should be an assessment of the existing landbank and explanation as to how the proposal is needed to help maintain this and whether there are any specialist properties of the clay required for blending.</p> <p>It should also include positive and negative economic impacts.</p> <p>Also refer to sections: 3. Amenity protection, 4. Water environments, 5. Geological, land and soils, 7. Ecology and biodiversity, 8. Landscape, landscaping and trees.</p>	<p>Minerals Local Plan (2020) policies MW03 and MW04; and paragraphs 177 -182 and 187 -189</p> <p>NPPF (2021) paragraph 214</p> <p>PPG Minerals (2014)</p>

7. Ecology and biodiversity

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Biodiversity Net Gain Plan	All developments where Biodiversity Net Gain is a mandatory requirement	<p>Guidance on Biodiversity Net Gain is due to be introduced from late 2023. Valuation of pre-development biodiversity value, post-development biodiversity value, plus where relevant the biodiversity value of any registered offsite biodiversity gain allocated to the development and/or the biodiversity value of any biodiversity credits purchased for the development. The biodiversity value must be calculated in accordance with the relevant and most up-to-date Defra (Natural England) Biodiversity Metric.</p>	Environment Act 2021 Biodiversity Net Gain - Information You Need Biodiversity Metric user guide PPG Natural Environment
Preliminary Ecological Appraisal or Ecological Impact Assessment	<p>Any development where there is potential for impact on biodiversity that is adverse or beneficial or both, unless Natural England (NE) or the Planning Authority has confirmed in writing that such information would not be required.</p>	<p>The scope and degree of detail necessary may vary according to the particular circumstances of each application. Applicants are advised to visit GCC's Ecological planning advice webpage before any application is made and seek pre-application advice as may be appropriate.</p> <p>Should be carried out by a suitably qualified person, in accordance with CIEEM guidelines and British Standards BS42020 and BS 8683.</p> <p>Most developments will be expected to deliver biodiversity net gain in accordance with local and national policy as well as well as the legal regulations of the Environment Act due in 2023.</p>	<p>Environmental legislation especially Wildlife & Countryside Act and Conservation of Habitats and Species Regulations (as amended)</p> <p>Minerals Local Plan (2020) policy DM06</p> <p>Waste Core Strategy (2012) policy WCS15</p> <p>Saved Waste Local Plan policy 25</p> <p>Biodiversity, Green Infrastructure and tree policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p>NPPF (2021) Section 15 Conserving and enhancing the natural environment</p> <p>PPG Natural Environment</p> <p>BS 42020 Biodiversity – Code of practice for planning and development</p> <p>BS 8683 Process for designing and implementing Biodiversity Net Gain (due Dec 2020)</p> <p>Natural England advisory services - Developers: get environmental advice on your planning proposals</p> <p>Chartered Institute of Ecology and Environmental Management (CIEEM) publications including :</p> <ul style="list-style-type: none"> • Guidelines for Preliminary Ecological Appraisal (2017), • Guidelines for Ecological Impact Assessment in the UK and Ireland (2018), and • Ecological Impact Assessment (EIA) Checklist (2019). • Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide (2019). <p>Nature Recovery (Ecological) Networks, Nature Improvement Areas and Green</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p>Infrastructure - see Local Nature Partnership's website.</p> <p>Building with Nature benchmark provides a framework for securing the delivery of high-quality green infrastructure. Applicants are encouraged to work with these standards as early as possible on medium to large developments, (i.e. at the design and feasibility stage).</p> <p>See GCC's Ecological planning advice</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Habitats Regulations Assessment (HRA) Report	<p>Any development which may have significant effects alone or in combination with other plans or projects on any Site of European or International Importance.</p> <p>Unless Natural England has confirmed in writing that the development will NOT be likely to have any significant effects alone or in combination with other plans and projects on any such site.</p>	<p>Should be prepared by a suitably qualified person in accordance with Government guidance on the preparation of Appropriate Assessment and the use of HRA. This should be in consultation with the Planning Authority and, if the Appropriate Assessment stage is triggered, Natural England also.</p>	<p>European and Internationally designated site policies in local councils' Local Plans. For links see Appendix 4 and GCC's Planning and Environment webpage; and GCC's Climate Change Strategy.</p> <p>Minerals Local Plan (2020) policy DM06</p> <p>Waste Core Strategy (2012) policy WCS6 and WCS15</p> <p>NPPF (2021) paragraphs 43 and 177</p> <p>Appropriate Assessment – Use of HRA (MHCLG, 2019)</p> <p>Habitats Regulations Assessment Handbook (DTA Publications)</p> <p>Appropriate Assessment (GOV.UK)</p>
Related sections		Section 8 Landscape, landscaping and trees , and Section 10 Restoration and after-care	

