



🏠 **Melbourn Parish Council**
Melbourn Community Hub
30 High Street
Melbourn
SG8 6DZ

👤 Abi Williams, Clerk
👤 Alex Coxall, Deputy Clerk
✉️ parishclerk@melbournparishcouncil.gov.uk
☎️ 01763 263303, ext 3
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MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 10 February 2025 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Barnes, Clark, Kilmurray (Chair)

Absent:

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL092/25 To receive and approve apologies for absence

Apologies received from Cllrs Alexander, Hart and Wilson with acceptable reasons given. It was RESOLVED to accept apologies of absence from Cllrs Alexander, Hart and Wilson. Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.

PL093/25 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

None received.

PL094/25 To approve the minutes of the Planning Committee Meeting on 20 January 2025

It was RESOLVED to approve the minutes of the Planning Committee Meeting held on 20 January 2025 as an accurate record. Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

PL095/25 To report back on the minutes of the Planning Committee Meetings on 20 January 2025

Nothing to report.

PL096/25 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

No members of the public were present.

PL097/25 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [23/01134/FUL](#) | **Proposal:** Demolition of 13,594sq.m of existing buildings, alterations and extensions by 1,127 sq.m to retained buildings to allow use within Class E within Ash House, Class E(b) within Moat House and Class C1 within the new wing rear of Moat House, development of 46,031 sq.m of new office and technology research facilities (Class E(g)(i), (ii) and (iii)) including continued use of DaVinci building and 22,941 sq.m of ancillary buildings for vehicle and cycle parking, together with temporary and permanent plant and infrastructure works including formation of two additional vehicular accesses and one additional vehicular egress from Cambridge Road and landscaping. | **Site address:** Land At Melbourn Science Park Cambridge Road Melbourn Cambridgeshire |

MPC Comment:

Reservations have not changed and committee wish to request that the Townscape and Visual Impact Assessment shows additional images using 3D modeling from roads in close proximity to the site, including but not limited to Moat Lane, Dury Lane, the entrance from Cambridge row, from the High Street at Sheepshead Row, and at the junction of Cambridge Road and Armingford Crescent. A document of site lines along with What3words coordinates has been uploaded.

Previous Comment Date: Thu 13 Apr 2023 It was RESOLVED to support the application with the following comments highlighting serious reservations about the development:

- * The height and scale of buildings resulting in overshadowing and overlooking of neighbouring properties*
- * The light pollution from lights on site and the lights from the taller buildings*
- * The increased amount of traffic travelling through the village and ensuring the correct conditions are put in place.*

Signed..... Date.....

* The increased number of car parking spaces and how sustainable travel will be encouraged
* Clarification that the health assessment carried out by Savills did consult a medical professional
* The increased rental fee which has made use of the premises on the site unaffordable for local businesses.

Decision: Application permitted (with conditions) (17 January 2025)

The decision was noted.

- b) [24/04368/FUL](#) | **Proposal:** Erection of 2 No. self/custom build Dwellings. | **Site address:** Land Adjacent To Blakeney's Cambridge Road Melbourn Cambridgeshire SG8 6EY |
MPC Comment: Support no comment

Decision: Application withdrawn (17 January 2025)

The decision was noted.

- c) [24/04330/HFUL](#) | **Proposal:** Single storey rear extension and alterations to existing ground floor rear roof shape with installation of roof lights | **Site address:** 4 Greenbanks Melbourn Cambridgeshire SG8 6AS |
MPC Comment: Support no comment

Decision: Application permitted (13 January 2025)

The decision was noted.

- d) [22/04904/NMA1](#) | **Proposal:** Non material amendment on application 22/04904/FUL for addition of a single window to living room of Plot 2 (west elevation). | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |

Decision: Refused application (16 January 2025)

The decision was noted.

- e) [24/04821/SCRE](#) | **Proposal:** EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed solar farm and battery energy storage system development. | **Site address:** Land South Of Muncceys Farm London Way Melbourn Cambridgeshire SG8 6DJ |

MPC Comment: No comment

Decision: EIA screening not required (23 January 2025)

The decision was noted.

- f) [24/1455/TTCA](#) | **Proposal:** T1 Sycamore - Reduce branches overhanging thatched roof by up to 4ms. T2 Alder - Reduce branches overhanging thatched roof by up to 4ms. T3 Apple - Crown reduce by up to 3ms. |
Site address: 96 High Street Melbourn Cambridgeshire SG8 6AL |
MPC Comment: No comment

Decision: No objection (22 January 2025)

The decision was noted.

- g) [24/1423/TTPO](#) | **Proposal:** T1: 13.7 meters Lime tree - to undergo a crown reduction and thinning by 20% (2.7-meters). This tree was last worked on (approximately five years ago) and has grown back unevenly. This work will restore it towards previous cut points, leaving it healthy and balanced. The proposed work will be to maintain the appropriate size for this tree given it's proximity to the house, letting more light into the property and garden to allow other planting to thrive. | **Site address:** 27 The Lawns Melbourn Cambridgeshire SG8 6BA |

MPC Comment: No comment

Decision: Tree application permitted (22 January 2025)

The decision was noted.

- h) [23/02556/FUL](#) | **Proposal:** Conversion of a redundant agricultural barn into one dwelling and change of use of agricultural land to residential curtilage, following the granting of Class Q at New Farm, Melbourn. |
Site address: New Farm Royston Road Melbourn Cambridgeshire SG8 6DH |

MPC Comment: 15/08/23 It was resolved to OBJECT due to lack of information there is a concern about the adverse impact on nature conservation in this area. Concern was noted about a lack of information regarding how the ecology of the site would be impacted.

23/01/25 It was resolved to SUUPPORT no comment.

Decision: Application permitted (27 January 2025)

The decision was noted.

PL098/25 To note the following applications for tree work:

Signed..... Date.....

- a) [25/0053/TTCA](#) | **Proposal:** T1, T2 and T3 - Ash - Fell to ground level - Self set tree, leaning due to over shading. | **Site address:** 44 High Street Melbourn Cambridgeshire | (Deadline to comment 10 Feb 2025) *No objection from email. Owner called – application has been withdrawn*
Noted.
- b) [25/0057/TTCA](#) | **Proposal:** T1 - Prunus - Reduce spread on all sides by up to 2m and shape into remainder of canopy, retaining height. T2 - Beech - Reduce height and spread on all sides by up to 2.5m, down to previous reduction points. | **Site address:** 9 Drury Lane Melbourn Cambridgeshire | (Deadline to comment 10 Feb 2025) *No objection from email.*
No objection.
- c) [25/0065/TTPO](#) | **Proposal:** Ash - Remove. Reason - There were two large trees near to the property. One fell down in recent winds and the remaining tree is nearer to the house, so we have concerns that if that one also blew over it would cause extensive damage to the house. | **Site address:** 43 The Lawns Melbourn Cambridgeshire SG8 6BA | (Deadline to comment 19 Feb 2025) *Request to confirm need to remove by Inspector.*
It was RESOLVED to object with request to the tree officer to attend site and confirm tree requires removal. Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.

PL099/25 Planning Applications:

- a) [25/00180/HFUL](#) | **Proposal:** Part garage conversion, single storey side and rear extension. | **Site address:** 46 The Moor Melbourn Cambridgeshire SG8 6ED | (Deadline to comment 11 Feb 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.
- b) [25/00025/PRIOR](#) | **Proposal:** Erection of a grain store for the storage and separation of various crops. | **Site address:** Land Adjacent To Garden Centre Cambridge Road Melbourn Cambridgeshire SG8 6RB | (Pending consideration)
It was RESOLVED to support no comment.
Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

PL100/25 Licensing – Street Trading Consent

- a) To consider response to street trading consent – variation to Between Buns STC269921
It was RESOLVED to support application variation and to note further changes are outside of the Parish.
Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.

PL101/25 Roadworks & Events notifications

- a) To note roadworks bulletin from Cambridgeshire County Council listing events for Melbourn as:
- 07/02 – 16/03, Melbourn Bypass, multiway signals (UK Power Distribution)
 - 07/02 – 11/02, Station Road, two-way signals (Virgin Media)
 - 04/02 – 06/02, High Street. give and take (Cambridge Water Company)
 - 04/02 – 06/02, Beechwood Ave, multiway signals (Cambridge Water Company)
- Roadwork notifications noted.

PL102/25 Correspondence

- a) Cambridgeshire County Council consultation on the proposed 2025 revision of the Local Validation List for planning applications. Consider response.
Revision reviewed. No comment from Planning Committee.
- b) To consider request to carry out works on trees at Elm Way from resident.
It was RESOLVED to approve requested works in principle and request a breakdown of works for review.
Proposed by Cllr Kilmurray, seconded by Cllr Clark. All in favour.
- c) To note update on Melbourn Greenway project from Kerry Allen, Senior Project Manager.
Verbal update provided. Noting explanation of the need for the speed humps along the High Street and highlighting the need to progress with a public consultation.

- PL102/25** To note the date of the next meeting as **Monday 10 March 2025** at 7.30pm
The date of the next meeting was noted as Monday 10 March 2025 at 7.30pm.

Meeting closed 19:46



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MELBOURN PARISH COUNCIL - PLANNING COMMITTEE
(District of South Cambridgeshire)

A meeting of the Planning Committee held on Monday 20 January 2025 at 19:30
in the Austen Room, Community Hub, 30 High Street, Melbourn SG8 6DZ

Present: Cllrs Alexander, Barnes, Clark, Hart, Kilmurray (Chair), Wilson (arrived 19:44)

Absent: Cllr Coulman

In attendance: Abi Williams (Parish Clerk)

PLANNING COMMITTEE: MINUTES

Meeting started 19:30

PL082/25 To receive and approve apologies for absence

None received.

PL083/25 To receive any Declarations of Interest and Dispensations

- a) To receive declarations of interest from councillors on items on the agenda
- b) To receive written requests for dispensations for disclosable pecuniary interests (if any)
- c) To grant any requests for dispensation as appropriate

None received prior to the meeting. Cllr Kilmurray declared a non pecuniary interest in item PL089/25e) – dispensation was granted to take part in any discussion and not vote.

PL084/25 To approve the minutes of the Planning Committee Meeting on 9 December 2024

It was RESOLVED to accept the minutes of the Planning Committee Meeting held on 9 December 2024 as an accurate record.

Proposed by Cllr Clark, seconded by Cllr Barnes. All in favour.

PL085/25 To report back on the minutes of the Planning Committee Meetings on 9 December 2024

Nothing to report.

PL086/25 Public Participation: (For up to 15 minutes members of the public may contribute their views and comments and questions to the Planning Committee – 3 minutes per item)

No members of the public were present.

PL087/25 Decision Notices: To receive any Decision notices issued since last meeting.

