



## **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

Email: [planningdc@gloucestershire.gov.uk](mailto:planningdc@gloucestershire.gov.uk)

By post: Planning Development Management  
Gloucestershire County Council  
Shire Hall  
Gloucester, GL1 2TH

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



## 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)	<p>Any application which has not been submitted electronically.</p> <p>Any development which is sufficiently significant or controversial, which has the potential to generate a large amount of interest.</p>	<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 <a href="#">Environmental Statement</a> (<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>	<p><a href="#">Planning Practice Guidance (PPG) Making an application</a></p>
Bird Strike Risk Management Plan and other schemes relating to the safeguarding of aerodromes, technical sites and military explosives	<p>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 <a href="#">Gloucestershire Airport</a>, Ministry of Defence airfields (e.g. RAF Fairford or RAF Brize Norton) and safeguarded technical sites.</p>	<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. <a href="#">Civil Aviation Authority</a> (CAA), <a href="#">Gloucestershire Airport</a>, <a href="#">Defence Infrastructure Organisation</a> and <a href="#">NATS Holdings Ltd</a>) over proposals including restoration schemes.</p>	<p><a href="#">The Town and Country Planning (safeguarded aerodromes, technical sites and military explosives storage areas) Direction 2002</a></p> <p><a href="#">Minerals Local Plan policies DM11 and MR01</a></p> <p><a href="#">CAA (2017) Wildlife hazard management at aerodromes, CAP 772, 2<sup>nd</sup> edition</a></p>
Cross-section drawing(s): existing and	<p>Any development which involves any change in ground levels or where topography or</p>	<p>Detailed information showing existing and proposed site levels and how proposed buildings and/or other structures relate to</p>	<p><a href="#">Schedule 7 of the Town and Country Planning Development Management Procedure Order 2015</a></p>

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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 major dimensions.	<a href="#">PPG Making an application</a>
Environmental Statement (ES)	Any development which is prescribed in Schedule 1 or 2 of <a href="#">TCP (EIA) Regs 2017</a> . Unless a screening opinion has been provided and it has been determined that no EIA is required.	<p>The information specified in <a href="#">Regulation 18(3)</a> and meeting the requirements set out in <a href="#">Regulation 18(4)</a>.</p> <p>Inclusion of any additional information specified in <a href="#">Schedule 4 of TCP (EIA) Regs 2017</a> 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 “<a href="#">screening opinion</a>” can be obtained from the Council as to whether the proposal comprises development falling within the scope of the <a href="#">regulations</a>.</p> <p>Applicants are strongly advised to seek pre-application advice from the <a href="#">Planning Development Management Team</a>, such as asking what information needs to be included in an ES (i.e. a ‘<a href="#">scoping opinion</a>’).</p>	<p><a href="#">The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (TCP (EIA) Regs 2017)</a></p> <p><a href="#">PPG Environmental Impact Assessment - Preparing an Environmental Statement.</a></p>
Open Space/ Playing Field Assessment	Any development involving the loss or provision of playing fields; and/or is within or adjoining an area of designated	Where development involves the loss of a playing field, <a href="#">Sport England</a> will expect to see a like for like replacement in terms of quality and quantity in an appropriate	Open/green space, recreation and amenity policies in local councils’ Local Plans. See <a href="#">Appendix 4</a> for links or GCC’s <a href="#">Planning and Environment webpage</a> ; and GCC’s





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		<p>should assess (but not limited to) the following:</p> <ul style="list-style-type: none"> <li>• Water use – particularly where water scarcity is a locally recognised issue, and for major development involving surface or groundwater abstraction;</li> <li>• Energy consumption – incorporation of renewable energy schemes, e.g. photovoltaic panels and wind turbines, aiming to reduce CO<sub>2</sub> emissions;</li> <li>• Sustainable construction – utilising recycled and locally-sourced building and landscaping materials; and</li> <li>• Waste management – promoting resource efficiency.</li> </ul>	<p>valued at over £1 million. The scheme goes beyond the legal and environmental minima.</p> <p><a href="#">‘Building with Nature’</a> 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	<p>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).</p> <p>If located on an existing mineral site, a Quarry Development Plan may also be required. Contact <a href="#">Planning Development Management Team</a> for further advice.</p>	<p>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 restoration can be achieved with the potential availability of suitable material.</p> <p>Quarry Development Plans should be prepared in accordance with <a href="#">HSE guidance</a>.</p>	<p><a href="#">Minerals Local Plan policy MR01</a></p> <p><a href="#">Waste Core Strategy policy WCS08</a></p> <p><a href="#">PPG Minerals</a></p> <p><a href="#">Health and safety at quarries. The Quarries Regulations 1999. Approved Code of Practice (HSE, 2013)</a></p>

