

Gloucester City Council

National and Local List

Validation Requirements for Planning Applications

April 2021

This list is in three parts:

Part A sets out the statutory national requirements for all applications. Planning applications submitted without any one of the listed items are likely to be invalidated. Plans marked “not to scale” or “do not scale” will not be registered. Applicants will be informed in writing of where the application is deficient and the timescale within which it should be provided.

Part B provides a list of additional local requirements. These requirements will need to be met in particular circumstances and will be dependent on factors such as site location, characteristics of the site, the scale and nature of the development and national and local policy requirements. They will not necessarily be required in every case. Indicative thresholds are therefore included to guide applicants where appropriate.

The City Council’s website has summary checklists for the main application types e.g. householder (works or extensions to a dwelling) and full applications (for residential and commercial development).

Part A	Information Required –Statutory National Requirements
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A list of national mandatory documents can be found on the Government’s [Planning Portal](#) and the [National Planning Practice Guidance](#). More detailed requirements are set out in the checklist for each application type. National requirements are summarised as follows;-

- The standard application form
- A location plan based on an up to date map, to a scale of 1:1250 or 1:2500 – which shows the site area and its surrounding context which can be purchased online from one of the Planning Portal's accredited suppliers either as part of the application process, or separately, and then attached to the application.
- Site Plan (sometimes known as a block plan) to a scale of 1:200 or 1:500 – which shows the proposed development in detail and can be purchased from one of the Portal’s three accredited suppliers.
- Any plans required to comply with Article 7 of the Town and Country Planning (Development Management Procedure) (England) order 2015. The summary checklist for each application type provides further information on required plans.
- An ownership certificate A, B, C or D must be completed stating the ownership of the property.
- Agricultural holdings certificate – this is required whether or not the site includes an agricultural holding. All agricultural tenants must be notified prior to the submission of the application.
- A Design and Access statement (if required) – this should outline the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with. Find out more about design and access statements [here](#).
- The correct application fee.

Part B Information Required –Local Validation Requirements

These requirements are set by the Local Planning Authority i.e. Gloucester City Council. The documents you will need to provide will vary, depending on your proposal and the site location.

	Information Required	Policy Drivers	When Required and Detailed Guidance
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1	Affordable Housing Statement	<p>NPPF paras 20, 34, 59-64</p> <p>Joint Core Strategy Policies SD11 and SD 12</p>	<p>Required if the proposal is for 10 dwellings or more, sites with a maximum combined floorspace greater than 1000 square metres or site area of 0.5 hectares or more.</p> <p>The information submitted with the application shall include details of the number, type, mix, size (including the number of bedrooms and bedspaces) and tenure of affordable residential units. If different levels or types of affordability or tenure are proposed for different units this should be clearly and fully explained. The affordable housing statement should demonstrate how the proposal addresses the requirements of JCS Policy SD12 and include draft heads of terms for the provision of affordable housing to be secured by a S106 legal agreement.</p> <p>If the application does not provide for the full affordable housing requirement, a viability assessment will be required.</p>
2	Agricultural, Forestry or Occupational Worker Dwelling Justification	<p>NPPF para 79</p> <p>Joint Core Strategy Policy SD10</p>	<p>Any applications proposing new agricultural, forestry or other occupational workers dwellings in open countryside or to remove occupancy conditions on existing dwellings.</p> <p>Appraisals for new agricultural workers dwellings should include functional and financial evidence to demonstrate that there is a need for a permanent dwelling and that there are no suitable dwellings available in the locality. Such appraisal to be carried out by a suitably qualified person.</p> <p>Removal of condition applications require evidence to show that there is no long term need for an agricultural workers dwelling in the locality. It is anticipated that this would include evidence that the dwelling has been appropriately marketed for at least 12 months.</p>
3	Air Quality Assessment	<p>NPPF paras 170, 181</p> <p>Joint Core Strategy Policy SD14</p>	<p>Likely to be required for:</p> <ul style="list-style-type: none"> • Any proposal for either 10 or more dwellings (or residential development on a site larger than 0.5 hectare), or for any other type of development where the floor-space exceeds 1,000 square metres or the site area is 1 hectare or more within or adjoining an air quality management area (AQMA) • Proposals that would lead to an increase in congestion or HGV movements, include significant amounts of car parking, emit dust