- a) [24/1227/TTCA](#) | **Proposal:** Laylandii - The works we are applying for are - CONIFER HEDGE - height is 6m we would like to remove 1-1.5m from the top the whole way around. The sides are heavily overgrown - so we will only be taking back as far as the growth is 0.5m. | **Site address:** 27 High Street Melbourn Cambridgeshire SG8 6EB | *MPC Comment: No comment*
Decision: No objection (2 Dec 2024)
The decision was noted.
- b) [24/04268/CL2PD](#) | **Proposal:** Certificate of lawfulness under S192 for single storey rear extension and conversion of existing integral garage into habitable living space. | **Site address:** 33 The Lawns Melbourn Cambridgeshire SG8 6BA | *MPC Comment: No comment*
Decision: Certificate granted (12 Dec 2024)
The decision was noted.

Signed..... Date.....

- c) [24/03780/FUL](#) | **Proposal:** Change of use from Use Class B1 (restricted to named operator), B2, or B8, to Use Class E(g)(ii), B2 or B8 to permit pharmaceutical R&D, manufacturing and associated storage | **Site address:** Saxon House 8 Saxon Way Melbourn Cambridgeshire SG8 6DN | *MPC Comment: Support no comment*
Decision: Application permitted (11 Dec 2024)
The decision was noted.
- d) [24/04120/HFUL](#) | **Proposal:** Single storey rear extension and alterations to fenestration | **Site address:** 29 The Moor Melbourn Cambridgeshire SG8 6ED | *MPC Comment: Support no comment*
Decision: Application permitted (18 Dec 2024)
The decision was noted.
- e) [24/04121/LBC](#) | **Proposal:** Single storey rear extension, alterations to fenestration and alterations to kitchen bresummer, stud wall and door | **Site address:** 29 The Moor Melbourn Cambridgeshire SG8 6ED | *MPC Comment: Support no comment*
Decision: Application permitted (18 Dec 2024)
The decision was noted.
- f) [24/04224/HFUL](#) | **Proposal:** Erection of a two storey rear and side extension together with 2 No Juliet balconies to the rear first floor elevation, roof extension with 3 No. dormer windows to front and application of timber cladding and render to elevations. | **Site address:** Ackenfield Royston Road Melbourn Cambridgeshire SG8 6DG | *MPC Comment: Support no comment*
Decision: Application permitted (20 Dec 2024)
The decision was noted.
- g) [24/1287/TTCA](#) | **Proposal:** T1 - Robinia - Crown reduce by 30% (3M in height and 1.5M in lateral growth) crown raise to 3M from floor level. Suitable growth left to retain a well balanced tree. | **Site address:** 1 The Moor Melbourn Cambridgeshire SG8 6ED | *MPC Comment: Support no comment*
Decision: No objection (23 Dec 2024)
The decision was noted.
- h) [24/1261/TTPO](#) | **Proposal:** T.1 Sycamore - Reduce height by 3M (back to previous cuts) achieving a 30% crown reduction leaving suitable growth of a twig bearing structure to retain a natural shape. The tree has pre historically been cut multiple times in the past to control the size of the canopy being in close proximity to the house and overhanging the neighbouring front garden. Cuts to be made at the previous cut points (not lower than previous). | **Site address:** 20 The Lawns Melbourn Cambridgeshire SG8 6BA | *MPC Comment: No comment*
Decision: Tree application permitted (23 Dec 2024)
The decision was noted.
- i) [24/1225/TTPO](#) | **Proposal:** T1 - Sycamore (Mature) - Crown reduction of up to 3metres to suitable growth points. All pruning to match BS3998. T2 - Sycamore - Crown Reduction of up to 2 metres to suitable growth points. All pruning to meet BS3998. | **Site address:** 24 The Lawns Melbourn Cambridgeshire SG8 6BA | *MPC Comment: No comment*
Decision: Tree application permitted (23 Dec 2024)
The decision was noted.
- j) [24/1354/TTPO](#) | **Proposal:** T1 - Sycamore - 5-meter crown raise T2 - Hawthorn - Reduce crown back by 1 meter on the boundary - It has started to hang the over parked vehicles. T3 - Sycamore - Crown lift to 5 meters above ground level - This is to allow better clearance for vehicles | **Site address:** Building 3 Whiting Way Melbourn Cambridgeshire SG8 6NA | *MPC Comment: Support no comment*
Decision: Tree application permitted (03 Jan 2025)
The decision was noted.

Signed..... Date.....

- k) [24/1376/TTCA](#) | **Proposal:** T3 - Reduce crown height by 50% with the Ivy to be severed and pulled from the trees. Remove individual branches obstructing delivery van entrance to the west of the site. Tree to become 6.5m high. T4- Reduce crown height by 50% with the Ivy to be severed and pulled from the trees. Remove individual branches obstructing delivery van entrance to the west of the site. Tree to become 6.5m high. T5- Reduce crown height by 50% with the Ivy to be severed and pulled from the trees. Remove individual branches obstructing delivery van entrance to the west of the site. Tree to become 8.75m high. G1- Reduce crown height by 50% with the Ivy to be severed and pulled from the trees. Remove individual branches obstructing delivery van entrance to the west of the site. Tree to become 8.75m high| **Site address:** 15-19 Bank And Premises Station Road Melbourn Cambridgeshire (Cambridge Building Society) |
MPC Comment: Support no comment
Decision: Application withdrawn (9 Jan 2025)
The decision was noted.
- l) [24/04462/HFUL](#) | **Proposal:** Single storey side and first floor side extensions. | **Site address:** 37 Armingford Crescent Melbourn Cambridgeshire SG8 6NG |
MPC Comment: Support no comment
Decision: Application permitted (6 Jan 2025)
The decision was noted.
- m) [24/1406/TTCA](#) | **Proposal:** T1 - Holly x6.5ms in height: reduce height to 3ms. T2 - Yew x11.5ms in height: reduce height by 4.5ms and laterals by 2.5ms, leaving Yew at approximately 7ms in height. | **Site address:** 25 Station Road Melbourn Cambridgeshire SG8 6DX |
MPC Comment: Support no comment
Decision: No objection (9 Jan 2025)
The decision was noted.

PL088/25 To note the following applications for tree work:

- a) [24/1423/TTPO](#) | **Proposal:** T1: 13.7 meters Lime tree - to undergo a crown reduction and thinning by 20% (2.7-meters). This tree was last worked on (approximately five years ago) and has grown back unevenly. This work will restore it towards previous cut points, leaving it healthy and balanced. The proposed work will be to maintain the appropriate size for this tree given it's proximity to the house, letting more light into the property and garden to allow other planting to thrive.| **Site address:** 27 The Lawns Melbourn Cambridgeshire | (Deadline to comment 7 Jan 2025) *No objection from email.*
No comment.
- b) [24/1455/TTCA](#) | **Proposal:** T1 Sycamore - Reduce branches overhanging thatched roof by up to 4ms. T2 Alder - Reduce branches overhanging thatched roof by up to 4ms.T3 Apple - Crown reduce by up to 3ms. | **Site address:** 96 High Street Melbourn Cambridgeshire | (Deadline to comment 13 Jan 2025) *No objection from email.*
No comment.
- c) [25/0006/TTCA](#) | **Proposal:** T.1 Robinia - fell to ground level due to decay in the lower stem. Bark is falling from the trees and is exposing rot. | **Site address:** 91 High Street Melbourn Cambridgeshire | (Deadline to comment 28 Jan 2025)
No objection.
- d) [25/0035/TTCA](#) | **Proposal:** 1 Silver birch - thin, reducing inner canopy and branches growing towards nearby windows by 30% overall. | **Site address:** 24 Mortlock Street Melbourn Cambridgeshire SG8 6DB | (Deadline to comment 3 Feb 2025)
No objection.

PL089/25 Planning Applications:

- a) [23/02556/FUL](#) | **Proposal:** Conversion of a redundant agricultural barn into one dwelling and change of use of agricultural land to residential curtilage, following the granting of Class Q at New Farm, Melbourn. | **Site address:** New Farm Royston Road Melbourn | (Deadline to comment 22 Jan 2025)
It was RESOLVED to support no comment.
Proposed by Cllr Hart, seconded by Cllr Barnes. All in favour.

Cllr Wilson joined the meeting 19:44

Signed..... Date.....

- b) [24/04648/FUL](#) | **Proposal:** Erection of a timber fence. | **Site address:** Hillside Farm Newmarket Road Melbourn | (Deadline to comment 10 Jan 2025 – extension requested, unconfirmed)
It was RESOLVED to object inline with concerns as raised by Highways (Concerns that the current proposal does not provide adequate inter-visibility between the users of the property access and the existing public highway for the safety and convenience of users of the highway and for access). Proposed by Cllr Barnes, seconded by Cllr Clark. All in favour.
- c) [24/04687/HFUL](#) | **Proposal:** Single storey rear extension. | **Site address:** 3 Clover Way Melbourn Cambridgeshire | (Deadline to comment 22 Jan 2025)
It was RESOLVED to support no comment. Proposed Cllr Wilson, seconded Cllr Clark. All in favour.
- d) [24/04821/SCRE](#) | **Proposal:** EIA Screening Opinion under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 for a proposed solar farm and battery energy storage system development. | **Site address:** Land South Of Muncneys Farm London Way Melbourn Cambridgeshire SG8 6DJ | (Deadline to comment 22 Jan 2025)
Noted. No comment from Committee.
ACTION: Office to contact developers about possible S137 agreement as on previous solar farms in the parish.
- e) [24/04616/FUL](#) | **Proposal:** Change of use of part of ground floor to the rear of the building to exercise studio (Use Class E(d)), use of existing exercise studio as a cafe (Use Class E(b)). | **Site address:** 28 Melbourn Parish Council Offices Station Road Melbourn Cambridgeshire SG8 6DX | (Deadline to comment 28 Jan 2025)
Cllr Kilmurray declared an interested in his role as part of the Hub Management Group.
In his role as Vice Chair Cllr Wilson led discussion.
It was RESOLVED to support no comment.
Proposed by Cllr Barnes, seconded by Cllr Clark.
For: Cllrs Alexander, Barnes, Clark, Hart and Wilson.
Against:
Abstain: Cllr Kilmurray
- f) INFORMATION ONLY [22/04904/NMA1](#) | **Proposal:** Non material amendment on application 22/04904/FUL for addition of a single window to living room of Plot 2 (west elevation). | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
It was noted.
- g) INFORMATION ONLY [22/03291/CONDA](#) | **Proposal:** Submission of details required by conditions 3 (written scheme of investigation), 4 (arboricultural method statement and tree protection strategy), 6 (construction environmental management plan), 11 (contamination), 14 (traffic management plan) and 23 (water efficiency specification) of planning permission 24/03291/S73. | **Site address:** 4 Station Road Melbourn Cambridgeshire SG8 6DX |
It was noted.