## 2. Transport and highways





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Travel Plan	Any development that has the potential for significant traffic and travel-related implications.	<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 <a href="#">Highways Authority</a> 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><a href="#">Minerals Local Plan policy DM03</a></p> <p><a href="#">Waste Core Strategy Policy WSC19</a></p> <p>See relevant policies in local councils' Local Plans. See <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">Technical Specification for New Streets 2nd Edition (GCC, 2019)</a></p> <p><a href="#">NPPF paragraph 111</a></p> <p><a href="#">PPG Travel plans, transport assessments and statements</a></p>
<p>Construction Management Plan</p> <p>(as opposed to a Construction Environmental Management Plan (CEMP))</p>	<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 <a href="#">Highways Authority</a> (see Appendix 4).</p>	<p>The Plan should include:</p> <ul style="list-style-type: none"> <li>• 24 hour emergency contact number;</li> <li>• hours of operation;</li> <li>• 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);</li> <li>• routes for construction traffic;</li> <li>• locations for loading/unloading and storage of plant, waste and construction materials;</li> <li>• methods of preventing mud being carried onto the highway;</li> </ul>	<p>To protect the public highway network in accordance with <a href="#">Highways Act (1980)</a></p>

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		<ul style="list-style-type: none"> <li>• measures to protect vulnerable road users (cyclists and pedestrians);</li> <li>• any necessary temporary traffic management measures;</li> <li>• arrangements for turning vehicles;</li> <li>• arrangements to receive abnormal loads or unusually large vehicles; and</li> <li>• methods of communicating the Construction Management Plan to staff, visitors and neighbouring residents and businesses.</li> </ul>	
Delivery and Servicing Management Plan	<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 <a href="#">Highways Authority</a> (see Appendix 4).</p>	The plan should include delivery times and logistics.	To protect the public highway network in accordance with <a href="#">Highways Act (1980)</a>
Road Safety Audit Stage 1 Designers Response	<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 <a href="#">Highways Authority</a> (see Appendix 4).</p>	The Audit should be produced in accordance with the national guidance <a href="#">GG119 Road Safety Audit</a> and GCC's <a href="#">Guidance Note for the provision of Road Safety Audits</a> .	<p>To protect the public highway network in accordance with <a href="#">Highways Act 1980</a></p> <p><a href="#">Road Traffic Regulation Act 1984</a></p> <p><a href="#">GG 119 Road Safety Audit (formerly HD 19/15) (HE)</a></p> <p><a href="#">Guidance Note for the provision of Road Safety Audits (GCC, 2019)</a></p>

### 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	<p>Any development which:</p> <ul style="list-style-type: none"> <li>• lies within or adjoining an Air Quality Management Area;</li> <li>• would have the potential to impact on air quality;</li> <li>• would have a significant impact upon highways including HGV movements, increase in congestion and car parking, and dust emissions; and</li> <li>• introduces “sensitive receptors”, e.g. dwellings, schools, hospitals, sites of nature conservation importance, into an area of poor or significantly reduced air quality.</li> </ul>	<p>A scheme prepared in accordance with national guidance and standards, detailing how the application will limit its impact on the surrounding environment.</p> <p>Any application that has the potential to generate increased dust should also include a <a href="#">Dust Suppression Scheme</a> and will need to indicate how the applicant will minimise the impact of dust on the surrounding area.</p>	<p><a href="#">Minerals Local Plan policy DM01</a></p> <p><a href="#">Waste Core Strategy policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</a></p> <p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>Air quality, pollution, amenity or biodiversity policies in local councils’ Local Plans. See <a href="#">Appendix 4</a> for links or GCC’s <a href="#">Planning and Environment webpage</a>; and <a href="#">GCC’s Climate Change Strategy</a></p> <p><a href="#">NPPF paragraphs 180 and 181</a></p> <p><a href="#">PPG Air Quality</a></p> <p><a href="#">Local Air Quality Management - Technical Guidance LAQM.TG(09) (DEFRA, 2011)</a></p> <p>Guidance from following websites:</p> <ul style="list-style-type: none"> <li>• <a href="#">Institute of Air Quality Management</a></li> <li>• <a href="#">Environmental Protection UK</a></li> <li>• <a href="#">Air Pollution Information System</a></li> </ul>
Bio-aerosols Risk Assessment	<p>Any development involving the handling, storage or treatment of bio-degradable wastes, particularly composting within 250 metres of sensitive land uses</p>	<p>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</p>	<p><a href="#">Minerals Local Plan Policy DM01</a></p> <p><a href="#">Waste Core Strategy policies WCS3, WCS5, WCS6, WCS7, WCS8, WCS10 and WCS18.</a></p>

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	<p>such as dwellings, unless the <a href="#">Environment Agency</a> (EA) has provided written confirmation that such information would not be required.</p>	<p>attention to sensitive receptors and including mitigation measures.</p> <p>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.</p>	<p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>See relevant policies in local councils' Local Plans. See <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF paragraph 180</a></p> <p><a href="#">PPG Air Quality</a></p> <p><a href="#">Bio-aerosol monitoring at regulated facilities - use of M9: RPS 209 (EA, 2018)</a></p> <p><a href="#">Environmental monitoring of bio-aerosols at regulated facilities (EA, 2018)</a></p>
<p>Cumulative Impact Assessment</p>	<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 <a href="#">pre-application stage</a> to establish how cumulative impact matters should be addressed.</p>	<p><a href="#">Minerals Local Plan policy DM02</a></p> <p><a href="#">Waste Core Strategy policy WCS10</a></p> <p><a href="#">National Planning Policy for Waste paragraph 5</a></p> <p><a href="#">PPG Waste</a></p> <p><a href="#">NPPF paragraphs 49, 109, 156, 180, 181, 204 and 205</a></p> <p><a href="#">PPG Environmental Impact Assessments</a></p>