8. Landscape, landscaping and trees

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Green Belt Assessment	Any development which lies (wholly or partially) within the Green Belt.	<p>An assessment as to whether the proposal has the potential to cause harm to the openness of the Green Belt, in accordance with the requirements set out in local and national policy and guidance. In the event that 'very special circumstances' apply, the assessment must robustly evidence this.</p> <p>If further guidance is required, pre-application advice may be sought from the Planning Development Management Team.</p>	<p>Minerals Local Plan (2020) policy DM10</p> <p>Waste Core Strategy (2012) policy WCS13</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 13 Protecting Green Belt land</p> <p>PPG Green Belts</p>
Landscape and Visual Impact Assessment (LVIA)	<p>Any development that due to its nature, scale or location is likely to have an adverse visual impact.</p> <p>A LVIA could be required for developments within or visible from an Area of Outstanding Natural Beauty (AONB) or Special Landscape Area.</p> <p>Pre-application advice may be sought from the Planning Development Management Team.</p>	<p>Assessments should follow best practice guidance provided in Guidelines for Landscape and Visual Impact Assessment (Third Edition) (LI/IEMA, 2013).</p> <p>In all cases the approach and scope of the assessment should be proportionate to the scale and nature of the proposed development and undertaken by a suitably qualified person.</p>	<p>Minerals Local Plan (2020) policies DM01 and DM09</p> <p>Waste Core Strategy (2012) policy WCS14</p> <p>Landscape and amenity policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 15 Conserving and enhancing the natural environment</p> <p>PPG Landscape section in Natural Environment</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p>Guidelines for Landscape and Visual Impact assessment (GLVIA) Third Edition (LI & IEMA, 2013)</p> <p>Natural England's Landscape Character Assessment Guidance for England and Scotland and topic papers</p> <p>Cotswolds National Landscape Management Plan – (2023-2025)</p> <p>For further information on local Landscape Character Assessments and Types see GCC's Landscape webpage</p>
Landscaping and After-care Scheme	<p>Any development unless the Planning Authority has provided written confirmation that one would not be required.</p> <p>Pre-application advice may be sought from the Planning Development Management Team.</p>	<p>To include proposals for long-term maintenance and landscape management which should be clear and specific, referencing suitable methods of mitigation.</p> <p>To include, but not limited to:</p> <ul style="list-style-type: none"> (a) proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas, hard surfacing materials, structures and ancillary objects (e.g. refuse bins, lighting columns etc); (b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting 	<p>Mineral Local Plan policies DM09 and MR01</p> <p>Waste Core Strategy (2012) policies WCS14, WCS17</p> <p>Landscape, biodiversity and amenity policies in other local councils' Local Plans. For links see Appendix 4 and GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>PPG Design</p> <p>PPG Restoration and aftercare</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<p>species, plant sizes and proposed numbers/planting densities where appropriate;</p> <p>(c) a maintenance regime including replacement planting;</p> <p>(d) information showing existing vegetation to be retained together with measures for its protection during the course of construction and/or demolition; and</p> <p>(e) consideration of local amenity and biodiversity values.</p> <p>(f) review mechanisms for the after care</p> <p>See also Restoration Scheme and Design and Access Statement</p>	
Tree survey / Arboricultural Statement	<p>Any development where:</p> <ul style="list-style-type: none"> • trees are within the site; • trees are in close proximity to the site that could influence or be affected by the development (including street trees); • trees and hedges growing within or bounding a site, with a stem diameter greater than 75 millimetres when measured at 1.5 metres above ground level, which are affected by the proposals; and/ or • an Aged or Veteran Tree is on site or within close proximity. 	<p>Identification and detail of any trees with Tree Preservation Orders (TPO).</p> <p>Specific local council requirements for survey information, arboricultural impact assessment and method of statement can be found in the relevant local council's validation checklist.</p> <p>Should be prepared by a suitable qualified arboriculturalist in accordance with the method of statement set out in BS5837.</p>	<p>Town and Country Planning Act 1990, Sections 197 and 198</p> <p>Tree, landscape and biodiversity policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 174 and 180</p> <p>PPG Natural Environment</p> <p>PPG Ancient Woodland, Ancient Trees and Veteran Trees</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p>PPG Tree Preservation Orders and trees in Conservation Areas</p> <p>BS5837 Trees in relation to design, demolition and construction – Recommendations</p> <p>Planning for Ancient Woodland (Woodland Trust, 2019)</p>
Ancient Woodland Assessment	Any development which is within 500 metres of an Ancient Woodland	An assessment of whether development has any impact upon Ancient Woodland. An Assessment Guide has been produced by the Forestry Commission.	<p>Tree, landscape and biodiversity policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) paragraph 180</p> <p>PPG Natural Environment</p> <p>PPG Ancient Woodland, ancient trees and veteran trees</p> <p>Planning for Ancient Woodland (Woodland Trust, 2019)</p> <p>See Magic Maps for an Inventory of Ancient Woodland of sites over 2 hectares; also Ancient Tree Inventory (Woodland Trust).</p>
Related sections		Section 7 Ecology and biodiversity and Section 10 Restoration and aftercare	