PL090/25 To note following street works / TTRO notices

- a) Medcalfe Way, alternative route via Palmers Way – Clear Crescent – New Road – Orchard Road and vice versa. 27 January – 31 January 2025.
It was noted.

PL091/25 To note the date of next meeting as Monday 10 February 2025 at 7.30pm

The date of the next meeting was noted as Monday 10 February 2025 at 7.30pm.

Meeting closed 19:57

Signed..... Date.....

Our Ref: 25/0053/TTCA
Your Ref: DC/GCSP/SR7W3VDX08G00

5 February 2025



Sent by email:
Claire Littlewood

Melbourn Parish Council
parishclerk@melbournparishcouncil.gov.uk

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

www.scams.gov.uk | www.cambridge.gov.uk

Dear Claire Littlewood

South Cambridgeshire District Council
Update on application for Works to Trees in a Conservation Area

Reference: 25/0053/TTCA

Proposal: T1, T2 and T3 - Ash - Fell to ground level - Self set tree, leaning due to over shading.

Site address: 44 High Street Melbourn Cambridgeshire SG8 6DZ

Applicant: [REDACTED]

Further to previous correspondence relating to the above matter I write to inform you that the applicant has asked for the application to be withdrawn. Accordingly, we have stopped all work on processing the application and no decision will be made. There is no right of appeal against such a decision.

What happens next?

The applicant may choose to re-submit this or an amended application to us at a future date. We will notify you again if such an application is submitted.

Tracking future applications

Through our web site you can save searches on specific criteria such as a property address or mapped area, you can then choose to receive updates by email when new applications are submitted meeting your criteria.

To use this facility you will need to register a user account on the website. Go to <https://applications.greatercambridgeplanning.org> for more details.

Should you wish to discuss this application please contact me.

Yours sincerely

Adrian Sargeant
Trees Officer

Email: [REDACTED]

Direct dial: 01954 713 405

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

The Parish Council *does/does not request that the application be referred to the District Council Planning Committee *(please delete)**

Planning reasons:

Note: Where a Parish Councils requests that an application is determined by Planning Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of it Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....Date.....

Clerk to the Parish Council or Chairman of the Parish Meeting

Guidance:

What are Material Considerations - A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking / loss of privacy
- Loss of light/overshadowing
- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are **not normally** issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious Issue

Abi Williams

From: Licensing (SCDC) <Licensing@scambs.gov.uk>
Sent: 03 February 2025 08:32
To: Abi Williams; Cllr Jose Hales (Scambs - Melbourn); Cllr SallyAnn Hart (SCambs - Melbourn); parishclerk@sheprethparishcouncil.gov.uk
Subject: Street Trading Consent - Between Buns - STC269921

Good morning,

We have received an application to vary a street trading consent, from a trader with a location which is within your area and require any comments by 24/02/2025.

The application is for the following:

Name of applicant: [REDACTED]
Trading name: Between Buns
Type of vender: Gourmet Burgers and Fries

Current consent:
The Black Horse, Melbourn (Friday, every 2 weeks 17:30 – 20:30)

Requested consent:
The Black Horse, Melbourn (Friday, twice a month, 17:30 – 20:30)
The Plough, Shepreth (Friday, twice a month, 17:00 – 21:00)
The Plough, Shepreth (Saturday, twice a month, 17:00 – 21:00)
The Plough, Shepreth (Wednesday, once a month, 17:00 – 21:00):

Should you require any more information, please contact us before the end of consultation.

Please note: If a valid representation is not submitted by the deadline, then you will not be permitted to address the Committee at any Hearing that may determine this application.

Kind regards,

Marc Smeets | Business Support Officer | **Licensing Team**

Shared Waste & Environment



South Cambridgeshire Hall | Cambourne Business Park | Cambourne | Cambridge | CB23 6EA
t: 01954 713000
www.scambs.gov.uk | facebook.com/south-cambridgeshire | twitter.com/SouthCambs

Please note that the Council is currently trialling a four-day week to improve recruitment, retention and wellbeing. My working days are therefore Monday, Tuesday, Wednesday and Friday. On my non-working day (Thursday), you can contact licensing@scambs.gov.uk. Find out about our latest job opportunities on our website.

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**CAMBRIDGESHIRE ROAD WORKS & EVENTS INFORMATION:
South Cambridgeshire**



1st - 15th February 2025

For further information on the below please contact 0345 045 5212

Not all road works are included in the list below as some are issued at very short notice due to emergencies or very small works which don't require a long period of notice.
The Police can also close roads for safety reasons.

KEY: denotes Road Closure

Promoter Organisation	Street Name	Town	Traffic Management Type	Proposed Start Date	Proposed End Date	Activity Type	Permit Number
CITYFIBRE METRO NETWORKS LTD	WATERMEAD	BAR HILL	Give and take	10/02/2025	19/02/2025	Utility asset works	KG079-WLM-1-PN553-03
CITYFIBRE METRO NETWORKS LTD	THE SPINNEY	BAR HILL	Multi-way signals	10/02/2025	21/02/2025	Utility asset works	KG079-WLM-1-PN553-02
CAMBRIDGESHIRE COUNTY COUNCIL	THE CAUSEWAY	BASSINGBOURN CUM KNEESWORTH	Two-way signals	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-377721
CAMBRIDGE WATER COMPANY	SPRING LANE	BASSINGBOURN CUM KNEESWORTH	Give and take	10/02/2025	14/02/2025	New service connection	CK001D3528214OCL
UK POWER NETWORKS EASTERN & LONDON	SPRING LANE	BASSINGBOURN CUM KNEESWORTH	Road closure	10/02/2025	14/02/2025	New service connection	EC30084158489
CAMBRIDGESHIRE COUNTY COUNCIL	ALMS HILL	BOURN	Give and take	06/02/2025	06/02/2025	Highway repair and maintenance works	CL91433459520
CAMBRIDGESHIRE COUNTY COUNCIL	BRINKLEY ROAD	CARLTON	Road closure	12/02/2025	13/02/2025	Highway repair and maintenance works	CL90672255087
CAMBRIDGESHIRE COUNTY COUNCIL	BRINKLEY ROAD (C231)	CARLTON	Road closure	12/02/2025	13/02/2025	Highway repair and maintenance works	CL90658039813
NATIONAL HIGHWAYS	ERMINE STREET (A1198)	CAXTON	Multi-way signals	08/02/2025	15/02/2025	Highway improvement works	FN40864638395
BT	ERMINE STREET (A1198)	CAXTON	Multi-way signals	03/02/2025	08/02/2025	Utility asset works	BC008FBR3328001SB
BT	ERMINE STREET	CAXTON	Multi-way signals	03/02/2025	08/02/2025	Utility asset works	BC008FBR33280SB
CAMBRIDGESHIRE COUNTY COUNCIL	GRANDSEN ROAD	CAXTON	Road closure	03/02/2025	21/02/2025	Highway repair and maintenance works	CL91483415778

CITYFIBRE METRO NETWORKS LTD	BARRONS WAY	COMBERTON	Multi-way signals	05/02/2025	07/02/2025	Remedial works	KG015-D1-CB25-PN5-01
BT	SOUTH STREET	COMBERTON	Temporary obstruction 15 minute delay	04/02/2025	05/02/2025	Utility asset works	BC411NL004WFSPF91P
BT	SOUTH STREET	COMBERTON	Road closure	11/02/2025	12/02/2025	Utility asset works	BC411NL001WFRJ1R5H
CITYFIBRE METRO NETWORKS LTD	HINES LANE	COMBERTON	Road closure	13/02/2025	19/02/2025	Utility asset works	KG079-D1-CB25-PN2-09
CAMBRIDGESHIRE COUNTY COUNCIL	DENMARK ROAD	COTTENHAM	Stop/go boards	04/02/2025	04/02/2025	Highway repair and maintenance works	CL900SOUTH-377958V2
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET (B1049)	COTTENHAM	Stop/go boards	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-377795
CAMBRIDGESHIRE COUNTY COUNCIL	TWENTYPENCE ROAD	COTTENHAM	Stop/go boards	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-377791
CAMBRIDGESHIRE COUNTY COUNCIL	OAKINGTON ROAD	COTTENHAM	Multi-way signals	03/02/2025	31/03/2025	Works for road purposes	CL91287423050
CAMBRIDGESHIRE COUNTY COUNCIL	RAMPTON ROAD	COTTENHAM	Multi-way signals	03/02/2025	31/03/2025	Works for road purposes	CL91269015824
VIRGIN MEDIA	HARLESTONES ROAD	COTTENHAM	Some carriageway incursion	04/02/2025	06/02/2025	Utility asset works	NK103DIS165535
CAMBRIDGESHIRE COUNTY COUNCIL	LOWER ROAD	CROYDON	Two-way signals	04/02/2025	04/02/2025	Highway repair and maintenance works	CL900SOUTH-377958
CAMBRIDGESHIRE COUNTY COUNCIL	PARK LANE	DRY DRAYTON	Road closure	03/02/2025	10/02/2025	Section 50	CL910SWL2411-02
NATIONAL HIGHWAYS	BROCKLEY ROAD	ELSWORTH	Two-way signals	10/02/2025	14/02/2025	Diversiory works	FN40816055170
CAMBRIDGE WATER COMPANY	ST IVES ROAD (B1040)	ELTISLEY	Some carriageway incursion	03/02/2025	07/02/2025	Utility asset works	CK001CWC2024-069
NATIONAL HIGHWAYS	ST IVES ROAD (B1040)	ELTISLEY	Two-way signals	03/02/2025	07/02/2025	Highway improvement works	FN40870994590
NATIONAL HIGHWAYS	ST IVES ROAD (B1040)	ELTISLEY	Road closure	08/02/2025	09/02/2025	Highway improvement works	FN40875495321
UK POWER NETWORKS EASTERN & LONDON	DAINTREES ROAD	FEN DRAYTON	Temporary obstruction 15 minute delay	06/02/2025	07/02/2025	Utility asset works	EC30042324873