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Daylight/ Sunlight Assessment	Any development where there would be a potential impact on existing daylight/sunlight on adjoining properties including associated gardens or amenity space.	<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><a href="#">Minerals Local Plan Policy DM01</a></p> <p><a href="#">Waste Core Strategy Policy WCS17</a></p> <p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>See relevant policies in local councils' Local Plans. See <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF Chapter 12, paragraph 127</a></p> <p><a href="#">PPG: Design</a></p> <p>See <a href="#">Building Research Establishment (BRE)</a> publications on site layout and planning for daylight and sunlight</p> <p><a href="#">British Standards BS EN 17037:2018 Daylight in buildings</a></p>
Dust Assessment / Suppression Scheme	<p>Any development:</p> <ul style="list-style-type: none"> <li>• with the potential to generate dust;</li> <li>• involving major construction works where dust is likely to be an issue; and</li> <li>• which includes dust particles that can be seen and those too fine to be seen by the human eye, which could potentially</li> </ul>	<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 scheme or as part of a wider <a href="#">Air Quality Impact Assessment</a> where there are operational effects to be considered.</p> <p>An assessment of how the controls will</p>	<p><a href="#">Minerals Local Plan policy DM01</a></p> <p><a href="#">Waste Core Strategy policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</a></p> <p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>Dust, pollution, air quality, amenity or biodiversity policies in local council's Local</p>





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	<p>to require an <a href="#">Environmental Statement</a> and/or development proposals that are within close proximity to potentially sensitive uses.</p> <p>Pre-application advice may be sought from the <a href="#">Director of Public Health</a>.</p>		<p><a href="#">NPPF Section 8, paragraphs 8, 180, 204 and 205</a></p> <p><a href="#">PPG Healthy and safe communities</a></p> <p><a href="#">Health Impact Assessment Tools Department of Health (2010)</a></p> <p><a href="#">Active Planning Toolkit 2 (Gloucestershire NHS, 2010)</a></p>
Noise and Vibration Impact Assessments	<p>Any development which is likely to either:</p> <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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;</li> <li>• be for mineral extraction which involves blasting, or developments involving the crushing of rock or other</li> </ul>	<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 <a href="#">BS4142</a> noise assessment as agreed with the Planning Authority.</p>	<p><a href="#">Minerals Local Plan DM01</a></p> <p><a href="#">Waste Core Strategy policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</a></p> <p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>Noise, pollution, amenity or biodiversity policies in local council's Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF paragraphs 170, 180, 204 and 205</a></p> <p><a href="#">PPG Noise</a></p> <p><a href="#">PPG Minerals</a></p> <p><a href="#">Noise policy statement for England</a></p>

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	<p>materials;</p> <ul style="list-style-type: none"> <li>• be a sensitive development that needs protection itself; and/or</li> <li>• be within a noise sensitive area.</li> </ul> <p>Pre-application advice may be sought from the <a href="#">Planning Development Management Team</a> on whether an assessment will be required.</p>		<p><a href="#">(DEFRA, 2010)</a></p> <p><a href="#">BS 7445-1:2003 Description and Measurement of Environmental Noise 2003</a> (see also <a href="#">BS 7445-2:1991</a> and <a href="#">BS 7445-3:1991</a>)</p> <p><a href="#">BS 4142:2014 Methods for rating and assessing industrial and commercial sound.</a></p> <p><a href="#">BS 5228-1:2009+A1:2014</a> and <a href="#">BS 5228-2:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites.</a></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, <a href="#">Dark Sky Discovery Sites</a> 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"> <li>• layout plans showing number, type, location and height of any lighting including those on columns and / or buildings;</li> <li>• plans showing light spread/ spill patterns and intensity (points or contours in Lux levels);</li> <li>• proposed hours of use;</li> <li>• potential for impacts on ecological features and nocturnal species such as bats or dormice;</li> <li>• potential impacts on nearby residential properties, listed buildings and conservation areas;</li> </ul>	<p><a href="#">Minerals Local Plan DM01, DM02, DM06, DM08, DM09 and DM11</a></p> <p><a href="#">Waste Core Strategy policies WCS10, WCS14, WCS15, WCS16 and WCS17</a></p> <p><a href="#">Saved Waste Local Plan policy WLP33</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF paragraph 180</a></p> <p><a href="#">PPG Light Pollution</a></p>

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		<ul style="list-style-type: none"> <li>• proposed mitigation measures; and</li> <li>• measures for unforeseen impacts and monitoring.</li> </ul>	<p><a href="#">Bats and artificial lighting in the UK, Guidance Note 08/18 (BCT &amp; ILP, 2018)</a></p> <p><a href="#">Guidelines for consideration of bats in lighting projects, Publication Series No. 8 (Eurobats, 2018)</a></p> <p><a href="#">Cotswold AONB Management Plan Policy CE5 Dark Skies</a></p> <p><a href="#">Dark Sky Discovery Map</a></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 <a href="#">Institute of Air Quality Management (IAQM) guidance</a> .	<p><a href="#">Minerals Local Plan DM01, DM02</a></p> <p><a href="#">Waste Core Strategy policies WCS3, WCS4, WCS5, WCS6, WCS7, WCS8, WCS9, WCS10 and WCS18</a></p> <p><a href="#">Saved Waste Local Plan policy WLP37</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">PPG Air Quality</a></p> <p><a href="#">Guidance on the assessment of odour for planning (IAQM, 2018)</a></p> <p><a href="#">Odour Management- how to comply with</a></p>