9. Historic environment

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Heritage and Archaeological Statement	<p>Any development unless the County Council's Archaeologist has confirmed in writing that the development will not affect known archaeological or historical features or remains on, adjacent to or near to the application site.</p>	<p>The scope and degree of detail necessary will vary according to the particular circumstances of each application. However, in all cases there will need to be an assessment of the development impact on the significance of any heritage asset and their settings where relevant.</p> <p>Applicants are advised to discuss proposals with the County Council's Archaeologist before any application is made and undertake pre-application advice. Advice may also need to be sought from Historic England's Planning Service and/or local council Conservation teams where designated heritage assets could be affected.</p> <p>Should be prepared and undertaken by a suitably qualified person in accordance with relevant guidance.</p> <p>See also Design and Access Statements.</p>	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Ancient Monuments and Archaeological Areas Act 1979</p> <p>Minerals Local Plan (2020) policy DM08</p> <p>Waste Core Strategy (2012) policy WCS16</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 16 Conserving and enhancing the historic environment</p> <p>PPG Historic environment</p> <p>Historic England Advice Notes such as HEAN 13 Mineral Extraction and Archaeology (2020)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			CIFA standard and guidance notes

10. Restoration and aftercare

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Restoration Scheme	<p>Any development of a temporary* nature involving the disturbance of land and/or particularly when development involves mineral working, landfill or land raising proposals.</p> <p>*i.e. the temporary use (working) of land, although over a long period of time. Afterwards, land should be restored to its previous land use or an approved alternative scheme.</p>	<p>This must include a statement and plans prepared in accordance with national guidance for the restoration and aftercare of minerals sites.</p> <p>For after uses other than agriculture, forestry, nature conservation or amenity, a separate application may be required. Pre-application advice may be sought from the Planning Development Management team.</p> <p>After-care can be part of the Restoration Scheme or separate Landscaping and Aftercare Scheme.</p>	<p>Minerals Local Plan (2020) policies DM06, DM07, DM09 and MR01</p> <p>Waste Core Strategy (2012) policies WCS4 and WCS8</p> <p>NPPF (2011) paragraph 210 and 211</p> <p>National Planning Policy for Waste (2014) paragraph 7</p> <p>PPG Restoration and aftercare of minerals sites</p> <p>PPG Waste</p>
Related sections		Section 5 Geology, land and soils assessments , Section 7 Ecology and biodiversity and Section 8 Landscape, landscaping and trees	

11. Sustainable design, waste minimisation and waste needs assessment