CADENT GAS LIMITED	HILLFIELD	FOXTON	Give and take	13/02/2025	14/02/2025	New service connection	AZ7011001403857
UK POWER NETWORKS EASTERN & LONDON	ILLINGWORTH WAY	FOXTON	Multi-way signals	10/02/2025	23/02/2025	Utility asset works	EC30064054926
NETWORK RAIL	CAMBRIDGE ROAD (A10)	FOXTON	Road closure	15/02/2025	16/02/2025	Works for Rail Purposes	KL731SBR-50-74-160225
CAMBRIDGESHIRE COUNTY COUNCIL	CAMBRIDGE ROAD	FULBOURN	Multi-way signals	07/02/2025	08/02/2025	Optional permit (no fee) e.g. for traffic management etc	CL900SIGN-377641-2
CAMBRIDGESHIRE COUNTY COUNCIL	CAMBRIDGE ROAD	FULBOURN	Lane closure	07/02/2025	08/02/2025	Highway repair and maintenance works	CL900SIGN-377641
VIRGIN MEDIA	HAGGIS GAP	FULBOURN	Some carriageway incursion	06/02/2025	10/02/2025	Utility asset works	NK103DIS165785
CAMBRIDGE WATER COMPANY	PIERCE LANE	FULBOURN	Some carriageway incursion	11/02/2025	13/02/2025	Remedial works	CK001D3106257OCL
CITYFIBRE METRO NETWORKS LTD	STONEBRIDGE LANE	FULBOURN	Road closure	10/02/2025	18/02/2025	Utility asset works	KG079-D1-CB23-PN3-18
CAMBRIDGESHIRE COUNTY COUNCIL	COTON ROAD	GRANTCHESTER	Two-way signals	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-377028
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET	GREAT ABINGTON	Stop/go boards	15/02/2025	15/02/2025	Works for road purposes	CL91254983011
CAMBRIDGESHIRE COUNTY COUNCIL	HALL LANE	GREAT CHISHILL	Temporary obstruction 15 minute delay	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-378052
VIRGIN MEDIA	THE HECTARE	GREAT SHELFORD	Some carriageway incursion	03/02/2025	04/02/2025	Permanent reinstatement	NK102LCFO02142A
CAMBRIDGESHIRE COUNTY COUNCIL	ANGLE END	GREAT WILBRAHAM	Temporary obstruction 15 minute delay	06/02/2025	06/02/2025	Highway repair and maintenance works	CL900SOUTH-377798
CAMBRIDGESHIRE COUNTY COUNCIL	CHURCH STREET	GREAT WILBRAHAM	Temporary obstruction 15 minute delay	06/02/2025	06/02/2025	Highway repair and maintenance works	CL900SOUTH-378041
CAMBRIDGESHIRE COUNTY COUNCIL	TOFT LANE	GREAT WILBRAHAM	Temporary obstruction 15 minute delay	06/02/2025	06/02/2025	Highway repair and maintenance works	CL900SOUTH-378035
BT	BARTON ROAD	HASLINGFIELD	Some carriageway incursion	03/02/2025	04/02/2025	Permanent reinstatement	BC411NL001WF4FF18L
CAMBRIDGESHIRE COUNTY COUNCIL	CAMBRIDGE ROAD	HAUXTON	Two-way signals	01/02/2025	24/12/2027	Highway improvement works	CL91232591621

CADENT GAS LIMITED	CLAY STREET	HISTON	Give and take	14/02/2025	18/02/2025	Disconnection or alteration of supply	AZ7011001403737
CAMBRIDGE WATER COMPANY	ACCESS ROAD TO HISTON COUNTY JUNIOR SCHOOL FROM THE GREEN	HISTON	Give and take	12/02/2025	14/02/2025	Utility repair and maintenance works	CK001D3323790OCL
CAMBRIDGESHIRE COUNTY COUNCIL	HAVERHILL ROAD (A1307)	HORSEHEATH	Multi-way signals	07/02/2025	08/02/2025	Highway repair and maintenance works	CL900SIGN-366413
BT	HORSEHEATH GREEN	HORSEHEATH	Road closure	13/02/2025	13/02/2025	Utility repair and maintenance works	BC008PLT2488187423032024
CAMBRIDGESHIRE COUNTY COUNCIL	ROYSTON LANE	ICKLETON	Road closure	04/02/2025	04/02/2025	Highway improvement works	CL900DRAGON-503711
UK POWER NETWORKS EASTERN & LONDON	LONE TREE AVENUE	IMPINGTON	Some carriageway incursion	06/02/2025	12/02/2025	Utility repair and maintenance works	EC30048688230
BT	ST NEOTS ROAD	KNAPWELL	Two-way signals	10/02/2025	12/02/2025	Utility asset works	BC008WG1TDL5HETHSB
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET	LANDBEACH	Multi-way signals	03/02/2025	03/02/2025	Highway repair and maintenance works	CL900GULLY-378077
CAMBRIDGE WATER COMPANY	BALSHAM ROAD	LINTON	Some carriageway incursion	13/02/2025	17/02/2025	Utility repair and maintenance works	CK001D3550764OCL
CAMBRIDGE WATER COMPANY	BALSHAM ROAD	LINTON	Some carriageway incursion	13/02/2025	17/02/2025	Utility repair and maintenance works	CK001D3550663OCL
CAMBRIDGESHIRE COUNTY COUNCIL	COLES LANE	LINTON	Temporary obstruction 15 minute delay	05/02/2025	05/02/2025	Highway repair and maintenance works	CL900SOUTH-377893
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET	LINTON	Multi-way signals	10/02/2025	10/02/2025	Highway repair and maintenance works	CL900SCHEMES-GVDRAINAGE5
GIGACLEAR LIMITED	RHUGARVE GARDENS	LINTON	Give and take	03/02/2025	04/02/2025	Utility asset works	KA140LNTN162_70
GIGACLEAR LIMITED	BALINGDON LANE	LINTON	Give and take	07/02/2025	14/02/2025	Utility asset works	KA140LNTN_162_69
CAMBRIDGESHIRE COUNTY COUNCIL	FINCHAMS CLOSE	LINTON	Some carriageway incursion	04/02/2025	06/02/2025	Works for road purposes	CL91228717495
CAMBRIDGESHIRE COUNTY COUNCIL	THE GRIP	LINTON	Some carriageway incursion	03/02/2025	07/02/2025	Works for road purposes	CL91209495796
Nexfibre Networks Limited	GRANTA VALE	LINTON	Give and take	10/02/2025	14/02/2025	Utility asset works	N7147HAVEXAE01CIVIHAVB

GIGACLEAR LIMITED	HILDERSHAM ROAD	LITTLE ABINGTON	Give and take	04/02/2025	06/02/2025	Utility asset works	KA140GTABTNCE162_28
CAMBRIDGE WATER COMPANY	HARLTON ROAD	LITTLE EVERS DEN	Road closure	03/02/2025	06/02/2025	New service connection	CK001D2812894OCL
CAMBRIDGE WATER COMPANY	BEECH CLOSE	LITTLE SHELFORD	Give and take	06/02/2025	10/02/2025	Utility repair and maintenance works	CK001D3550266OCL
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET	LONGSTANTON	Two-way signals	13/02/2025	14/02/2025	Highway repair and maintenance works	CL900SOUTH-378128
VIRGIN MEDIA	HIGH STREET	LONGSTANTON	Some carriageway incursion	11/02/2025	13/02/2025	Utility asset works	NK103DIS165765
ENERGY ASSETS NETWORKS LIMITED (FORMERLY UTILITY DISTRIBUTION NETWORKS)	CAMBRIDGE ROAD	MADINGLEY	Some carriageway incursion	06/02/2025	10/02/2025	New service connection	TT0251071200
UK POWER DISTRIBUTION LTD	MELBOURN BYPASS	MELBOURN	Multi-way signals	07/02/2025	16/03/2025	New service connection	TV003213046A10B
VIRGIN MEDIA	STATION ROAD	MELBOURN	Two-way signals	07/02/2025	11/02/2025	Utility asset works	NK103DIS165664
CAMBRIDGE WATER COMPANY	HIGH STREET	MELBOURN	Give and take	04/02/2025	06/02/2025	Permanent reinstatement	CK001D3120742OCL
CAMBRIDGE WATER COMPANY	BEECHWOOD AVENUE	MELBOURN	Multi-way signals	04/02/2025	06/02/2025	Utility repair and maintenance works	CK001D3246603OCL
CAMBRIDGESHIRE COUNTY COUNCIL	CAMBRIDGE ROAD	ORWELL	Two-way signals	03/02/2025	03/02/2025	Highway repair and maintenance works	CL900SOUTH-375712
CAMBRIDGESHIRE COUNTY COUNCIL	HIGH STREET	OVER	Give and take	06/02/2025	07/02/2025	Highway repair and maintenance works	CL900SOUTH-377840
CITYFIBRE METRO NETWORKS LTD	LONGSTANTON ROAD	OVER	Multi-way signals	05/02/2025	07/02/2025	Utility asset works	KG079-D1-WLM1-PN594-07
CITYFIBRE METRO NETWORKS LTD	KING STREET	OVER	Multi-way signals	03/02/2025	05/02/2025	Utility asset works	KG079-D1-WLM1-PN594-06
CITYFIBRE METRO NETWORKS LTD	WEST STREET	OVER	Multi-way signals	03/02/2025	05/02/2025	Utility asset works	KG079-D1-WLM1-PN594-05
CITYFIBRE METRO NETWORKS LTD	KING STREET	OVER	Give and take	03/02/2025	14/02/2025	Utility asset works	KG079-D1-WLM1-PN594-08
CITYFIBRE METRO NETWORKS LTD	GLOVER STREET	OVER	Give and take	03/02/2025	05/02/2025	Utility asset works	KG079-D1-WLM1-PN594-02

CITYFIBRE METRO NETWORKS LTD	WEST STREET	OVER	Give and take	03/02/2025	05/02/2025	Utility asset works	KG079-D1-WLM1-PN594-03
CITYFIBRE METRO NETWORKS LTD	NEW ROAD	OVER	Give and take	03/02/2025	14/02/2025	Utility asset works	KG079-D1-WLM1-PN594-01
CAMBRIDGE WATER COMPANY	WILLINGHAM ROAD	OVER	Two-way signals	10/02/2025	12/02/2025	Utility repair and maintenance works	CK001D3470125OCL
CAMBRIDGESHIRE COUNTY COUNCIL	CAUSEWAY	PAMPISFORD	Multi-way signals	14/02/2025	15/02/2025	Highway repair and maintenance works	CL900SOUTH502540
NATIONAL HIGHWAYS	ERMINE STREET SOUTH (A1198)	PAPWORTH EVERARD	Multi-way signals	08/02/2025	15/02/2025	Highway improvement works	FN40819982434
CITYFIBRE METRO NETWORKS LTD	HIGH STREET	RAMPTON	Multi-way signals	10/02/2025	21/02/2025	Utility asset works	KG079-WLM-1-PN575-03
CITYFIBRE METRO NETWORKS LTD	THE GREEN	RAMPTON	Give and take	06/02/2025	10/02/2025	Utility asset works	KG079-WLM-1-PN575-01
CAMBRIDGE WATER COMPANY	COW LANE	RAMPTON	Some carriageway incursion	05/02/2025	07/02/2025	Utility repair and maintenance works	CK001D3507507OCL
CAMBRIDGESHIRE COUNTY COUNCIL	CAMBRIDGE ROAD	SAWSTON	Multi-way signals	07/02/2025	07/02/2025	Highway repair and maintenance works	CL900SOUTH-375331 375333
UK POWER NETWORKS EASTERN & LONDON	CAMBRIDGE ROAD	SAWSTON	Multi-way signals	15/02/2025	23/02/2025	Utility asset works	EC30068200696
CAMBRIDGE WATER COMPANY	HIGH STREET	SHEPRETH	Some carriageway incursion	01/02/2025	02/02/2025	Remedial works	CK001D3205797OCL
UK POWER NETWORKS EASTERN & LONDON	MIDDLE WATCH	SWAVESEY	Multi-way signals	03/02/2025	05/02/2025	New service connection	EC30039779458
CAMBRIDGE WATER COMPANY	MOAT WAY	SWAVESEY	Some carriageway incursion	11/02/2025	13/02/2025	Utility repair and maintenance works	CK001D3481310OCL
GIGACLEAR LIMITED	WHITGIFT ROAD	TEVERSHAM	Some carriageway incursion	04/02/2025	08/02/2025	Utility repair and maintenance works	KA290WHITGIFTROADD
GIGACLEAR LIMITED	SHEPPARD WAY	TEVERSHAM	Some carriageway incursion	04/02/2025	08/02/2025	Utility repair and maintenance works	KA290E-BTTSHA-SHEPPARD-1
CAMBRIDGESHIRE COUNTY COUNCIL	GRAVEL PIT HILL	THRIFLOW	Road closure	03/02/2025	11/02/2025	Highway repair and maintenance works	CL90651103282
CAMBRIDGESHIRE COUNTY COUNCIL	COMBERTON ROAD	TOFT	Multi-way signals	07/02/2025	07/02/2025	Highway repair and maintenance works	CL900GULLY-377433