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Statement of Pre-application Engagement or Consultation	<p>Any development where:</p> <ul style="list-style-type: none"> <li>• a boundary is shared with a sensitive use receptor; and/ or</li> <li>• the development is expected to have significant effects on the local community, e.g. a large mineral or waste proposal.</li> </ul> <p>Pre-application advice may be sought from the <a href="#">Planning Development Management Team</a> on the scale, nature and type of development which will require a Statement of Pre-application Engagement.</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 <a href="#">Statement of Community Involvement (SCI)</a> have been complied with.	<p><a href="#">your environmental permit (EA, 2011)</a> <a href="#">NPPF paragraph 40</a></p> <p><a href="#">GCC's Statement of Community Involvement</a></p>
Mechanical Ventilation/ Extraction Statement	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 or odours.	Details of the position and design of mechanical ventilation and extraction equipment, including odour abatement techniques and acoustic noise characteristics.	<p><a href="#">Ventilation: approved document F (Building Regulations, 2010)</a></p> <p>See also <a href="#">Section 3 for Odour Assessment</a> and <a href="#">Noise Assessment</a></p>

#### 4. Water environments

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Flood Risk Assessment (FRA)	All developments will need to consider flood risk in accordance with Planning Practice Guidance.	A <a href="#">site specific FRA</a> should be prepared by a suitably qualified person in accordance with <a href="#">national guidance on flood risk and coastal change</a> . A <a href="#">checklist</a> has been prepared within the guidance which may assist in the preparation of a FRA.	<p><a href="#">Minerals Local Plan policy DM04</a></p> <p><a href="#">Waste Core Strategy policy WCS12</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> for links or GCC's <a href="#">Planning and Environment webpage</a> ; and <a href="#">GCC's Climate Change Strategy</a></p> <p><a href="#">NPPF Section 14 Meeting the challenge of climate change, flooding and coastal change</a></p> <p><a href="#">PPG Flood Risk and Coastal Change</a></p> <p><a href="#">Flood risk assessment for planning applications (DEFRA &amp; EA, 2010)</a></p> <p>GCC's <a href="#">Gloucestershire Local Flood Risk Management Strategy (LFRMS)</a></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</p>	<p><a href="#">Waste Core Strategy policy WCS10</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and <a href="#">GCC's Climate Change Strategy</a></p> <p><a href="#">NPPF paragraphs 170 and 180</a></p>

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		<p>that consultation with the service provider 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 <a href="#">Tree Survey / Arboricultural Statement</a> and <a href="#">Heritage and Archaeological statement</a></p>	<p><a href="#">PPG Waste water supply, wastewater and water quality</a></p> <p><a href="#">Guidance on non-mains drainage assessment (Environment Agency)</a></p> <p><a href="#">Drainage and waste disposal Approved Document Part H (Building Regulations, 2010)</a></p> <p><a href="#">BS6297 (2007) Code of practice for the design and installation of drainage fields for use in wastewater treatment</a></p> <p>Please see local utility infrastructure company requirements, business plans and standards.</p> <p><a href="#">Sustainable drainage systems non-statutory technical standards (DEFRA, 2015)</a></p> <p><a href="#">Gloucestershire Local Industrial Strategy (GfirstLEP, 2019)</a></p>

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Hydrological or Hydro-geological Assessment	<p>Any development:</p> <ul style="list-style-type: none"> <li>• involving materials or processes that could result in pollution of the water environment; and</li> <li>• where dewatering is proposed or proposals affect the water table and movement of water under or around the site.</li> </ul> <p>Unless the <a href="#">Environment Agency</a> has provided written confirmation that such information would not be required.</p>	<p>Applicants are strongly advised to consult the <a href="#">Environment Agency</a> for requirements at an early stage and involve a qualified hydro-geologist.</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 <a href="#">PPG Water Supply, waste water and water quality</a></p>	<p><a href="#">Minerals Local Plan policies DM01, DM05 and MR01</a></p> <p><a href="#">Saved Waste Local Plan policy WLP33</a></p> <p>See relevant policies in local councils’ Local Plans. See <a href="#">Appendix 4</a> for links or GCC’s <a href="#">Planning and Environment webpage</a>; and GCC’s <a href="#">Climate Change Strategy</a></p> <p><a href="#">PPG Water Supply, waste water and water quality</a></p> <p><a href="#">Groundwater Protection (EA &amp; DEFRA 2017)</a></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 <a href="#">Lead Local Flood Authority</a>: <a href="mailto:FloodRiskManagement@gloucestershire.gov.uk">FloodRiskManagement@gloucestershire.gov.uk</a></p>	<p>A strategy should be prepared in accordance with DEFRA’s <a href="#">Sustainable drainage systems non-statutory technical standards</a> by a suitably qualified person.</p>	<p><a href="#">Minerals Local Plan policy DM04.</a></p> <p><a href="#">Waste Core Strategy WCS12</a></p> <p>See relevant policies in local councils’ Local Plans. For links see <a href="#">Appendix 4</a> or GCC’s <a href="#">Planning and Environment webpage</a>; and GCC’s <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF Section 13 Promoting Green Belt land</a></p> <p><a href="#">PPG Flood risk and coastal change</a></p> <p><a href="#">Sustainable drainage systems non-</a></p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
<a href="#">Water Framework Directive (WFD)</a> compliance assessment	Any development likely to cause deterioration in the ecological status of waterbodies such as rivers, lakes or coastal waters, unless the <a href="#">Environment Agency</a> has provided written confirmation that such information would not be required.	The <a href="#">Environment Agency</a> should be consulted for guidance to establish the necessity or scope of an assessment.	<a href="#">statutory technical standards (DEFRA, 2015)</a>  <a href="#">The Water Environment (Water Framework Directive) Regulations 2003</a> (as amended).
Inshore and Offshore Marine Plan compliance assessment	Any development proposals within the <a href="#">South West (Inshore and Offshore) Marine Plan</a> 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 <a href="#">Welsh National Marine Plan</a> area.	A clear demonstration of how their proposals have taken into account the requirements of relevant marine plan policies.	Part 3, chapter 4, 58(1) and 58(3) of <a href="#">Marine and Coastal Access Act 2009</a> ;  <a href="#">Minerals Local Plan policy DM04</a>  <a href="#">Waste Core Strategy policy WCS12</a>  <a href="#">NPPF paragraph 166</a>  <a href="#">PPG Flood risk and coastal change</a>  <a href="#">South West Marine Inshore and Offshore Plan (MMO, 2016)</a>  <a href="#">The coastal concordat for England (DEFRA, MHCLG, NE, MMO, EA &amp; LGACSIG, 2013)</a>