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Design and Access Statement	<p>Any developments for:</p> <ul style="list-style-type: none"> • major development, as defined in legislation; • listed building consent; and/or • within a designated area, which consists of: one or more dwellings; or building(s) with a floor space of 100 square metres or more. <p>Not required for minerals and waste development, unless a waste development involves the construction of a new building. In this instance a statement setting out design principles is required.</p>	<p>A statement should:</p> <ul style="list-style-type: none"> • explain how the proposed development is a suitable response to the site and its setting; and • demonstrate that the proposal can be adequately accessed by prospective users. <p>See also Design and Access statements – How to write, read and use them (CABE, 2007) and PPG Design: process and tools.</p> <p>It could form part of the Supporting Statement.</p> <p>See also Section 9 Historic environment and Landscaping and Aftercare Scheme.</p>	<p>Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015</p> <p>Waste Core Strategy (2012) policy WCS17</p> <p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>NPPF (2021) Section 17 Facilitating the sustainable use of minerals</p> <p>PPG Design: process and tools</p> <p>National Design Guide (MHCLG, 2019) and subsequent detailed guidance</p> <p>Design and Access statements – How to write, read and use them (CABE, 2007)</p>
Waste Minimisation Statement	<p>Any development:</p> <ul style="list-style-type: none"> • where excavations are proposed as part of or as a consequence of the development and will be transported off site; • involving demolition/ removal of existing permanent or 	<p>Should be produced in accordance with GCC's Waste Minimisation in Development Projects SPD.</p> <p>The Statement should include use of secondary or recycled aggregates in the proposed development. Consideration should be made to Policy SR01 'Maximising</p>	<p>Minerals Local Plan (2020) policy SR01</p> <p>Waste Core Strategy (2012) policy WCS2</p> <p>Waste Minimisation in Development Projects SPD (GCC, 2006)</p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
	<p>temporary buildings is proposed and will be transported off site; and/or</p> <ul style="list-style-type: none"> • which meets the requirements for major development, set out in GCC's Waste minimisation in development projects SPD. <p>Unless the Minerals and Waste Planning Authority has confirmed in writing that one would not be required.</p>	<p>the use of secondary and recycled aggregates' of the Minerals Local Plan.</p>	<p>See relevant policies in local councils' Local Plans. For links see Appendix 4 or GCC's Planning and Environment webpage; and GCC's Climate Change Strategy</p> <p>National planning policy for waste (MHC&LG, 2014)</p> <p>PPG Waste</p>
Waste Needs Assessment	<p>Any development where the proposal lies within/ or would affect a designated asset, e.g. Green Belt, Area of Outstanding Natural Beauty (AONB), Site of Special Scientific Interest (SSSI)/ National Nature Reserve, and Heritage Asset.</p>	<p>An assessment should set out:</p> <ul style="list-style-type: none"> • how the benefits of the proposal outweigh the impact of development on the designation in this location. Specifically, this will include why the site is needed and why it cannot be located elsewhere; and • how the tests of Waste Core Strategy policies WCS13 to WCS16 are met, to demonstrate the proposals acceptability. <p>NB. This may form part of the Supporting planning statement.</p>	<p>Waste Core Strategy (2012) policies WCS13 to WCS16</p> <p>National planning policy for waste (MHC&LG, 2014)</p> <p>PPG Waste</p>