CAMBRIDGESHIRE COUNTY COUNCIL	PROVIDENCE WAY	WATERBEACH	Multi-way signals	10/02/2025	10/02/2025	Highway repair and maintenance works	CL900SOUTH-376334
CAMBRIDGESHIRE COUNTY COUNCIL	BULL LANE	WEST WRATTING	Road closure	06/02/2025	07/02/2025	Highway repair and maintenance works	CL90661831266
CAMBRIDGESHIRE COUNTY COUNCIL	BULL LANE	WESTON COLVILLE	Road closure	06/02/2025	07/02/2025	Highway repair and maintenance works	CL90656104255
CAMBRIDGE WATER COMPANY	DUXFORD ROAD	WHITTLESFORD	Two-way signals	06/02/2025	07/02/2025	New service connection	CK001D3514686OCL
CAMBRIDGESHIRE COUNTY COUNCIL	DUXFORD ROAD	WHITTLESFORD	Multi-way signals	10/02/2025	21/03/2025	Highway improvement works	CL900SCHEME-FP-DUXRD-01
CITYFIBRE METRO NETWORKS LTD	HIGH STREET	WILLINGHAM	Stop/go boards	10/02/2025	19/02/2025	Utility asset works	KG079-D1-WLM21-PN514-03
BT	CAMBRIDGE ROAD	WIMPOLE	Give and take	04/02/2025	05/02/2025	Utility asset works	BC411NL001WFTW1M3F

My ref: LVL Review 2025
Date: 27/01/2025
Email: planningdc@cambridgeshire.gov.uk



Letter sent to all: applicants, agents,
consultees, Local Members and Parish
Councils involved with Cambridgeshire County
Council planning matters

**Place & Sustainability
County Planning, Minerals and Waste
ALC2613
New Shire Hall
Enterprise Campus, Emery Crescent
Alconbury Weald
PE28 4YE**

By email only

Dear Sir/Madam,

Consultation on the proposed 2025 revision of the Local Validation List for planning applications for the County Council's own development and for waste development

Local validation lists set out the information that needs to be included with planning applications submitted to Cambridgeshire County Council for its own development and waste development, to enable the planning authority to validate and register the applications.

Local planning authorities are required to review their existing local validation lists at least every two years. Local validation lists are in addition to the national requirements, which require, for example: completion of an application form, certificates and a site location plan. The listing of the supplementary information in the guidance assists consultees and other interested parties to understand and assess the proposal and is intended to provide clarity for applicants and agents.

The Local Validation List and relevant guidance notes are reviewed every two years and the last review was in 2023. We have carried out an initial review of the list and updated the guidance notes for 2025. We propose to make minor revisions to update references to legislation and Local Plan policies that have changed.

We are consulting applicants and their agents, statutory consultees, local members and parish councils on the proposed draft revised guidance document (which provides the full validation requirements and guidance) and the Validation Checklist will be updated following the consultation period, taking into account the comments that have been received.

The draft revised Local Validation List Guidance note is attached, and the consultation period will run for 6 weeks from 27 January 2025 until 10 March 2025.

You can view the existing Local Validation List June 2023 and accompanying Local Validation Guidance List, which are available on the County Council's website.

[Submitting a planning application | Cambridgeshire County Council](#)

How can I comment?

Please send any comments that you have on the guidance notes to:

planningdc@cambridgeshire.gov.uk

Alternatively, you can write to:

County Planning, Minerals and Waste, Box No ALC2613, New Shire Hall, Enterprise Campus,
Emery Crescent, Alconbury Weald, PE28 4YE

Please ensure that your comments arrive by 10 March 2025.

What happens next?

All comments received by 10 March 2025 will be taken into consideration, summarised and reported together with the proposed finalised Local Validation Checklist and Guidance notes to the Council's Planning Committee.

Please let us know if you would like to be notified of the date that the Planning Committee will be asked to approve the new Local Validation List and Guidance notes. The report detailing the comments received in response to the consultation and how they have been taken into account in the final draft of the 2025 documents that members will be asked to approve will be available on the Committee pages of the Council's website.

Yours faithfully,



Deborah Jeakins
Business Manager, County Planning Minerals and Waste

Our Local Validation List Requirements (June 2025)

NOTE: - This guidance will be updated when there are significant changes to planning policy documents and will be reviewed and republished at least every 2 years.

Purpose

This document sets out the information that must be submitted to Cambridgeshire County Council with a planning application (for waste or County Council development) to enable it to be accepted and processed and the circumstances in which you will need to submit information. Not all the items listed will apply in every case and you are strongly advised to seek pre-application advice to find out what information is required, before submitting your application. Failure to consider all necessary points will mean that the application will be invalid and an invalid application cannot be registered. The submission of poor quality or conflicting information is likely to delay or prevent the processing of an application.

Pre-application advice

Applicants are encouraged to take advantage of the pre-application services that we offer in accordance with Paragraph 40 of the National Planning Policy Framework (December 2024).

Our planning advice

As noted above, we offer a planning pre-application service for County Planning, Mineral and Waste planning applications. More information about planning pre-application advice can be found by scrolling down the following page on our website. [Submitting a planning application](#). In addition to giving planning policy advice, we can advise: which documents will need to be submitted to meet the requirements of the validation checklist; on the appropriate level of community engagement; and encourage engagement with the relevant statutory and non-statutory bodies at an early stage.

Our other specialist advice

Cambridgeshire County Council also offers separate specialist pre-application advice for:

- Ecology and Biodiversity
- Transport and Highways
- Sustainable travel and smart travel measures including advice on best practice travel plans
- Public Rights of Way and Highway Records
- Archaeology and Historic Environment
- Surface Water Drainage and sustainable drainage schemes (Cambridgeshire County Council is the Lead Local Flood Authority).

More information on our specialist advice

More information about Cambridgeshire County Council's specialist advice services, including the separate application forms fee information, can be found on [Cambridgeshire County Council's Developing New Communities web page](#). In addition, Cambridgeshire County Council's Ecology Team can be contacted by emailing Ecology@cambridgeshire.gov.uk and Cambridgeshire County Council's Historic Environment Team can be contacted by emailing ArchaeologyDC@cambridgeshire.gov.uk.

Pre-application advice from others

Most other government organisations and statutory bodies also offer chargeable pre-application advice. For example, the District and City Councils, Natural England, Sport England, Historic England, Highways England, the Environment Agency, and Middle Level Commissioners, more information can be obtained directly through accessing their websites. Applicants are encouraged to engage with the local community and statutory and non-statutory bodies prior to submitting a planning application.

Submitting a planning application

Planning applications for the County Council's own development and for waste development can be submitted by visiting [The Planning Portal](#).

For County Council development

Cambridgeshire County Council must be the applicant (or a joint applicant) given in answer to question 1 on the application form. The name of a council officer should not be included. A full stop can be placed in the name box of the planning portal's electronic form to allow an application to be submitted.

Mineral development

Please note that neither the Standard Planning Application Form nor the Local Validation List currently applies to applications for mineral development. Application forms for new mineral development can be downloaded from [Submitting a planning application webpage](#) on the County Council's website <https://www.cambridgeshire.gov.uk/business/planning-and-development/planning-applications/submitting-a-planning-application>. Prior to submitting a planning application for mineral development please contact the County Planning, Minerals and Waste Team to check what information should accompany the application by submitting a request for planning pre-application advice.

National validation requirements

In addition to our local validation list requirements, national validation requirements also need to be met. National legislation can be found on the website legislation.gov.uk and the national validation requirements are set out in Article 7 of [The Town and Country Planning \(Development Management Procedure\) \(England\) Order 2015](#). Guidance on the National requirements can be found by visiting [Planning practice guidance](#).

The national validation requirements include the payment of the correct fee. A guide to the fees for planning applications in England can be found on [Planning Portal fees page](#). An additional processing fee is charged by the Planning Portal for an application submitted through the planning portal. There are additional requirements for

Environmental Impact Assessment development, which are set out in [The Town and Country Planning \(Environmental Impact Assessment\) Regulations 2017](#).

Our local validation list requirements

The following sections describe each of the Local Validation List requirements, indicating in which circumstances each should be provided. They also give the development plan policy behind the requirement (policy drivers) and advise where you can find further information. Some items will require advice from a technical specialist. Applicants are advised to seek early advice on the scope and methodology to help inform their submission, which will take account of the scale and type of development.

1. Planning Statement

Policy Drivers

- Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all applications for planning permission be determined in accordance with the development plan unless other material considerations indicate otherwise.
- South Cambridgeshire Local Plan (September 2018) policy HQ/2 Public Art and New Development.

Types of applications that require this information

All, except those for very minor developments where there are no policy implications.

Information required

A planning statement should identify the context and need, where appropriate, for a proposed development and include an assessment of how it accords with relevant national and development plan policies. Where the proposal does not accord with a planning policy or policies this should be acknowledged and reasons given why the planning authority should grant permission. The statement should also consider the likely impacts of climate change.

For South Cambridgeshire District Council's area:

Where relevant for developments of proposed new floor space of 1,000 square metres or more, consideration of integrating public art into the design of the development are encouraged, so a statement addressing the consideration of this policy requirement should be included to demonstrate policy consideration.

Where to look for further assistance

National planning policy documents can be found by visiting [Gov.uk](#).

For example: - [The National Planning Policy Framework \(December 2024\)](#); [The National Planning Policy for Waste \(October 2014\)](#); [The Planning Practice Guidance](#).