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 <a href="#">PPG Land affected by contamination.</a></p> <p>Phase 2 reports, if identified through Phase 1 reports, must be completed in accordance with '<a href="#">BS10175:2011 + A1:2013- Investigation of potentially contaminated sites-code of practice</a>'</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><a href="#">Contaminated Land Statutory Guidance - Environmental Protection Act 1990: Part 2A (DEFRA, 2012)</a></p> <p><a href="#">NPPF paragraph 178</a></p> <p><a href="#">PPG Land affected by contamination</a></p> <p><a href="#">PPG Minerals</a></p> <p><a href="#">Waste Core Strategy policy WSC8</a></p> <p><a href="#">Land contamination: technical guidance (EA, 2016)</a></p> <p><a href="#">BS10175:2011 + A1:2013- Investigation of potentially contaminated sites-code of practice</a></p>
Unstable Land Assessment	<p>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>	<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"> <li>• the physical capability of the land to be developed;</li> <li>• possible adverse effects of instability on the development;</li> <li>• possible adverse effects of the development on the stability of adjoining land;</li> </ul>	<p><a href="#">Minerals Local Plan policy MR01</a></p> <p><a href="#">NPPF paragraphs 118 and 170</a></p> <p><a href="#">PPG Land stability</a></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"> <li>• possible effects on local amenities and conservation interests of the development; and</li> <li>• details of any remedial or precautionary measures proposed.</li> </ul>	
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"> <li>• 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</li> <li>• identify measures proposed to mitigate any risk to the integrity of the geodiversity asset.</li> </ul>	<p><a href="#">Minerals Local Plan Policy DM06</a></p> <p>Geological (Geodiversity) policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF Sections 11 and 13</a></p> <p><a href="#">PPG Natural Environment</a></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 <a href="#">Section 8 Landscape, landscaping and trees</a>.</p>	<p><a href="#">Local Aggregates Assessment for Gloucestershire (GCC)</a></p> <p><a href="#">Minerals Local Plan policies MW01, MW02 and MA02; and paragraphs 234-235</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF paragraph 207</a></p> <p><a href="#">PPG Minerals</a></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"> <li>• depth and volume of soil(s), overburden and minerals proposed to be extracted Above Ordnance Datum (AOD);</li> <li>• mineral type, including sieve analysis, percentages of sand and gravel sizes and silt; and</li> <li>• position of the winter water table (AOD).</li> </ul>	<p><a href="#">Minerals Local Plan policies MW02, MW03, MW04 and MW05</a></p>
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"> <li>• evidence of current supply patterns and the need for the type(s) of building stone proposed to be worked;</li> </ul>	<p><a href="#">Minerals Local Plan policy MW02; and paragraphs 166 – 172</a></p> <p><a href="#">NPPF paragraph 205</a></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"> <li>• evidence of the future forecast demand for the type(s) of building stone proposed to be worked;</li> <li>• a comprehensive analysis of current supplies and why these are likely to be insufficient and/or inappropriate to meet the forecast demand; and</li> <li>• a review of alternative sources for the type of building stone present.</li> </ul> <p>See also <a href="#">Section 8 Landscape, landscaping and trees</a>.</p>	<p><a href="#">PPG Minerals: Planning for Aggregate Minerals</a></p> <p>Historic England's <a href="#">Strategic Stone Study (Historic England)</a> 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"> <li>• 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</li> <li>• comprehensive evidence as to how the proposal will be environmentally acceptable, in line with national guidance; and</li> <li>• have regard to the environmental duty set out in <a href="#">Section 53 of Coal Industry Act (1994)</a>.</li> </ul> <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><a href="#">Section 53 of Coal Industry Act (1994)</a></p> <p><a href="#">Minerals Local Plan policy MW05; and paragraphs 197-205.</a></p> <p><a href="#">NPPF paragraphs 209 and 211</a></p> <p><a href="#">PPG Planning for coal extraction</a></p> <p><a href="#">Coal Authority website</a></p>





Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p><a href="#">Developers: get environmental advice on your planning proposals</a></p> <p><a href="#">Chartered Institute of Ecology and Environmental Management (CIEEM)</a> publications including :</p> <ul style="list-style-type: none"> <li>• <a href="#">Guidelines for Preliminary Ecological Appraisal (2017)</a>,</li> <li>• <a href="#">Guidelines for Ecological Impact Assessment in the UK and Ireland (2018)</a>, and</li> <li>• <a href="#">Ecological Impact Assessment (EclA) Checklist (2019)</a>.</li> <li>• <a href="#">Biodiversity Net Gain: Good Practice Principles for Development, A Practical Guide (2019)</a>.</li> </ul> <p>Nature Recovery (Ecological) Networks, Nature Improvement Areas and Green Infrastructure - see <a href="#">Local Nature Partnership's website</a>.</p> <p><a href="#">Building with Nature benchmark</a> 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 <a href="#">Ecological planning advice</a></p>





Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
			<p><a href="#">Guidelines for Landscape and Visual Impact assessment (GLVIA) Third Edition (LI &amp; IEMA, 2013)</a></p> <p><a href="#">Natural England's Landscape Character Assessment Guidance for England and Scotland and topic papers</a></p> <p>For further information on local Landscape Character Assessments and Types see GCC's <a href="#">Landscape webpage</a></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 <a href="#">Planning Development Management Team</a>.</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> <p>(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);</p> <p>(b) planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/planting densities where appropriate;</p>	<p>Mineral Local Plan policies DM09 and MR01</p> <p><a href="#">Waste Core Strategy policies WCS14, WCS17</a></p> <p>Landscape, biodiversity and amenity policies in other local councils' Local Plans. For links see <a href="#">Appendix 4</a> and GCC's <a href="#">Planning and Environment webpage</a>; and <a href="#">GCC's Climate Change Strategy</a></p> <p><a href="#">PPG Design</a></p> <p><a href="#">PPG Restoration and aftercare</a></p>

Document	When is it required?	What is required? Assessments/Reports/Surveys	Why is it required? Further information and guidance
		<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>See also <a href="#">Restoration Scheme</a> and <a href="#">Design and Access Statement</a></p>	
Tree survey / Arboricultural Statement	<p>Any development where:</p> <ul style="list-style-type: none"> <li>• trees are within the site;</li> <li>• trees are in close proximity to the site that could influence or be affected by the development (including street trees);</li> <li>• 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</li> <li>• an Aged or <a href="#">Veteran Tree</a> is on site or within close proximity.</li> </ul>	<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 <a href="#">BS5837</a>.</p>	<p><a href="#">Town and Country Planning Act 1990</a>, Sections <a href="#">197</a> and <a href="#">198</a></p> <p>Tree, landscape and biodiversity policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF paragraph 170 and 175</a></p> <p><a href="#">PPG Natural Environment</a></p> <p><a href="#">PPG Ancient Woodland, Ancient Trees and Veteran Trees</a></p> <p><a href="#">PPG Tree Preservation Orders and trees in Conservation Areas</a></p> <p><a href="#">BS5837 Trees in relation to design, demolition and construction –</a></p>



## 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	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>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 <a href="#">County Council's Archaeologist</a> before any application is made and undertake pre-application advice. Advice may also need to be sought from <a href="#">Historic England's Planning Service</a> 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 <a href="#">Design and Access Statements</a>.</p>	<p><a href="#">Planning (Listed Buildings and Conservation Areas) Act 1990</a></p> <p><a href="#">Ancient Monuments and Archaeological Areas Act 1979</a></p> <p><a href="#">Minerals Local Plan policy DM08</a></p> <p><a href="#">Waste Core Strategy policy WCS16</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF Section 16 Conserving and enhancing the historic environment</a></p> <p><a href="#">PPG Historic environment</a></p> <p><a href="#">Historic England Advice Notes</a> such as <a href="#">HEAN 13 Mineral Extraction and Archaeology (2020)</a></p> <p><a href="#">CIFA standard and guidance notes</a></p>

## 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 <a href="#">national guidance for the restoration and aftercare of minerals sites</a>.</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 <a href="#">Planning Development Management team</a>.</p> <p>After-care can be part of the Restoration Scheme or separate <a href="#">Landscaping and Aftercare Scheme</a>.</p>	<p><a href="#">Minerals Local Plan policies DM06, DM07, DM09 and MR01</a></p> <p><a href="#">Waste Core Strategy policies WCS4 and WCS8</a></p> <p><a href="#">NPPF paragraph 204 and 205</a></p> <p><a href="#">National Planning Policy for Waste paragraph 7</a></p> <p><a href="#">PPG Restoration and aftercare of minerals sites</a></p> <p><a href="#">PPG Waste</a></p>
Related sections		<p><a href="#">Section 5 Geology, land and soils assessments</a>, <a href="#">Section 7 Ecology and biodiversity</a> and <a href="#">Section 8 Landscape, landscaping and trees</a></p>	