12. Safeguarding

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
Minerals Infrastructure Safeguarding Assessment	Any non-minerals development proposals located on, adjacent to, or which could be impacted by, a safeguarded mineral infrastructure site.	<p>An assessment should set out:</p> <ul style="list-style-type: none"> • how the risk of incompatibility will be minimised to an acceptable level or will be avoided; • proposed mitigation measures to reduce potential adverse impacts on the operations of or the sensitivity to mineral infrastructure; and • the extent to which existing, planned or potential capacity for mineral storage, processing and transportation could be affected. 	Minerals Local Plan (2020) policy MS02 NPPF (2021) paragraph 210 and 212
	Where a non-mineral development proposal would require the closure/ disposal of a safeguarded site.	Consideration to the proposals contribution to the wider network of mineral infrastructure facilities. Evidence of recent occupation history and intentions of existing occupier(s) will also be essential.	
Minerals Resource Assessment	Any non-minerals development that falls within a Mineral Safeguarding Area unless it falls within the exemption list in Table 2 of the Minerals Local Plan , or the Minerals Planning Authority has provided written confirmation that one would not be required.	<p>This is a careful scrutiny to determine whether it is significant enough to justify a recommendation to restrict or prevent development taking place.</p> <p>An assessment should:</p> <ul style="list-style-type: none"> • meet the PERC Reporting Standards; • determine the category of mineral resources which are present; • analyse site-specific circumstances to determine whether there will be a risk of sterilisation; 	Minerals Local Plan (2020) policy MS01 and paragraphs 117 to 123. NPPF (2021) paragraph 210 PERC standards (Pan-European Reserves & Resources Reporting Committee) BSI standards

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<ul style="list-style-type: none"> • look at the quantity and quality of mineral resources and their likely commercial interest; • have regard to specification requirements of minerals to meet intended uses including the ability to fulfil BSI standards or equivalent; and • state where there is potential for prior extraction, show how feasibility issues have been carefully considered. 	
Waste Safeguarding Assessment	Any non-waste development proposals located on, adjacent to, or could be impacted upon by a safeguarded waste site.	<p>An assessment should set out:</p> <ul style="list-style-type: none"> • how the risk of incompatibility will be minimised to an acceptable level or will be avoided; • proposed mitigation measures to reduce potential impact upon the waste operation; and • the extent to which the existing, planned or potential capacity for waste storage, processing and transportation could be affected. 	Waste Core Strategy (2012) policy WCS11 NPPF (2021) paragraph 187
	Where a non-waste development proposal would require the closure/disposal of a safeguarded site.	Consideration to the proposals contribution to the wider network of waste infrastructure facilities. Evidence of recent occupation history and intentions of existing occupier(s) will also be essential.	

Appendix 1: Checklist for the submission of applications for Minerals development	Confirmation of requirements at Pre-app	Submitted with application	Document(s) title(s)
1. Specialist documents			
Additional copies of document			
Bird Strike Risk Management Plan			
Cross-section drawing(s): existing and proposed			
Environmental Statement			
Open Space/ Playing Field Assessment			
Photographs and/or photomontages			
Supporting Planning Statement			
Sustainability Statement			
Phasing Plans			
2. Transport and highways			
Parking Management Plan			
Rights of Way and/ or Public Access Land Assessment			
Transport Assessment			
Assessment of impact on railway level crossings			
Travel Plan			
Construction Management Plan			
Delivery and Servicing Management Plan			
Road Safety Audit Stage 1 Designers Response			
3. Amenity protection, cumulative impacts and community engagement			
Air Quality Impact Assessment			
Bio-aerosol Risk Assessment			
Cumulative Impact Assessment			
Daylight/ Sunlight Assessment			
Dust Assessment / Suppression Scheme			
Glint and Glare Assessment			
Health Impact Assessment Screening			
Noise and Vibration Impact Assessment			
Lighting Scheme (including light pollution assessment)			
Odour Assessment			
Statement of Pre-application Engagement or Consultation			
Mechanical Ventilation Extraction Statement			
4. Water environments			
Flood Risk Assessment			