The Cambridgeshire and Peterborough Minerals and Waste Local Plan

The Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) can be found on our [Adopted Minerals Plan](#) web page. Additionally, the following minerals and

waste supplementary planning documents [RECAP Waste Management Design Guide Supplementary Planning Document \[February 2012\]](#) can also be viewed for further information.

District and City Council Planning Policies

The District and City planning authorities' planning policy front pages within Cambridgeshire can be accessed by visiting the following websites [Cambridge City Council](#); [East Cambridgeshire District Council](#); [Fenland District Council](#); [Huntingdonshire District Council](#); and [Greater Cambridge Planning](#) for Cambridge City Council and South Cambridgeshire District Council. It is also necessary to have regard to adopted Neighbourhood Plans. Details of these can be found on the relevant planning policy pages of the appropriate District or City Council's website. Emerging local policy is also a material consideration to be given appropriate weight dependent upon the stage it has reached. Where there are emerging policies, information can be found on the policy pages of the relevant Council's website.

Material Considerations

[South Cambridgeshire District Council's Public Art Supplementary Planning Document \(January 2009\)](#)

[Cambridge City Council's Public Art Supplementary Planning Document Council's Public Art Supplementary Planning Document \(March 2010\)](#)

2. Local Authority Development Letter

Policy Drivers

- Regulation 3 of The Town and Country Planning General Regulations 1992 (Statutory Instrument 1992 No 1492) (as amended) states that where a planning authority proposes to develop land then the application shall be made to and determined by the authority itself. Examples are new schools, extensions to schools; libraries; roads, bridges, and other transport infrastructure; and household recycling centres.

Types of applications that require this information

All applications submitted under Regulation 3 of the 1992 Regulations.

Information required

A letter from the commissioning officer of the applicant department who must be prepared to take responsibility for compliance with planning conditions if permission is granted.

Where to look for further assistance

See the following regulations The Town and Country Planning General Regulations 1992 and The Town and Country Planning General (Amendment) (England) Regulations 2018 which can both be found on the government's website legislation.gov.uk.

3. Statement of Community Involvement

Policy Drivers

- See The Cambridgeshire Statement of Community Involvement (January 2019) on our website [Cambridgeshire Statement of Community Involvement \(January 2019\)](#).

Types of applications that require this information

Category A development as defined in Section 3 of the Cambridgeshire Statement of Community Involvement (January 2019).

Information required

A statement demonstrating how the applicant has complied with the requirements for pre-application consultation set out in the County Council's Statement of Community Involvement including how the views of the local community have been sought and considered in the formulation of development proposals.

Where to look for further assistance

See [the Cambridgeshire Statement of Community Involvement \(January 2019\)](#) on our website for more information.

4. Biodiversity survey and report

Policy Drivers

- National Planning Policy Framework (December 2024), particularly Section 15: Conserving and enhancing the natural environment.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 57(h.): Designing new buildings, 58(a.): Altering and extending existing buildings, 59: Designing landscape and the public realm, 69: Protection of sites of biodiversity and geodiversity importance, and 70: Protection of priority species and habitats.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 7: Biodiversity and geology.
- East Cambridgeshire Natural Environment Supplementary Planning Document (September 2020) policies SPD:NE1 to SPD:NE11
- Fenland Local Plan (May 2014) policies LP16: Delivering and Protecting High Quality Environments across the District, and LP19: The Natural Environment.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 3: Green infrastructure, LP 11: Design Context, LP 12: Design Implementation, LP 30: Biodiversity and Geodiversity, and LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.b. & m.): Design Principles, NH/4: Biodiversity, and NH/5: Sites of Biodiversity or Geological Importance.
- Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document (July 2022) biodiversity issues B1 to B10
- Area Action Plans and Neighbourhood Plans that identify specific biodiversity / biodiversity net gain targets

Types of applications that require this information

See the Standard Application Form, the Biodiversity Checklist, and accompanying guidance which have been placed alongside this document on our website page, [submitting a planning application](#).

Information required

See the Biodiversity Checklist and accompanying guidance notes and the Natural Cambridgeshire Developing with Nature Toolkit.

Where to look for further assistance

See on the relevant websites:

- [Planning Practice Guidance Natural Environment](#)
- [Natural Cambridgeshire Developing with Nature Toolkit \(October 2018\)](#)
- [British Standard BS 42020:2013 Biodiversity. Code of practice for planning and development](#)
- [Cambridgeshire Biodiversity Checklist and guidance notes](#)
- [Cambridgeshire Green Infrastructure Strategy \(June 2011\)](#)
- [East Cambridgeshire District Council Natural Environment SPD \(September 2020\)](#)
- [East Cambridgeshire District County Wildlife Site SPD \(September 2010\)](#)
- [East Cambridgeshire District Council Hedgehog Recovery Design Guidance SPD \(2024\)](#)
- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)
- [GCSP Supplementary Planning Documents and Guidance](#)
- [Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document \(February 2022\)](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)

4a. Biodiversity Net Gain (BNG)

Policy Drivers

- Mandatory Biodiversity Net Gain (BNG) - Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021) and Biodiversity Net Gain (BNG) Planning Policy Guidance.
- National Planning Policy Framework (December 2024), particularly Section 15: Conserving and enhancing the natural environment.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 57(h.): Designing new buildings, 58(a.): Altering and extending existing buildings, 59: Designing landscape and the public realm, 69: Protection of sites of biodiversity and geodiversity importance, and 70: Protection of priority species and habitats.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 7: Biodiversity and geology.
- East Cambridgeshire District Council - Natural Environment Supplementary Planning Document (September 2020) policy SPD.NE6: BNG

- Fenland Local Plan (May 2014) policies LP16: Delivering and Protecting High Quality Environments across the District, and LP19: The Natural Environment.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 3: Green infrastructure, LP 11: Design Context, LP 12: Design Implementation, LP 30: Biodiversity and Geodiversity, and LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.b. & m.): Design Principles, NH/4: Biodiversity, and NH/5: Sites of Biodiversity or Geological Importance.
- Greater Cambridge Shared Planning Biodiversity Supplementary Planning Document (February 2022) issue B7
- Area Action Plans and Neighbourhood Plans that identify specific biodiversity net gain targets

Types of applications that require this information

Required for all applications except for [BNG exempt developments](#). Further information can be within the Planning Practice Guidance: [Biodiversity Net Gain](#).

Information required

- a draft Biodiversity Net Gain Plan using the statutory template supplied by DEFRA and is available at [Biodiversity Gain Plan](#)
- a draft full completed metric using the statutory template supplied by DEFRA and is available at: [Calculate biodiversity value with the statutory biodiversity metric - GOV.UK](#)

Further information can be found within paragraph 11 of the PPG on BNG: [Biodiversity Net Gain](#)

The council may request further information relating to biodiversity net gain as part of the planning application, such as:

- a draft Habitat Management and Monitoring Plan (HMMP) for significant on-site BNG sites, or any proposed off-site BNG sites, to span a minimum of 30 years
- a draft Landscape Environmental Management Plan (LEMP) for non-significant sites to span up to 30 years

Providing more information at the initial submission will minimise delays in validation and assessment of the application.

Where to look for further assistance

See on the relevant websites:

- [Biodiversity Net Gain \(gov.uk\)](#)
- [BNG Online - PAS / Future Homes Hub \(BNG requirements and planning process\)](#)
- [CIEEM Biodiversity Net Gain Guidance](#)
- British Standard [BS 8683: Process for designing and implementing biodiversity net gain – Specification](#)
- East Cambridgeshire District Council - [Natural Environment SPD](#) (September 2020)
- [East Cambridgeshire - BNG](#), including East Cambs Nature Recovery Network
- [GCSP Biodiversity Supplementary Planning Document \(February 2022\)](#)
- [GCSP Supplementary Planning Documents and Guidance](#)
- [Fenland District Council – BNG](#), including Nature Recovery Network

- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)
- [Cambridgeshire County Council Biodiversity and Greenspaces](#)
- [Cambridgeshire and Peterborough Local Nature Recovery Strategy](#)

5. Statement of sustainable design and construction

Policy Drivers

- National Planning Policy Framework (December 2024).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and 17 Design.
- Cambridge City Local Plan (October 2018) policies 1: The presumption in favour of sustainable development, 28: Carbon reduction, community energy networks, sustainable design and construction, and water use, and 57 (c. and e.): Designing New Buildings.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies GROWTH 5: Presumption in favour of Sustainable Development; ENV 2: Design; ENV 4: Energy and water efficiency and renewable energy in construction; ENV 5: Carbon offsetting, and ENV 6: Renewable energy development.
- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdon Local Plan to 2036 (May 2019) policy LP 12: Design Implementation.
- South Cambridgeshire Local Plan (September 2018) policies S/3: Presumption in Favour of Sustainable Development, CC/1: Mitigation and Adaption to Climate Change, CC/3: Renewable and Low Carbon Energy in New Developments, CC/4: Water Efficiency, CC/7: Water Quality, and HQ/1: Design Principles.

Types of applications that require this information

Within South Cambridgeshire District Council's area:

- For all applications.

Within all other districts and Cambridge City Council:

- For New schools and all developments creating more than 1,000m² of floor space.

Information required

Within all districts except Cambridge City, a Statement of Sustainable Design and Construction will be required in which climate change will need to be considered. The County Council declared a climate change emergency in May 2019 and is seeking to reduce the Council's carbon footprint in line with the Council's Climate Change and Environment Strategy. The current buildings already used by the County Council (excluding schools run by Academies) will need to account for their energy usage in the Council's carbon footprint work. This is being undertaken by the Council's Climate Change and Energy Service, outside of the planning regime. The County Council's buildings will be subject to Building Regulations requirements which already seek to ensure energy efficiency measures for non-residential properties under the Nearly Zero Energy Buildings (NZEB) regulation. For new development they will be expected to meet Very Good overall and to achieve Excellent BREEAM credits in both Energy and Water.

Within Cambridge City Council's area:

A completed Sustainable Development Checklist (Section 4 of Sustainable Design and

Construction SPD) will need to be submitted.

Within South Cambridgeshire District Council's area:

- A Water Conservation Strategy is to be submitted for all non-residential development, unless demonstrated not practicable e.g., for operational buildings that do not contain water supply or welfare facilities.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Greater Cambridge Sustainable Design and Construction Supplementary Planning Document \(SPD\)](#), January 2020.
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)
- [BRE Environmental assessment Method, BREEAM](#)
- [Huntingdonshire Design Guide SPD \(2017\)](#)
- [Cambridgeshire County Council's Climate Change, Energy and Environment website pages. Net Zero Cambridgeshire 2045](#)
- [East Cambridgeshire Climate Change SPD \(2021\)](#)
- [East Cambridgeshire District Council Design Guide SPD \(2012\)](#)

5A. Health Impact Assessment

Policy Drivers

- National Planning Policy Framework (December 2024) Section 8 and the Planning Practice Guidance on promoting healthy and safe communities.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 18 Amenity Considerations.
- Fenland Local Plan (May 2014) policy LP2: Facilitating Health and Wellbeing of Fenland Residents.
- Huntingdon Local Plan to 2036 (May 2019) Policy LP 29 Health Impact Assessment.
- South Cambridgeshire Local Plan (September 2018) policy SC/2: Health Impact Assessment.