			<ul style="list-style-type: none"> Proposals that introduce “sensitive receptors” e.g. dwellings, schools, hospitals, into an area of poor air quality <p>There are three AQMA’s at Barton Street, Priory Road and Painswick Road. Further details on: Gloucester AQMA's</p> <p>Further information is available in the National Planning Practice Guidance NPPG Air Quality</p> <p>For information on whether an Air Quality Assessment should be submitted with your proposal you are advised to seek pre-planning application advice</p>
4.	Bin Store	<p>NPPF para 124</p> <p>Joint Core Strategy Policy SD4, SD14</p>	<p>All proposals involving development that would require bin storage, including all new dwellings.</p> <p>Bin Storage can be shown on the block plan but on major schemes a separate plan will be required. The drawings should clearly show the appropriate bin storage and identify collection points. Drawings should be at a scale of 1:100,1:200 or 1:500 depending on size of development and context.</p> <p>Further guidance is available on: Waste minimisation SPD Minor Development waste minimisation leaflet Gloucester City Council: Waste and Recycling Guidance</p>
5	Biodiversity Survey and Report	<p>NPPF paras 43, 170-171, 174-177</p> <p>Joint Core Strategy Policies SD9, INF4</p>	<p>Required if an important wildlife site, habitat, natural feature or species could be affected by the proposal. A Habitats Regulations Assessment is required where an application may be connected to and impact upon a on any European/Internationally designated Site (i.e. Wetlands of International Importance (Ramsar Site), Special Areas of Conservation, Special Protection Areas as well as sites with candidate status).</p> <p>Any biodiversity survey will need to be carried out at the appropriate time of year for the affected species.</p>

7	Community Infrastructure Levy Additional Information Requirement Form	Council implementation of CIL on 1 January 2019	<p>Applications for full planning permission/lawful development certificates for 11 to 449 dwellings.</p> <p>Applications for reserved matters for new dwellings following an outline planning permission for 11 to 449 dwellings granted on or after 1 January 2019</p> <p>The form can be downloaded here: CIL Additional Information Requirement Form</p>
8	Condition Survey	<p>NPPF paras 189, 191, 195</p> <p>Joint Core Strategy Policy SD8</p>	<p>Applications for planning or listed building consent where partial or total demolition is proposed based on concerns about the condition of the building. The condition survey would need to address issues of:</p> <ul style="list-style-type: none"> • Fabric deterioration • Materials decay • Weathering • Assessment of structural condition (where required) • Prognosis of likely effects of deterioration processes • Repair strategy or schedule of works to restore <p>A detailed condition survey will be required, together with, details of efforts to retain the asset in use e.g. marketing information. The survey/report should be prepared by an appropriately qualified specialist familiar with heritage assets.</p>
9	Daylight/Sunlight Assessment	<p>NPPF para 127</p> <p>Joint Core Strategy Policies SD4, SD14</p>	<p>Any application where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space</p> <p>Any application for development that may themselves be adversely affected by adjoining sites or where one part of the proposed development may be impacted upon by another part of the development.</p> <p>Further information can be found in the BRE guidance, "Site Planning for Daylight and Sunlight: a guide to good practice". BRE Guidance</p>
10	Drainage Strategy Including SuDS	NPPF paras 43, 149, 157, 163-165	<p>Required for any application that has surface water implications.</p> <p>Required for any householder development resulting in an increase in impermeable area of 50 m² or more.</p>

	(Sustainable Urban Drainage Systems)	Joint Core Strategy Policies SD4, SD14, INF2, INF3, INF6, INF7	<p>The drainage strategy must demonstrate that:</p> <p>(a) suitable consideration has been given to surface water drainage;</p> <p>(b) appropriate arrangements for attenuating surface water run-off as close as possible to its source can be accommodated within the site; and</p> <p>(c) issues of ownership and maintenance are addressed.</p> <p>Further guidance is available on</p> <p>Gloucester County Council SuDS Design & Maintenance Guide</p> <p>Gloucester City Council SuDS Guide</p> <p>CIRIA SuDS Manual (C753)</p> <p>Householder Planning Applications- Flood Risk and Drainage Guidance</p>
11	Energy Statement	NPPF paras 8, 148, 150-154 Joint Core Strategy Policy SD3	<p>Required for any proposal for either 10 or more dwellings (or residential development on a site larger than 0.5 hectare), or for any other type of development where the floor-space exceeds 1,000 square metres or the site area is 1 hectare or more.</p> <p>The Energy Statement shall indicate the methods used to calculate predicted annual energy demand and associated annual Carbon Dioxide (CO₂) emissions the calculations used to determine the renewable energy requirements based on the annual CO₂ emissions.</p>
12	Environmental Impact Assessment	NPPF para 43 Town & Country Planning (EIA) Regulations 2017	<p>Required for any proposal that is a 'Schedule 1' or some proposals that are 'Schedule 2' development as defined in the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.</p> <p>Prior to making an application for a development in Schedule 2, applicants are strongly advised to apply for a Screening Opinion to determine whether the proposal requires an environmental impact assessment.</p>
13	Flood Risk Assessment/Drainage Strategy	NPPF paras 43, 118, 148, 150, 155-165	<p>A Flood risk assessment (FRA) is required for planning applications for:</p> <ul style="list-style-type: none"> • Any development of 1 hectare or greater in Flood Zone 1. • All proposals for Development in Flood Zones 2 and 3