Utilities Assessments			
Hydrological or Hydro-geological Assessment			
Surface Water Drainage Strategy			
Water Framework Directive compliance assessment			
Inshore and Offshore Marine Plan compliance assessment			
5. <u>Geological, land and soils assessment</u>			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
6. <u>Minerals resource assessments</u>			
Aggregates Land Bank Assessment			
Borehole or Trial Pit Analysis			
Building Stone Assessment			
Coal Resource Assessment			
Clay / Brickworks Assessment			
7. <u>Ecology and biodiversity</u>			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
8. <u>Landscape, landscaping and trees</u>			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
9. <u>Historic environment</u>			
Heritage and Archaeological Statement			
10. <u>Restoration and aftercare</u>			
Restoration Scheme			
11. <u>Sustainable design, waste minimisation and waste needs assessment</u>			
Waste Minimisation Statement			
12. <u>Safeguarding</u>			
Minerals Infrastructure Safeguarding Assessment			
Minerals Resource Assessment			
Waste Safeguarding Assessment			

Appendix 2: Checklist for the submission of applications for Waste development	Confirmation of requirements at Pre-app	Submitted with application	Document(s) title(s)
1. Specialist documents			
Additional copies of document			
Bird Strike Risk Management Plan			
Cross-section drawing(s): existing and proposed			
Environmental Statement			
Open Space/ Playing Field Assessment			
Photographs and/or photomontages			
Supporting Planning Statement			
Sustainability Statement			
Phasing Plans			
2. Transport and highways			
Parking Management Plan			
Rights of Way and/ or Public Access Land Assessment			
Transport Assessment			
Assessment of impact on railway level crossings			
Travel Plan			
Construction Management Plan			
Delivery and Servicing Management Plan			
Road Safety Audit Stage 1 Designers Response			
3. Amenity protection, cumulative impacts and community engagement			
Air Quality Impact Assessment			
Bio-aerosol Risk Assessment			
Cumulative Impact Assessment			
Daylight/ Sunlight Assessment			
Dust Assessment / Suppression Scheme			
Glint and Glare Assessment			
Health Impact Assessment Screening			
Noise and Vibration Impact Assessment			
Lighting Scheme (including light pollution assessment)			
Odour Assessment			
Statement of Pre-application Engagement or Consultation			
Mechanical Ventilation Extraction Statement			
4. Water environments			
Flood Risk Assessment			

Utilities Assessments			
Hydrological or Hydro-geological Assessment			
Surface Water Drainage Strategy			
Water Framework Directive compliance assessment			
Inshore and Offshore Marine Plan compliance assessment			
5. <u>Geological, land and soils assessment</u>			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
6. <u>Not applicable</u>			
7. <u>Ecology and biodiversity</u>			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
8. <u>Landscape, landscaping and trees</u>			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
9. <u>Historic environment</u>			
Heritage and Archaeological Statement			
10. <u>Restoration and aftercare</u>			
Restoration Scheme			
11. <u>Sustainable design, waste minimisation and waste needs assessment</u>			
Design And Access Statement			
Waste Minimisation Statement			
Waste Needs Assessment			
12. <u>Safeguarding</u>			
Minerals Infrastructure Safeguarding Assessment			
Minerals Resource Assessment			