## 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"> <li>major development, as defined in <a href="#">legislation</a>;</li> <li>listed building consent; and/or</li> <li>within a designated area, which consists of: one or more dwellings; or building(s) with a floor space of 100 square metres or more.</li> </ul> <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"> <li>explain how the proposed development is a suitable response to the site and its setting; and</li> <li>demonstrate that the proposal can be adequately accessed by prospective users.</li> </ul> <p>See also <a href="#">Design and Access statements – How to write, read and use them (CABE, 2007)</a> and <a href="#">PPG Design: process and tools</a>.</p> <p>It could form part of the <a href="#">Supporting Statement</a>.</p> <p>See also <a href="#">Section 9 Historic environment and Landscaping and Aftercare Scheme</a>.</p>	<p><a href="#">Article 2 of the Town and Country Planning (Development Management Procedure (England) Order 2015)</a></p> <p><a href="#">Waste Core Strategy policy WCS17</a></p> <p>See relevant policies in local councils' Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">NPPF Section 17 Facilitating the sustainable use of minerals</a></p> <p><a href="#">PPG Design: process and tools</a></p> <p><a href="#">National Design Guide (MHCLG, 2019)</a> and subsequent detailed guidance</p> <p><a href="#">Design and Access statements – How to write, read and use them (CABE, 2007)</a></p>
Waste Minimisation Statement	<p>Any development:</p> <ul style="list-style-type: none"> <li>where excavations are proposed as part of or as a consequence of the development and will be transported off site;</li> <li>involving demolition/ removal of existing permanent or</li> </ul>	<p>Should be produced in accordance with GCC's <a href="#">Waste Minimisation in Development Projects SPD</a>.</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><a href="#">Minerals Local Plan policy SR01</a></p> <p><a href="#">Waste Core Strategy policy WCS2</a></p> <p><a href="#">Waste Minimisation in Development Projects SPD (GCC, 2006)</a></p> <p>See relevant policies in local councils'</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"> <li>• which meets the requirements for major development, set out in GCC's <a href="#">Waste minimisation in development projects SPD</a>.</li> </ul> <p>Unless the <a href="#">Minerals and Waste Planning Authority</a> has confirmed in writing that one would not be required.</p>	<p>the use of secondary and recycled aggregates' of the <a href="#">Minerals Local Plan</a>.</p>	<p>Local Plans. For links see <a href="#">Appendix 4</a> or GCC's <a href="#">Planning and Environment webpage</a>; and GCC's <a href="#">Climate Change Strategy</a></p> <p><a href="#">National planning policy for waste (MHC&amp;LG, 2014)</a></p> <p><a href="#">PPG Waste</a></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"> <li>• 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</li> <li>• how the tests of <a href="#">Waste Core Strategy</a> policies WCS13 to WCS16 are met, to demonstrate the proposals acceptability.</li> </ul> <p>NB. This may form part of the <a href="#">Supporting planning statement</a>.</p>	<p><a href="#">National planning policy for waste (MHC&amp;LG, 2014)</a></p> <p><a href="#">PPG Waste</a></p> <p><a href="#">Waste Core Strategy policies WCS13 to WCS16</a></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"> <li>• how the risk of incompatibility will be minimised to an acceptable level or will be avoided;</li> <li>• proposed mitigation measures to reduce potential adverse impacts on the operations of or the sensitivity to mineral infrastructure; and</li> <li>• the extent to which existing, planned or potential capacity for mineral storage, processing and transportation could be affected.</li> </ul>	<p><a href="#">Minerals Local Plan policy MS02</a></p> <p><a href="#">NPPF paragraph 182, 204 and 206</a></p>
	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 <a href="#">Minerals Local Plan</a> , 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"> <li>• meet the <a href="#">PERC Reporting Standards</a>;</li> <li>• determine the category of mineral resources which are present;</li> <li>• analyse site-specific circumstances to determine whether there will be a risk of sterilisation;</li> </ul>	<p><a href="#">Minerals Local Plan policy MS01 and paragraphs 117 to 123.</a></p> <p><a href="#">NPPF paragraph 204</a></p> <p><a href="#">PERC standards</a> (Pan-European Reserves &amp; Resources Reporting Committee)</p> <p><a href="#">BSI standards</a></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"> <li>• look at the quantity and quality of mineral resources and their likely commercial interest;</li> <li>• have regard to specification requirements of minerals to meet intended uses including the ability to fulfil <a href="#">BSI standards</a> or equivalent; and</li> <li>• state where there is potential for prior extraction, show how feasibility issues have been carefully considered.</li> </ul>	
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"> <li>• how the risk of incompatibility will be minimised to an acceptable level or will be avoided;</li> <li>• proposed mitigation measures to reduce potential impact upon the waste operation; and</li> <li>• the extent to which the existing, planned or potential capacity for waste storage, processing and transportation could be affected.</li> </ul>	<a href="#">Waste Core Strategy policy WCS11</a>  <a href="#">NPPF paragraph 182</a>
	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.	

