

LOCAL LIST CONSULTATION RESPONSES

No of reply	Reference No	Name / Organisation	Contact Title	Comments	Officer Response
1	24001	Shepreth Parish Council	Ms Ravenhill	Helpful to have one set of criteria. Can we be assured that plans will not be put out for consultation unless the relevant requirements have been fulfilled?	If an applicant submits an application not in accordance with both national and local lists the Authority will be entitled to declare the application invalid. It would not be sent out for consultation until the relevant requirements had been met.
3	33001	Cambridge Water Company	Mr Hardy	Company do not wish to make any comments	Noted
5	24003	Lolworth Parish Meeting	John Houlon		
6	24004	Milton Parish Council	Mr Daniels		
7	24005	Girton Parish Council	Ms Bracey	Some aspects of the list on Page 7 of the County Council Validation List duplicate those on Page 6 - has something been omitted?	This comment relates to the County Council validation list only.
12	24010	West Wratting Parish Council	Mrs Richards	The list of requirements is extensive with NO indication as to where the particular requirement is to be applied. For most small applications the VAST MAJORITY of the LVC are quite unnecessary. The need for info needs to be proportionate. Do not imply that the items on the list should not be there for the very occasional use, where the application requires it but there is for example no reference to an assessment of risk of nuclear discharges but for some applications that would be appropriate as are quality assessment. Thus the list is both incomplete but overstates the items needed for almost all applications.	The description of the local requirements explains the thresholds and criteria for the submission of particular types of document in different circumstances. It is agreed that many of the requirements will not be necessary for small applications. It has to be proportionate and justified. The assessment of risk of nuclear discharges would be part of an air quality assessment.
14	24012	Swavesey Parish	Ms Miller	No comment to return with regard to the local validation criteria as distributed	Noted
18	32001	Architectural Liaison (Cambridge Police)	Mr Marriott	In relation to planning applications other than householder applications there should be reference as to how Crime Prevention Through Environmental Design and /or SBD (Secured by Design) principles have been addressed and, should a SBD award be sought (eg affordable units), evidence of early consultation with the Police Architectural Liaison Officer. This could be within the Affordable Housing of Planning Statements or the Community Involvement Statement as appropriate, or within a separate Crime Prevention Statement	Crime Prevention is a material planning consideration. It is a matter which has to be considered as part of the Design and Access Statement. This is a National and Statutory Requirement for many types of planning and all Listed Building applications.
20	32002	The Wildlife Trust	Mr Baker	Welcomes the inclusion of the Biodiversity Survey & Report requirement. The only comment that I have to add is that the report should also consider compensation and enhancement measures, not just mitigation measures. I would also question why a separate protected species report is requested, surely this is part of an overall biodiversity survey & report (even if this part of the report is kept confidential)?	The Biodiversity survey and report should include information to support compensation and enhancement measures. A separate protected species report is not required. This will be part of the Biodiversity survey and report.
23	32003	CPRE Cambridge and South Cambs Group	Miss Fieldhouse	All criteria are necessary and succinctly worded.	Noted
24	24019	Comberton Parish Council	Mrs L G Stoehr		
25	24020	Gamlingay Parish Council	Kirstin Rayner/Leanne Bacon	No comments.	Noted
26	24021	Hauxton Parish Council	Suzanne Donovan		

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29	24024	Heydon Parish Council	Elaine Gillingham	No comments	Noted
30	24025	Stapleford Parish Council	Mr N A Pett	Demanding. A minefield for the Parish Planning Officer!.	It is demanding but every effort has been made to gear the requirements to the scale, nature and type of application, bearing in mind the requirements of the Local Development Framework (LDF) policies 2007.