Appendix 3: Checklist for the submission of applications for Regulation (Reg 3 development	Confirmation of requirements at Pre-app	Submitted with application	Document(s) title(s)
1. Specialist documents			
Additional copies of document			
Bird Strike Risk Management Plan			
Cross-section drawing(s): existing and proposed			
Environmental Statement			
Open Space/ Playing Field Assessment			
Photographs and/or photomontages			
Supporting Planning Statement			
Sustainability Statement			
Phasing Plans			
2. Transport and highways			
Parking Management Plan			
Rights of Way and/ or Public Access Land Assessment			
Transport Assessment			
Assessment of impact on railway level crossings			
Travel Plan			
Construction Management Plan			
Delivery and Servicing Management Plan			
Road Safety Audit Stage 1 Designers Response			
3. Amenity protection, cumulative impacts and community engagement			
Air Quality Impact Assessment			
Bio-aerosol Risk Assessment			
Cumulative Impact Assessment			
Daylight/ Sunlight Assessment			
Dust Assessment / Suppression Scheme			
Glint and Glare Assessment			
Health Impact Assessment Screening			
Noise and Vibration Impact Assessment			
Lighting Scheme (including light pollution assessment)			
Odour Assessment			
Statement of Pre-application Engagement or Consultation			
Mechanical Ventilation Extraction Statement			
4. Water environments			
Flood Risk Assessment			

Utilities Assessments			
Hydrological or Hydro-geological Assessment			
Surface Water Drainage Strategy			
Water Framework Directive compliance assessment			
Inshore and Offshore Marine Plan compliance assessment			
5. Geological, land and soils assessment			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
6. Not applicable			
7. Ecology and biodiversity			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
8. Landscape, landscaping and trees			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
9. Historic environment			
Heritage and Archaeological Statement			
10. Restoration and aftercare			
Restoration Scheme			
11. Sustainable design, waste minimisation and waste needs assessment			
Design And Access Statement			
Waste Minimisation Statement			
Waste Needs Assessment			
12. Safeguarding			
Minerals Infrastructure Safeguarding Assessment			
Minerals Resource Assessment			
Waste Safeguarding Assessment			

Appendix 4 Contact details and useful weblinks

Council department's contact details

- Planning Development Management team
planningdc@gloucestershire.gov.uk
- Highways Development Management team
developmentcoordination@gloucestershire.gov.uk or
highwaysdevelopmentmanagement@gloucestershire.gov.uk
- Lead Local Flood Authority
FloodRiskManagement@gloucestershire.gov.uk
- Public Rights of Way [See website](#)
- Archaeology
archaeology.planning.advice@gloucestershire.gov.uk
- Ecology ecology@gloucestershire.gov.uk

National legislation, guidance and standards

- [Government legislation](#)
- [National Planning Policy Framework](#)
- [National Planning Policy for Waste](#)
- [National Planning practice guidance](#)
- [Building Regulations – Approved documents](#)
- [British Standards](#)

Gloucestershire local planning authorities | plans and policies

- [Cheltenham Borough Council](#)
- [Cotswold District Council](#)
- [Forest of Dean District Council](#)
- [Gloucester City Council](#)
- [Gloucestershire County Council](#)
- [Stroud District Council](#)
- [Tewkesbury District Council](#)
- [Gloucester-Cheltenham-Tewkesbury Joint Core Strategy](#)

Websites to other relevant land-use regulators and organisations

- [Coal Authority \(CA\)](#)
- [Department for Transport \(DfT\)](#)
- [Environment Agency \(EA\)](#)
- [Department for Environment, Food and Rural Affairs \(DEFRA\)](#)
- [Forestry Commission](#)
- [Gloucestershire Local Enterprise Partnership \(GFirst LEP\)](#)
- [National Highways](#)
- [Historic England \(HE\)](#)
- [Institute of Air Quality Management \(IAQM\)](#)
- [Landscape Institute](#)
- [Department for Levelling Up, Housing & Communities \(DLUHC\)](#)
- [Natural England \(NE\)](#)
- [Network Rail](#)
- [Sport England](#)
- [Planning Inspectorate \(for appeals\)](#)