Types of applications that require this information

All new developments within South Cambridgeshire, Huntingdonshire and Fenland that trigger the minimum floor space and site areas for that district.

Information required

Within South Cambridgeshire, Huntingdonshire and Fenland, Health Impact Assessments are required as set out below:

Within South Cambridgeshire District Council's area:

- An extended screening/rapid Health Impact Assessment is to be submitted for developments of 1,000-5,000m² of floor space and a full impact assessment for

those over 5,000m².

Within Huntingdonshire District Council's area:

- Demonstration that the design of the scheme has been informed by a rapid Health Impact Assessment for large scale developments in excess of 2,500 square metres or where the site area exceeds 2 hectares.
- Demonstration that the design of the development has been informed by a full Health Impact Assessment for large scale major developments where the new proposed floorspace would be 10,000 square metres or where the site exceeds 2 hectares.

Within Fenland District Council's area:

- For Major development, a Health Impact Assessment is required.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [South Cambridgeshire Health Impact Assessment Supplementary Planning Document \(March 2011\) This is a material consideration.](#)
- [Public Health England's Health Impact Assessment in spatial planning document \(October 2020\)](#)
- [London Healthy Urban Development Unit Rapid Health Impact Assessment Tool](#)
- [Evidence to inform both rapid and full HIAs can be found in Cambridgeshire Joint Strategic Needs Assessments, and in related health and wellbeing data available from Cambridgeshire Insight](#)

6. Tree survey / arboricultural report

Policy Drivers

- National Planning Policy Framework (December 2024).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policy 71: Trees.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 1: Landscape and settlement character; ENV 2: Design and ENV 7: Biodiversity and geology.
- Fenland Local Plan (May 2014) policies LP16: Delivering and Protecting High Quality Environments across the District, and LP19: The Natural Environment.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 30: Biodiversity and Geodiversity and LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policy HQ/1 (1.b. & m.): Design Principles.

Types of applications that require this information

- When there are trees or hedges on the development site that are likely to be or could be impacted by the development.

And/or

- When there are trees or hedges on land adjacent to the development site that could influence the development or might be important as part of the local landscape. See

Information required

- Details of the species, size, canopy extent, condition and future management and the projected future life of trees on or adjacent to the development site.
- Which trees are to be retained or lost?
- Details of tree protection measures during development.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- British Standard BS5837: Trees in relation to construction.
- [South Cambridgeshire District Council's Trees and Development Sites Supplementary Planning Document \(January 2009\)](#)
- [Huntingdonshire District Council's A Tree Strategy for Huntingdonshire \(February 2015\)](#) Including Section 10 Landscape Proposals.
- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)

7. Flood Risk Assessment

Policy Drivers

- National Planning Policy Framework (December 2024), particularly Section 14 Meeting the challenge of climate change, flooding, and coastal change.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change, and Policy 22 Flood and Water Management.
- Cambridge City Local Plan (October 2018) policies 31: Integrated water management and the water cycle and 32: Flood Risk.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 2: Design and ENV 8: Flood risk.
- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 5: Flood Risk, LP 6: Waste Water Management and LP: 15 Surface Water.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1 (1.m.): Design Principles, CC/1: Mitigation and Adaption to Climate Change, CC/8: Sustainable Drainage Systems and CC/9 Managing Flood Risk.

Types of applications that require this information

When the application site is:

- In flood zone 2 or 3, including minor development (as defined by the Environment Agency) and change of use for all development likely to have any impact upon flood risk. For more information see The Environment Agency's guidance on Flood Risk and Coastal Change;
- More than 1 hectare in flood zone 1 for all development likely to have any impact upon flood risk.
- Less than 1 ha in flood zone 1, including a change of use in development type to a more vulnerable class (e.g. from a commercial to a residential use), or where they could be affected by sources of flooding other than rivers and the sea (e.g. surface water drains,

reservoirs).

- Less than 1 ha in Flood zone 1 if there are proposed changes to hard standing likely to affect the level of flood risk.
- Less than 1 hectare within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

Information required

The scope of the flood risk assessment is dependent on the nature, scale, and location of the development. It should consider any relevant significant impacts upon local infrastructure. The Environment Agency's advice should be followed, more information on this can be found here: [Flood risk assessments for planning applications](#).

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [National Planning Policy Framework \(December 2024\)](#)
- [Planning Practice Guidance - Flood Risk and Coastal Change Section](#)
- [The Environment Agency's Flood risk assessment for planning applications](#)
- [The Middle Level Commissioners' Planning Advice and Consent Documents](#)
- [Cambridgeshire County Council's Flood and Water Supplementary Planning Document \(July 2016\)](#). This document was approved by Cambridgeshire County Council as the policy of the Lead Local Flood Authority on 14 July 2016.
- [Cambridgeshire County Council's Surface Water Guidance \(April 2024\)](#)
- [Cambridgeshire County Council's Surface water management plans](#)
- [Cambridgeshire County Council's Watercourse Management guidance](#)
- [Sustainable drainage systems: non-statutory technical standards \(March 2015\)](#)
- [Cambridge City Council's and South Cambridgeshire District Council's Phase One Water Cycle Strategy \(2008\)](#)
- [Cambridge City Council's and South Cambridgeshire District Council's Phase Two Water Cycle Strategy \(2011\)](#)
- [Cambridge and South Cambridgeshire Level 1 Strategic Flood Risk Assessment \(September 2010\)](#)
- [East Cambridgeshire District Council Level 1 and Level 2 Strategic Flood Risk Assessment \(October 2017\)](#)
- [Fenland District Council Strategic Flood Risk Assessment \(July 2011\)](#)
- [Huntingdonshire District Council Level 1 and 2 Strategic Flood Risk Assessment \(June 2017\)](#)
- [Cambridge City Council's Sustainable Drainage Design and Adoption Guide](#)
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)

7A. Surface water drainage strategy and foul drainage strategy

Policy drivers

- National Planning Policy Framework (December 2024), particularly Section 14 Meeting the challenge of climate change, flooding and coastal change.

- Written Ministerial Statement (18 December 2014 Secretary of State, Communities and Local Government).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 22 Flood and Water Management
- Cambridge City Local Plan (October 2018) policies 28: Carbon reduction, community energy networks, sustainable design and construction, and water use, 31: Integrated water management and the water cycle, 32: Flood Risk and 59 (e.): Designing landscape and the public realm.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 2: Design and ENV 8: Floodrisk.
- Fenland Local Plan (May 2014) policy LP14: Responding to Climate Change and Managing the Risk of Flooding in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 5: Flood Risk, LP 6: Waste Water Management and LP 15 Surface Water.
- South Cambridgeshire Local Plan (September 2018) CC/1: Mitigation and Adaption to Climate Change, CC/7: Water Quality, CC/8: Sustainable Drainage Systems and HQ/1(1.m.): Design Principles.

Types of applications that require surface water drainage strategy information

- Major development as set out in Article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015.
- The provision of a building or buildings where the floorspace to be created by the development is 1,000 square metres or more, or
- Development carried out on a site having an area of 1 hectare or more in all flood zones.
- Waste planning applications.

Information required

The scope of surface water drainage and foul drainage strategies is dependent on the nature, scale and location of the development and should include considering any relevant significant impacts on local infrastructure. The incorporation of Sustainable Drainage Systems (SuDS) should be achieved, whenever feasible, to address the risk of surface water and sewer flooding and provide wider environmental benefits, including biodiversity net gain and water quality. The County Council's Flood and Water Team's advice should be followed in developing SuDS. Visit our website for more [Flood and Water information](#).

Foul drainage strategy

A foul drainage strategy that is proportionate to the proposed development should be submitted when assessing the design implications of any new development, including when the development is being designed to connect to a public sewer as a means of disposing of treated effluent.

The foul drainage strategy should include, but not be limited to: -

- the location of connection points
- means of conveyance (gravity/pumped),
- discharge rates
- details of any pre-application discussions undertaken with the relevant provider.

Dry Weather Flows

An appropriate assessment of dry weather flows is needed to avoid the risk of increased

flooding elsewhere, when relevant, because of additional flows into the receiving watercourse, unless in instances when development is being proposed to connect to the public foul sewer, it can be demonstrated that this is unnecessary for example if it is adequately controlled through a separate permitting regime e.g. Water Recycling Centre development.

Note: -Applicants can seek confirmation from Anglian Water as to whether there is capacity available within the public sewerage network and at the receiving Water Recycling Centre to serve the development as part of their pre-application service.

Where to look for further assistance

See item 7 above.

8. Heritage Statement

Policy Drivers

- National Planning Policy Framework (December 2024), particularly Section 16 Conserving and enhancing the historic environment.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 21: The Historic Environment
- Cambridge City Local Plan (October 2018) policies 55: Responding to context, 58(a.): Altering and extending existing buildings, 60: Tall buildings and the skyline in Cambridge, 61: Conservation and enhancement of Cambridge's historic environment; 62: Local heritage assets.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 11: Conservation Areas; ENV 12: Listed Buildings; ENV 13: Local Register of Buildings and Structures; ENV 14: Sites of archaeological interest; ENV 15: Historic parks and gardens; ENV 16: Enabling development associated with heritage assets.
- Fenland District Local Plan (2014) policies LP16: Delivering and Protecting High Quality Environments across the District; LP18: The Historic Environment.
- Huntingdonshire Local Plan to 2036 (2019) Policies LP 11: Design Context, LP 12: Design Implementation and LP 34: Heritage Assets and their Settings.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.b.): Design Principles and NH/14: Heritage Assets.

Types of applications that require this information

- Where the ground will be disturbed within an area of archaeological potential or for major development proposals where archaeological remains may survive.
- Which affect a scheduled monument or battlefield or its setting.
- Which affect a listed building or its setting.
- Within or which will affect a conservation area.
- Which will affect a registered park or garden or its setting.

Information required

- A written Statement of Heritage Significance is required as part of or to accompany all planning applications which may affect Heritage Assets, including archaeology. This should include consideration of listed buildings and structures, historic parks and gardens, historic battlefields, scheduled monuments, including potential impacts upon their settings, and archaeology.
- All Heritage Statements should assess the significance of all potential impacts of the

proposed development upon all heritage assets that might be affected and their settings. If appropriate, it should include measures to avoid, mitigate and/or compensate. A specialist assessment of existing and proposed information may need to be commissioned and submitted as part of the application. The need for and cost of this work, including any archaeological investigation work that may need to be carried out prior to submission or before development begins, should be taken into consideration at an early stage. This could have implications for project timescales and viability.