31	24026	Arrington Parish Council	Judy Damant	A portfolio of typical applications we receive or could expect to receive were reviewed by the Council. These are 1, 2, 3, 4, 5, 6, 7, 8, 12, 21 and 26. The Council could find nothing that is onerous or needs addition to these criteria.	Noted
32	45001	Network Rail	D J Stothard	No comments	
33	24027	Boxworth Parish Meeting	H G Binnie	In this Parish we do not have sufficient knowledge or experience of the planning process to comment sensibly on the very extensive lists proposed and we are more than happy to leave this in the hands of the professional planners. We have the following general comments: 1. we do not have a professional Clerk not a parish computer hence we <u>cannot</u> receive planning documents electronically. 2. It is very difficult to examine large drawings on screen and without the capability of printing them assessing applications would be very difficult. 3. Requiring all applications to be in electronic format would force all applications to be in electronic format would force applicants to use expensive professionals even for very simple schemes. 4. The current system works well and on the basis of 'if it ain't broke don't fix it'. No comments one must query the vast amount of time and expense being wasted! Surely the government must have more important things to think about?	Not all applications will be submitted electronically. The Parish Council would continue to receive a paper copy of the application. 1APP is being introduced by Government to provide consistency across the country and to improve efficiency.
34	33002	Water Management Alliance	George Dann	I am unsure whether or not the foul sewage assessment will have to include details of surface water disposal? If this is not the case, I would strongly request that a separate section be included in you forms for this.	The design of surface water systems will be part of the flood risk assessment (FRA), when required. If not, the method of surface disposal
35	24028	Little Gransden Parish Council	S Sullivan	Standardisation is a good way to streamline a process but the volume of information required is substantial and may not produce the benefits required.	It is anticipated that benefits will accrue by the standardisation of requirements and application forms.
36	24029	Oakington and Westwick Parish Council	A J Milton	Protection and/or improvement of historical local features need to be given prominence and due weighting in order to provide Parish Councils with the means to protect buildings, features and land that are significant to the Local Community. Eg. We recently lost a significant building in a formally designated Conservation Area, despite our robust, reasoned objections.	The Heritage Statement should include an assessment of the impact of development upon the character and appearance of a conservation area. Each application will continue to be considered on its merits.
37	24030	Haslingfield Parish Council	Janet Hendry	1 This is a very exhausting read! I presume that these are forms to be filled in at district level. I do not feel equipped to do this myself. It is not suitable for the layman. 2 very comprehensive range of issues to be covered for complete range of options. When agreed by CCC or SDCDC could parish Councils have a copy of these for Parish Council checklist. 3 It would seem impossible for these forms to be completed without some expert knowledge on much of the evidence to be submitted. 4 It seems to me that the government have made a simple process extremely complicated and confusing to all but the (costly) experts. Why change something that ain't broke 5 My understanding from the workshop that I attended is that the onus to do all this is on the applicant, but this is not at all clear.	1. A National standard form has to be completed. 2. The adopted lists will be published on the Council's website. 3/5. It is the applicant's responsibility to ensure the necessary information is submitted. 4. Noted
40	24033	Coton Parish Council	Mrs D Wilson	Acceptable	Noted
42	24035	Melbourn Parish Council	Avril Mellor		

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47	24040	Impington Parish Council	Denis Payne	Site Location Plans are required to be based on up to date mapping & not on old site plans, hand drawn sketches etc. & must show all adjacent buildings Photographs/photomontages. These must include 3D views of proposed & existing (surrounding) buildings, set in a terrain model where relevant. Simple/free technology (eg Google Sketch-up, Google Earth) makes such a solution cheap and easy & significantly improves the ability to make as-assessments of the design, & its setting in the environment. Major sites must maintain the evolving 3D model as part of the master plan/development plan process & make it publicly accessible. Community statement/assessment/plan. The form of the built environment dictates or at the very least has a major impact on, the people who are attracted to living there. Eg. 5 storey blocks of flats are unlikely to be attractive to those with fitness or mobility problems or those with young children/buggies etc. Therefore, they (flats without lifts) will exclude part of the population, & will generate a bias to the community. We are seeking balanced, sustainable, accessible, communitie	National requirements specify up-to-date location maps showing wherever possible at least two named roads and surrounding buildings. There is no requirement for 3D views but these can be helpful in setting a development within its context. Since this Council has not yet adopted a Statement of Community Involvement as part of the LDF process (proposed date for adoption, February 2010), the Government's guidance for local planning authorities suggests that the Planning Statement may include details of consultations with the local planning authority and wider community/statutory consultees prior to