		<p>Joint Core Strategy Policies SD4, SD14, INF2, INF3, INF6, INF7</p>	<ul style="list-style-type: none"> • Areas within flood zone 1 which are affected other sources of flooding, e.g. critical drainage problems, reservoirs etc. <p>Householder developments must provide the information set out in the relevant flood risk and drainage householder checklist.</p> <p>Information on Flood Zones within Gloucester may be found on the Environment Agency’s web site: Environment Agency Flood Maps</p> <p>Information on the implications flood zones and flood risk vulnerability classifications: Environment Agency Flood Zone & Flood Risk Tables</p> <p>Information on permissible in each flood zone (and where the exception test is required): Flood Risk Vulnerability And Flood Zone ‘Compatibility’</p> <p>FRA’s should assess the risks of fluvial, surface water and other sources of flooding. For sites of strategic scale, the cumulative impact of the proposed development on flood risk in relation to existing settlements, communities or allocated sites must be assessed and measures for mitigation identified.</p> <p>The Environment Agency’s standing advice for FRA’s can be followed for certain classes of development: Flood Risk Assessment: Standing Advice .</p> <p>Householder developments in flood zone 2 and 3 must complete the relevant flood risk checklist and provide any information required by the checklist. Further information is available in: Householder Planning Applications- Flood Risk and Drainage Guidance</p> <p>Guidance for producing FRA’s where standing advice is not applicable can be found here: Flood Risk Assessment Guidance</p>
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			The FRA should be based on the most up-to-date climate change guidance from the EA (last updated in February 2016). In many cases this will involve modifying the fluvial flood levels that are provided by the EA, by means of additional hydraulic modelling, or the inclusion of nominal allowances.
14	Flood Risk Sequential Test And Exception Test	NPPF Joint Core Strategy Policies SD4, SD14, INF2, INF3, INF6, INF7	<p>Sequential Test: Required for all development in flood zones 2 and 3 unless any of the following apply:</p> <ol style="list-style-type: none"> 1) The development is classified as minor development for flood risk. 2) The development involves a change of use (unless the proposed development is a caravan, camping chalet, mobile home or park home site) 3) A sequential test has already been completed as part of the local authority's Strategic Flood Risk Assessment (SFRA), or Local Plan. <p>The sequential test must demonstrate that there are no alternative sites for the development proposal in locations outside flood zones 2 and 3.</p> <p>The area of search for assessing the availability of alternative sites would normally be the whole of the Gloucester City Council unless it can be demonstrated that there is a specific need in a specific area. Further guidance is available in the NPPG: Sequential Test Guidance</p> <p>Exception Test: The exception test is required for a development that is:</p> <ul style="list-style-type: none"> • highly vulnerable in flood zone 2 • essential infrastructure in flood zone 3a or 3b • more vulnerable development in flood zone 3a <p>To pass the exception test it must be demonstrated that the development:</p> <ul style="list-style-type: none"> • provides wider sustainability benefits to the community that outweigh flood risk • will be safe for its lifetime without increasing flood risk elsewhere and, where possible, reduce flood risk overall.
15	Foul Sewerage Assessment	NPPF paras 163, 170	<p>Required for any application proposing:</p> <ul style="list-style-type: none"> • Over 200 residential units or 10,000 m² of new floor space or; • Non-mains drainage