<b>Appendix 1: Checklist for the submission of applications for Minerals development</b>	<b>Confirmation of requirements at Pre-app</b>	<b>Submitted with application</b>	<b>Document(s) title(s)</b>
<b>1. <u>Specialist documents</u></b>			
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			
<b>2. <u>Transport and highways</u></b>			
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			
<b>3. <u>Amenity protection, cumulative impacts and community engagement</u></b>			
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			
<b>4. <u>Water environments</u></b>			
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			
<b>5. <a href="#">Geological, land and soils assessment</a></b>			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
<b>6. <a href="#">Minerals resource assessments</a></b>			
Aggregates Land Bank Assessment			
Borehole or Trial Pit Analysis			
Building Stone Assessment			
Coal Resource Assessment			
Clay / Brickworks Assessment			
<b>7. <a href="#">Ecology and biodiversity</a></b>			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
<b>8. <a href="#">Landscape, landscaping and trees</a></b>			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
<b>9. <a href="#">Historic environment</a></b>			
Heritage and Archaeological Statement			
<b>10. <a href="#">Restoration and aftercare</a></b>			
Restoration Scheme			
<b>11. <a href="#">Sustainable design, waste minimisation and waste needs assessment</a></b>			
Waste Minimisation Statement			
<b>12. <a href="#">Safeguarding</a></b>			
Minerals Infrastructure Safeguarding Assessment			
Minerals Resource Assessment			
Waste Safeguarding Assessment			

<b>Appendix 2: Checklist for the submission of applications for Waste development</b>	<b>Confirmation of requirements at Pre-app</b>	<b>Submitted with application</b>	<b>Document(s) title(s)</b>
<b>1. <u>Specialist documents</u></b>			
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			
<b>2. <u>Transport and highways</u></b>			
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			
<b>3. <u>Amenity protection, cumulative impacts and community engagement</u></b>			
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			
<b>4. <u>Water environments</u></b>			
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			
<b>5. <u>Geological, land and soils assessment</u></b>			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
<b>6. <u>Not applicable</u></b>			
<b>7. <u>Ecology and biodiversity</u></b>			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
<b>8. <u>Landscape, landscaping and trees</u></b>			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
<b>9. <u>Historic environment</u></b>			
Heritage and Archaeological Statement			
<b>10. <u>Restoration and aftercare</u></b>			
Restoration Scheme			
<b>11. <u>Sustainable design, waste minimisation and waste needs assessment</u></b>			
Design And Access Statement			
Waste Minimisation Statement			
Waste Needs Assessment			
<b>12. <u>Safeguarding</u></b>			
Minerals Infrastructure Safeguarding Assessment			
Minerals Resource Assessment			

<b>Appendix 3: Checklist for the submission of applications for Regulation (Reg) 3 development</b>	<b>Confirmation of requirements at Pre-app</b>	<b>Submitted with application</b>	<b>Document(s) title(s)</b>
<b>1. <u>Specialist documents</u></b>			
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			
<b>2. <u>Transport and highways</u></b>			
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			
<b>3. <u>Amenity protection, cumulative impacts and community engagement</u></b>			
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			
<b>4. <u>Water environments</u></b>			
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			
<b>5. <a href="#">Geological, land and soils assessment</a></b>			
Coal Mining Risk Assessment			
Soil Resources Assessment			
Land Contamination Assessment			
Unstable Land Assessment			
Geodiversity Assessment			
<b>6. <a href="#">Not applicable</a></b>			
<b>7. <a href="#">Ecology and biodiversity</a></b>			
Preliminary Ecological Appraisal or Ecological Impact Assessment			
Habitats Regulations Assessment (HRA)			
<b>8. <a href="#">Landscape, landscaping and trees</a></b>			
Green Belt Assessment			
Landscape and Visual Impact Assessment (LVIA)			
Landscaping and After-Care Scheme			
Tree Survey/ Arboricultural Statement			
Ancient Woodland Assessment			
<b>9. <a href="#">Historic environment</a></b>			
Heritage and Archaeological Statement			
<b>10. <a href="#">Restoration and aftercare</a></b>			
Restoration Scheme			
<b>11. <a href="#">Sustainable design, waste minimisation and waste needs assessment</a></b>			
Design And Access Statement			
Waste Minimisation Statement			
Waste Needs Assessment			
<b>12. <a href="#">Safeguarding</a></b>			
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](mailto:planningdc@gloucestershire.gov.uk)
- Highways Development Management team  
[developmentcoordination@gloucestershire.gov.uk](mailto:developmentcoordination@gloucestershire.gov.uk) or  
[highwaysdevelopmentmanagement@gloucestershire.gov.uk](mailto:highwaysdevelopmentmanagement@gloucestershire.gov.uk)
- Lead Local Flood Authority  
[FloodRiskManagement@gloucestershire.gov.uk](mailto:FloodRiskManagement@gloucestershire.gov.uk)
- Public Rights of Way [See website](#)
- Archaeology  
[archaeology.planning.advice@gloucestershire.gov.uk](mailto:archaeology.planning.advice@gloucestershire.gov.uk)
- Ecology [ecology@gloucestershire.gov.uk](mailto:ecology@gloucestershire.gov.uk)

### National legislation, guidance and standards

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

### Local Council's Local Plans

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

### Other organisations websites

- [Coal Authority](#)
- [Department for Transport \(DfT\)](#)
- [Environment Agency \(EA\)](#)
- [Department for Environment, Food and Rural Affairs \(DEFRA\)](#)
- [Forestry Commission](#)
- [Gfirst Local Enterprise Partnership](#)
- [Highways England](#)
- [Historic England](#)
- [Institute of Air Quality Management \(IAQM\)](#)
- [Landscape Institute](#)
- [Ministry of Housing, Communities and Local Government \(MHCLG\)](#)
- [Natural England \(NE\)](#)
- [Network Rail](#)
- [Sport England](#)