48	24041	Histon Parish Council	Max Parish	The Parish Council thinks that Appendix 2 is the most comprehensive and should be adopted. However from our considerable experience of reviewing applications over the years we would suggest that: <ul style="list-style-type: none"> - Under 8 "Existing and proposed parking and access arrangements" the word 'Development' should be omitted as most applications we see involve discussions on the provision of adequate parking arrangements and there could also be mis-interpretation, for real or potential time/cost saving purposes, of what the term means in relation to different kinds of application. - Under 9 "Flood Risk Assessment" the words 'up to-date' should be inserted in front of 'Flood Risk Assessment' as we have found applicants submitting out of date assessments, presumably in the interests of timeliness. We also feel that all site location plans should show current status and position of the buildings on adjoining properties where they are close to the boundary. Applicants have a habit of enclosing very out of date plans, which increases the number of necessary individual site visits.	Appendix 2 has been revised to take account of the Government's guidance issued in December 2007. "Development" has been omitted from the section on parking provision. The FRA has to be based on current Environment Agency flood zones maps. See 47 above for comment on local maps.
51	62002	RSPB	Kate Kelly	The RSPB is pleased to have been included in this consultation. We believe that the proposed criteria are sufficient to ensure that future planning applications will be submitted with enough environmental information to ensure comprehensive judgements can be made as to the impacts upon the environment.	Noted
52	62003	Countryside Access Team	Camilla Haggett	The draft list lacks several criteria that are essential for identifying whether PROW are affected by a development. - There must be a question on the presence of PROW on or adjacent to the development site. Some DCs have this on their current application forms & some don't. It is not sufficient to have a heading under 'transport' as most people simply don't realise that ROW are highways & could technically fall under this category. There needs to be a separate heading to alert developers to this issue. The legislation surrounding ROW is complex and the CAT is always willing to advise, but people need to be explicitly alerted to the fact that ROW must be	Relevant application forms include questions on the creation of new and the extinguishment, diversion and/or creation of public rights of way. The plan which identifies the land to which the application relates should show the direction of North. The scale of plans are specified by the national requirements.
53	24044	Orwell Parish Council	Mr J E Chapman	The danger is for the application to be declared invalid. There should be no problem, however if the criteria on the application forms are appropriate to the type of application and applicants are not required to provide information which not accessible to them.	The level of information required will be appropriate to the type of application. The LDF policies set out requirements and triggers for the submission of information.
54	24045	Thriplow Parish Council	Mrs P J Easthope	Making Planning application will become much more expensive for the applicants because a lot of the extra information required will have to be paid for prior to submission. Information supplied by the utility companies cannot always be relied upon. They sometimes provide information which, when the building is being erected some time later proves to be incorrect.	The applicant is responsible for providing the information necessary for the local planning authority to determine the application. It should be accurate at the time of submission. A local planning authority can always seek clarification or additional information after an application has been validated.

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57	24048	Parish Council	0	The list is lengthy. Could the applicant submit a simpler document and then be asked for the relevant documents? Planning applications should show adjacent properties in order to assess the impact of the proposed plan. This could be incorporated into Section 15 of Local Validation requirements. A height comparison between the existing and the proposed property would be most helpful.	Necessary documents should be submitted to make an application valid. Surrounding buildings should be shown on location plans. Height comparisons can be made from the national requirements for existing and proposed elevations and existing and proposed finished floor levels and site levels.
58	24049	Cottenham Parish Council	Cllr Tony Nicholas & Mrs Julie Groves (PC Clerk)	Whilst generally in support of the variations in the LVC we would suggest that National Requirements should include, on any plans: a. The ridge height of proposed structures in metres. B. The existing and proposed floor plans measured in metres (not just scale).	The national and statutory requirements do not stipulate the need for dimensions. The plans have to be to scale, however. In addition a Design and Access Statement, if required, should specify height, width and length of a building(s).