		Joint Core Strategy Policies SD4, SD14, INF2,	Where non-mains drainage is proposed a foul drainage assessment form (FDA1) should be submitted with the planning application. A copy of this form can be found here: Foul Drainage Assessment Form (FDA1)
16	Historic Environment Statement	NPPF para 189 Joint Core Strategy Policies SD4 and SD8	<p>Required for planning applications where heritage assets are affected. Heritage assets include:</p> <ul style="list-style-type: none"> • Designated assets: Scheduled Monuments, Listed Buildings, Buildings in Conservation Areas; Registered Parks and Gardens; Registered Battlefields. • Undesignated assets: unlisted historic buildings and structures; undesignated archaeological sites. • Heritage assets that are identified during the preparation of development proposals e.g. through desk-based assessment or field evaluation. <p>The scope of the Historic Environment Statement required will be proportionate to the importance of the heritage asset(s) and no more than is sufficient to understand the potential impact of the proposals on the significance of the heritage asset(s) affected. As a minimum the Historic Environment Record should be consulted. The statement should describe the significance of any heritage assets affected, including any contribution made by their setting. The statement will need to demonstrate that the historic character and distinctiveness of the locality has been assessed and taken into account when preparing proposals.</p> <p>Where the application site includes, or has the potential to include, heritage assets with archaeological interest (for example, scheduled monuments and undesignated archaeological sites) the applicant may be required to submit a desk-based assessment as part of their Historic Environment Statement, and/or to undertake and submit a report on a field evaluation.</p> <p>Applicants are strongly advised to submit a pre-application for guidance on the extent of the information required. Further guidance on Historic Environment Statement is available on: https://www.gloucester.gov.uk/media/2439/historic-environment-statements-gloucester-city-council-guidance.pdf</p>
16a	Householder Flood Risk and Drainage Checklist	NPPF paras 43, 148, 150, 155, 157, 164	Required to be completed and additional information provided as required, for all applications for householder development that create additional built footprint or areas of hard surfacing Householder flood zone 2 checklist

		Joint Core Strategy Policy INF2	
17	Land Contamination Assessment	<p>NPPF paras 178-180</p> <p>Joint Core Strategy Policy SD14</p>	<p>Required for applications on any sites where risks from land contamination may be reasonably suspected.</p> <p>If there is a reason to believe contamination could be an issue, developers should provide sufficient risk assessment information to determine the existence or otherwise of contamination, its nature and extent, the risks it may pose and to whom/what (the 'receptors') so that these risks can be assessed and mitigated to ensure the site is suitable for its proposed end use. The risk assessment should be undertaken by competent persons experienced in undertaking Geo-environmental investigations and risk assessment in line with current guidance and best practice including Defra and Environment Agency CLR11 Model procedures for the Management of Land Contamination and BS10175: Code of Practice for Investigation of Contaminated Land</p> <p>Where land contamination is suspected, a Phase 1 assessment should be provided that identifies and assesses the sources, pathways and receptors of ground pollution. If an unacceptable risk of contamination is identified further site investigations and appropriate reporting will be required.</p> <p>For further information please refer to: https://www.gov.uk/guidance/land-contamination-risk-management https://www.gov.uk/guidance/land-affected-by-contamination</p>
18	Landscape and Visual Impact Assessment	<p>NPPF Paras 127, 170, 109, 110</p> <p>Joint Core Strategy Policies SD4, SD6</p>	<p>Required for any non-householder development proposed in a medium to high landscape sensitivity area as identified in the Joint Core Strategy Landscape Characterisation Assessment and Sensitivity Analysis: JCS Landscape Characterisation Assessment and Sensitivity Analysis</p> <p>The assessment must be undertaken by an appropriately qualified person. It should provide sufficient information to demonstrate the impact the development will have on the surrounding landscape and</p>

			from visual receptors such as public rights of way, public open spaces, dwellings, sensitive locations and other important landscape features/views.
19	Lighting Assessment	NPPF para 180 Joint Core Strategy Policy SD14	Required for all development where external lighting is proposed or where the proposal involves areas of public access. Details to include a technical specification, layout plan with beam orientation, a schedule of equipment and Intended hours of illumination. Refer to Institution of Lighting Professionals guidance for the reduction of obtrusive light: Reducing Obtrusive light
20	Listed Building Drawings	NPPF para 189 Joint Core Strategy Policies SD4 and SD8	Applications for listed building consent that include new architectural features e.g. new windows, doors, mouldings, glazing bars, shopfronts, signs, panelling, staircases, fireplaces, railings are proposed. Detailed elevational drawings at a minimum scale of 1:20 and sections at a minimum scale of 1:5 should be provided.
21	Management Plans (open space, highways and infrastructure)	NPPF paras 127, 91-92, 96, 110 Joint Core Strategy Policies SD4, INF1, INF3, INF4, INF6, INF7	Any major application proposing public open space or new roads. The plans should identify how open spaces, roads and other facilities will be managed in the future and who will be responsible for them.
22	Noise Impact Assessment:	NPPF paras 170, 180 Joint Core Strategy Policy SD14	Required for any proposal: <ul style="list-style-type: none"> • Where the proposed development involves the installation of any plant or equipment or the carrying out of any operations, activity or use that may adversely affect adjoining or nearby noise sensitive properties. • Proposed noise sensitive developments that adjoin or are likely to be affected by an existing source of noise e.g. residential development close to a commercial/industrial use or trunk road where the proposed residential development may be impacted upon by unacceptable levels of noise.

			The noise impact assessment should be prepared by a suitably qualified acoustic consultant, and, where required, include a scheme of noise mitigation measures. See further guidance: planning practice guidance NPPG Noise
23	Open Space Assessment	NPPF paras 91-92, 96-97 Joint Core Strategy Policy INF4	Required for applications which involve the loss or partial loss of existing open space as defined in Annex 2 of the National Planning Policy Framework, The Assessment should quantify the amount, quality and type of open space that would be lost as a result of the proposal and assess the quantitative and qualitative impact on the overall supply in the local area. The assessment must provide evidence to demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided. For playing pitches, Sport England provide advice on the information required in Annex B Sport England Playing Fields Policy and Guidance March 2018
24	Social and Community Infrastructure Justification statement	NPPF paras 91-92, 96-97 Joint Core Strategy Policy INF4	Required for proposals to develop land or buildings currently or previously in use as a community facility. The statement must provide evidence to demonstrate, including evidence of engagement with relevant local community groups and partner organisations, why the facility is no longer required and, as appropriate, how, when and where suitable local replacement facilities will be provided.
25	Structural Survey/report	NPPF para 189 Joint Core Strategy Policies SD4 and SD8	Required for listed building consent where proposals have implications for the structural integrity of the listed building, e.g. opening up works or partial demolition, or where the proposed works are to address structural issues associated with the building. Required for applications for planning permission where total demolition is proposed. The survey/report shall include a survey of the building, prepared by an appropriately qualified engineer familiar with heritage assets, and shall include information on efforts to retain the structure in a sustainable condition or if total demolition is proposed.

26	Town Centre Impact Assessment	NPPF para 86-90 Joint Core Strategy Policy SD2	Applications for retail, leisure and office development outside of town centres, which are not in accordance with an up-to-date Local Plan, are required to provide an impact assessment where the development has a floorspace of 2,500 square metres or more and demonstrate that they would not harm the vitality and viability of centres or planned investment in centres (in accordance with the NPPF). The NPPG provides further guidance. Developments for town centre uses located outside town and local centres must comply with the sequential test.
27	Transport Assessment/Statement	NPPF paras 102-111 Joint Core Strategy Policies SD4, INF1	Required for applications likely to that generate significant amounts of transport movement. A judgment as to whether a development proposal would generate significant amounts of movement will be considered on a case by case basis (i.e. significance may be a lower threshold where road capacity is already stretched or a higher threshold for a development in an area of high public transport accessibility). Further advice is available on: Gloucestershire Manual for Streets
28	Travel Plan	NPPF paras 111 Joint Core Strategy Policies SD4, INF1, INF6, INF7	Required for applications likely to that generate significant amounts of transport movement. A judgment as to whether a development proposal would generate significant amounts of movement will be considered on a case by case basis (i.e. significance may be a lower threshold where road capacity is already stretched or a higher threshold for a development in an area of high public transport accessibility).
29	Telecommunications Supporting Statement	NPPF para 115 JCS Policy SD14	All applications proposing telecommunications development, including applications for prior approval under the Town and Country Planning (General Permitted Development) Order. The statement shall provide the necessary evidence to justify the proposed development. This should include: <ul style="list-style-type: none"> • the outcome of consultations with organisations with an interest in the proposed development, in particular with the relevant body where a mast is to be installed near a school or college or within a statutory safeguarding zone surrounding an aerodrome or technical site