59	24050	Foxton Parish Council	Colin Grindley (Vice-Chairman) & Joan Burns (PC Clerk)	A uniform application form for all Local Authorities would be advantageous. The extent of the Local requirements seems to conflict with the primary objective for a streamlined process. The Parish Council is concerned to note a shift of onus for local assessments (eg Sewerage) from Local Authority to Applicants. Parish Councils will not necessarily be competent to respond to consultation on such matters without independent advice.	The applicant has always been required to detail the method of foul drainage. It is the responsibility of the local planning authority and statutory/non-statutory consultees to assess the merits of the proposal.
60	32004	Environment Agency	Sally Holloway	Would like to see the following on Validation Checklist. Flood Risk Assessment, Land contamination, Foul Sewerage, Biodiversity, Utilities Statement, Sustainability Statement, Landscaping, Water Use assessment and Air Quality Assessment.	These have been included, albeit foul sewage and utilities have been linked.
62	23001	Middle Level Commissioners	Graham Moore	(i) <u>Drainage/Flood Defence Strategy Statement</u> This should apply to the planning applications that do not meet the requirement of PPS25 or larger allocations where piecemeal development is to occur over a period of time, particularly if many developers are involved such as at Buckingham Business Park, Marck Trading Park. (ii) <u>Water Resources Statement</u> This should advise what actions have been undertaken to consider this issue and identify how water resources will be affected or could be improved as a result of the proposal. Such a statement could apply to most planning related matters from Irrigation Reservoirs, and its implications on agriculture, to urban developments, and the use of grey water recycling, etc. (iii) <u>Infrastructure Statement</u> An Infrastructure Statement should identify and consider the possible detrimental impact of the proposals and detail any improvements that are required (iv) <u>Water Management Plan</u> Certain applications may need to be supported by a statement identifying how water is managed to conserve the use of storm run-off by rainwater collection, water transfer, water	If a FRA is not required, details of surface water drainage are still required by the 1APP forms. Water Resources Statement and Water Management Plan will be part of the Water Conservation Strategy for all major applications. In addition the FRA will need to address storm water run-off. Infrastructure will be considered as part of many of the documents included in the Local List, including Planning Obligations.
64	0	Natural England	Justin Tilley	Natural England believes that it is essential that biodiversity measures are fully taken account of through the planning process and as such we are pleased to see 'Biodiversity survey and report' as an indicator in your validation checklist. The Association for Local Government Ecologists (ALGE) has produced a draft template for local validation lists, and we would strongly advise that this is used by your authority when producing the local lists. For guidance, I have attached a draft version to show how this template can be made relevant for Cambridgeshire, though also recommend that reference is made to the ALGE website for further advice (http://www.alge.org.uk/publications/index/php)	The reference to the report by the Association of Local Government Ecologists will be included in the explanatory notes for the Biodiversity survey and report.

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65	0	Cambridge Preservation Society	0	<p><u>Existing and Proposed Parking and Access Arrangements</u> Will here also access for disabled people be covered (ref previous Access and Design Statement and also cycle and horse riders needs included? If not a full checklist and compliance should be achieved and provision made in the application form. <u>Flood Risk Assessment</u> This should include provision for Sustainable Urban Drainage Systems for developments of any size and policy reference made. <u>Sustainability Statement and Health Impact Assessment, Renewable Energy Statement and Water Conservation Strategy</u> Such should cover any type of development not just above 10 dwellings to truly make the entire District's housing/building stock more sustainable and to cover the significant infill development currently undertaken in villages, towns and cities. The infill housing etc make up a sufficiently large bulk of the housing and other development currently and for the foreseeable future and thus it is paramount that all development is sustainable</p>	Design and Access Statements should explain how access arrangements, will ensure that all users, including disabled people, have equal and convenient access to buildings and spaces. Horse riders will be covered by questions on public rights of way. FRA should include the design of Sustainable Urban Drainage Systems. The triggers for the submission of Sustainability Statement and Health Impact Assessment, Renewable Energy Statement and Water Conservation Strategy are dictated by the relevant policies of the LDF.
66	0	Internal Drainage Boards	0		