			<ul style="list-style-type: none"> • for an addition to an existing mast or base station, a statement that self-certifies that the cumulative exposure, when operational, will not exceed International Commission on non-ionising radiation protection guidelines • for a new mast or base station, evidence that the applicant has explored the possibility of erecting antennas on an existing building, mast or other structure and a statement that self-certifies that, when operational, International Commission guidelines will be met
30	Tree Survey/ Arboricultural Assessment	<p>Town and Country Planning Act 1990, Sections 197 and 198</p> <p>Joint Core Strategy Policies SD4, SD9, INF3</p>	<p>Required for:</p> <ul style="list-style-type: none"> • Proposals affecting trees covered by a tree preservation order • Proposals within a Conservation Area, and trees within or adjacent the site are affected by the application • All sites with trees and hedges growing within or bounding them, with a stem diameter greater than 75mm when measured at 1.5m above ground level, where the proposals affect the trees/hedges. <p>The tree survey should be undertaken by a competent arboriculturist and should follow the guidelines set out in BS5837:2012 “ Trees in relation to design, demolition and construction – recommendations” or any subsequent revisions.</p> <p>Following the tree survey, and depending upon the size and scale of the proposals, an Arboricultural Impact Assessment maybe required and shall include a tree protection plan, plan indicating trees for retention and removal, an evaluation of impact of proposed tree losses, any specialist issues that may need to be addressed by an arboricultural method statement.</p> <p>Full guidance on the survey information, arboricultural impact assessment, and method statement that should be provided with an application is set out in in BS5837:2012 “ Trees in relation to design, demolition and construction – recommendations” or any subsequent revisions.</p>

31	Ventilation/Extraction Statement	<p>NPPF paras 127, 180-182</p> <p>Joint Core Strategy Policy SD14</p>	<p>Required for applications for restaurants, cafes, takeaways, premises selling / serving hot food and any proposals which include a ventilation or extraction system (except householder development)</p> <p>The statement should include:</p> <ul style="list-style-type: none"> • Details of the position and design of ventilation and extraction equipment. • Details of the odour abatement techniques and acoustic noise characteristics. <p>The applicant should take into account the guidance contained in “Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust” (DEFRA 2011) and submit a completed “risk assessment” based on this guidance.</p> <p>The applicant should also include details of the calculated noise outputs from the proposed extraction and odour control schemes and an assessment of the likelihood of adjacent residential properties being adversely impacted by noise. This assessment should be undertaken in accordance with BS4142:2014 Method for rating industrial and commercial sound). Once the noise is rated a mitigation design plan shall be provided to address the impact.</p> <p>Further guidance can also be found here:</p> <ul style="list-style-type: none"> • HVCA (Heating and Ventilation Control Association) ‘DW/172 For Kitchen Ventilation Systems Guidance’ • ‘Association of Noise Consultants’ www.association-of-noise-consultants.co.uk hold register of qualified (Institute of Acoustics) consultant engineers. (ANC is the trade association for acoustic, noise and vibration consultancy practices in UK)
32	Viability Assessment	<p>NPPF paras 57</p> <p>JCS Policies SD11, SD12, INF6, INF7</p>	<p>Required for applications where the proposal does not provide JCS policy requirements for affordable housing and infrastructure.</p> <p>A full, un-redacted viability assessment is required and will be published in full in the same manner as other documents that form part of the application, except in exceptional circumstances where the publication of certain specific information would harm the commercial confidentiality of the developer to no public benefit. Applicants making a case for exceptional circumstances must provide a full</p>

			<p>justification as to the extent to which disclosure of a specific piece of information would cause an 'adverse effect' and harm to the public interest that is not outweighed by the benefits of disclosure.</p> <p>The viability assessment should follow the government's recommended approach to viability assessment for planning as set out in the national planning practice guidance: PPG Viability .</p> <p>The Council is likely to arrange for any viability assessment submitted to be independently appraised at the expense of the applicant.</p>
33	Waste Minimisation Statement	<p>JCS Policy SD3</p> <p>Adopted Gloucestershire Waste Core Strategy, Policy WCS2</p> <p>Waste Minimisation in Development Projects SPD</p>	<p>Required for any proposal for either 10 or more dwellings (or residential development on a site larger than 0.5 hectare), or for any other type of development where the floor-space exceeds 1,000 square metres or the site area is 1 hectare or more.</p> <p>The strategy needs to demonstrate how any waste arising during the demolition, construction and subsequent occupation of the development will be minimised and sustainably managed.</p> <p>Further guidance is available in Waste minimisation SPD and Minor Development waste minimisation leaflet</p>