- For all applications within or adjacent to a historic conservation area, an assessment of the impact of the development upon the character and appearance of the area.
- For major development, significant infrastructure works, and for all applications involving ground disturbance within an area of potential archaeological significance, an assessment of existing archaeological information, and a programme of fieldwork may be required. When appropriate, early consultation with the specialist national and local advisors is recommended to scope the extent of the work required.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Planning Practice Guidance Historic Environment](#)
- [Cambridgeshire Historic Environment Record \(CHER\)](#)
- [Historic England's Charter for Historic England Advisory Services \(27 July 2017\)](#)
Attention is drawn to in particular to sections 11 and 12.
- [Historic England's Statements of Heritage Significance Advice Note 12 \(21 October 2019\)](#)
- [Cambridge City Council's Design and Conservation Documents](#)
- [Greater Cambridge Shared Planning information about Conservation Areas](#)
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)
- [East Cambridgeshire District Council Built Heritage](#)
- [Fenland District Council's Heritage Statements](#)
- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)
- [Huntingdonshire District Council's information on Conservation Areas](#)
- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [South Cambridgeshire District Council's Listed Buildings Supplementary Planning Document \(July 2009\)](#)
- [South Cambridgeshire District Council's Heritage Information to be submitted with Planning, and Listed Building Consent Applications](#)
- [Cambridgeshire County Council Archaeological advice for planning developments](#)

9. Landscape impact assessment

Policy Driver

- National Planning Policy Framework (December 2024)
- Planning Practice Guidance
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 16 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 8: Setting of the city, 55:

Responding to context, 56(a.): Creating successful places, 57(a.): Designing new buildings; and 60: Tall buildings and the skyline in Cambridge.

- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 1: Landscape and settlement character; and ENV 2: Design
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 3: Green Infrastructure, LP 10: The Countryside, LP 11: Design Context and LP 12: Design Implementation.
- South Cambridgeshire Local Plan (September 2018) policies CC/1: Mitigation and Adaption to Climate Change, HQ/1(1.a. & d.): Design Principles and NH/2: Protecting and Enhancing the Landscape Character.

Types of applications that require this information

For large buildings and other tall structures e.g. anaerobic digestion tanks and emission stacks on sites in open locations outside the settlement development boundary, as defined in the relevant City/District council local plan or development plan document.

Information required

- A proportionate methodological appraisal of the landscape and visual impacts of the proposed development carried out by someone who is appropriately trained and experienced.
- For Environmental Impact Assessment development requiring a landscape visual impact assessment, this should include consideration of significant effects. Otherwise, a Landscape Visual Assessment may be appropriate.

Where to look for further assistance

More information can be found in the following documents and on the relevant websites:

- [Planning Practice Guidance - Natural Environment](#)
- [Cambridgeshire Landscape Document 1991](#)
- [Cambridgeshire Green Infrastructure Strategy 2011 \(June 2011\)](#)
- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)
- [Huntingdonshire Tree Strategy 2020-2030 \(November 2020\)](#) [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [East of England Landscape Typology](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document \(March 2010\)](#)
- [Greater Cambridge Biodiversity Supplementary Planning Document \(February 2022\)](#)
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)
- [The Landscape Institutes Guide to Reviewing Landscape Visual Impact Assessments \(LVIAs\) and Landscape and Visual Appraisals \(LVAs\) \(January 2020\)](#)

10. Landscape proposals

Policy Driver

- National Planning Policy Framework (December 2024)
- Planning Practice Guidance
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy17: Design
- Cambridge City Local Plan (October 2018) policies 8: Setting of the city, 55: Responding to context, 56(i.): Creating successful places, 57: Designing New Buildings (a.), 59: Designing landscape and the public realm; and 71: Trees.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policies ENV 1: Landscape and settlement character; and ENV 2: Design.
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies LP 3: Green Infrastructure, LP 11: Design Context, LP 12: Design Implementation, LP 30: Biodiversity and Geodiversity and LP 31: Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.a. & m.): Design Principles and NH/4: Biodiversity.
- Neighbourhood Plan Policy

Types of applications that require this information

- Where trees or hedgerow will be removed because of the development compensatory planting will be required.
- For development that will have a visual impact that could be mitigated by landscape planting.

Information required

- Appropriate hard and soft landscape details, including details of existing and proposed levels, paving treatments, and materials.
- Details of the method of planting and long-term maintenance and management should also be addressed (see item 11 below). If appropriate, reference should be made to detailed landscape proposals arising from the design concept in the Design and Access Statement.
- Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development (see item 6 above).
- Plans and drawings at an appropriate scale should be accompanied by schedules of details as appropriate to include details of planting species, densities and size and form of specimens at planting and an implementation programme.

Where to look for further assistance

- [Planning Practice Guidance - Natural Environment](#)
- [Cambridgeshire Landscape Document 1991](#)
- [Cambridgeshire Green Infrastructure Strategy 2011](#)
- [East Cambridgeshire District Council Design Guide SPD \(2012\)](#)
- [Delivering and Protecting High Quality Environments in Fenland SPD \(July 2014\)](#)
- [Huntingdonshire Tree Strategy 2020-2030 \(November 2020\)](#)

- [The Huntingdonshire Landscape & Townscape Assessment Supplementary Planning Document \(March 2022\)](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document \(March 2010\)](#)
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#) (includes site and village design guides)
- [Greater Cambridge Biodiversity Supplementary Planning Document \(February 2022\)](#)
- [Neighbourhood Plans | East Cambridgeshire District Council](#)
- [Neighbourhood Planning - Fenland District Council](#)
- [Neighbourhood Planning - Huntingdonshire.gov.uk](#)
- [Neighbourhood plans - Cambridge City Council](#)
- [Neighbourhood Plans - South Cambs District Council](#)

11. Landscape and biodiversity enhancement management scheme

Policy Drivers

- National Planning Policy Framework (December 2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design, Policy 19 Restoration and Aftercare, and Policy 20 Biodiversity and Geodiversity.
- Cambridge City Local Plan (October 2018) policies 56(i): Creating successful places, 59: Designing landscape and the public realm, and 70: Protection of priority species and habitats.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies LP 3: Green Infrastructure, LP 11: Design Context, LP 12: Design Implementation, LP 30: Biodiversity and Geodiversity and LP: 31 Trees, Woodland, Hedges and Hedgerows.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. m.): Design Principles, and NH/4: Biodiversity.
- Neighbourhood Plan Policy

Types of applications that require this information

- Where soft landscape or biodiversity enhancement measures are proposed (see items 4 and 10 above).
- Applications for new landfill sites or their extension will require aftercare of the restored land.

Information required

- A programme of landscape management and biodiversity enhancement works for existing and proposed habitats and soft landscape features for a period of at least 5 years from the completion of development.
- For schools this should be in a format that the person responsible for grounds maintenance can understand.
- Information to set out the proposed restoration, after-use and aftercare arrangements for all waste management proposals which are likely to be temporary in nature (and secured if necessary, by a legal agreement). The County Council will seek to ensure that the restoration of waste sites is done progressively to ensure that restoration can be achieved at the earliest opportunity. Agreement of the after use of restored temporary waste management sites will be undertaken on a case by case basis, as should the aftercare arrangements (with such aftercare potentially extending to 10 years or more).

Where to look for further assistance

- [Planning Practice Guidance](#)

See items 4, 6 and 10 above.

12. Transport Assessment or Statement

Policy Drivers

- National Planning Policy Framework (December 2024), particularly Section 9 Promoting sustainable transport.
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) policies 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development and Policy 82 Parking Management.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy COM 7: Transport impact.
- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 12: Design Implementation, LP 16: Sustainable Travel and LP 17: Parking Provision and Vehicle Movement.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. f., h. & i.): Design Principles, SC/12 Air Quality, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.
- Neighbourhood Plan Policy

Types of applications that require this information

- Transport Assessment – where the proposed development has significant transport implications including new schools.
- Transport Statement – schemes where the proposed development has some transport implications.

Scope of the transport information:

Applicants should agree the scope of the transport information that is necessary with Cambridgeshire County Council's transport officers at the pre-application stage. There will be some cases, dependent on the location and nature of the development, where information less than a professionally produced transport statement will suffice.

However, it is essential that the applicant provides accurate information at both the pre-application stage and in the documents that are submitted in support of an application.

Information required

All applications which, if permitted, would lead to an increase in traffic, or a change in the type of traffic using the access should be accompanied by the following information:

- A layout plan of the existing access onto the public highway.
- A layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access.
- The existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business uses the same access onto the public highway the total number of vehicle movements must be provided.

- The proposed daily traffic movements (and type of vehicle/s) to the site.
- For sites that will generate Heavy Commercial Vehicle movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- For sites that will generate heavy commercial vehicle movements, details of the route which they will follow to access the strategic routes shown on the Cambridgeshire Advisory Freight Map.

Transport Assessment

A Transport Assessment should be appropriate to the scale of the development and the extent of the transport implications of the proposal. It should consider any relevant significant impacts on local transport infrastructure. It should also consider accessibility to the site by all modes of transport and the modal split of journeys made to and from the site by different forms of transport and on foot when applicable.

Transport Statement

A Transport Statement should outline the transport aspects of the application and any proposed measures to maximise access by public transport, walking and cycling; to reduce the need for parking associated with the proposal; and to mitigate transport impacts.

Within South Cambridgeshire District Council

South Cambridgeshire District Council also requires that where a Transport Assessment / Statement or Travel Plan is required, a Low Emissions Strategy statement should be integrated (See policies SC/12 and TI/2). This should include justification for the level and type of parking proposed; and consideration of the provision of electric charging points for applications that include proposed provision (policy TI/3).

Within Cambridge City Council

Cambridge City Local Plan (October 2018) policy 82: Parking Management. Requires consideration of electric vehicle charging points or the infrastructure to ensure their future provision should be provided within a development where reasonable and proportionate, and where it is viable to do so especially in relation to major new development.

Where to look for further assistance

- [Travel Plans, Transport Assessments and Statements - GOV.UK](#)
- [Cambridgeshire County Council Transport Assessment Guidelines](#)
- [Cambridgeshire Advisory Freight Map](#)
- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)
- [Neighbourhood Plans | East Cambridgeshire District Council](#)
- [Neighbourhood Planning - Fenland District Council](#)
- [Neighbourhood Planning - Huntingdonshire.gov.uk](#)
- [Neighbourhood plans - Cambridge City Council](#)
- [Neighbourhood Plans - South Cambs District Council](#)

13. Parking and access arrangements

Policy Drivers

- National Planning Policy Framework (December 2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design.

- Cambridge City Local Plan (October 2018) policies 57(b.): Designing New Buildings, 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development, and 82: Parking Management.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy COM 8: Parking provision.
- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. h. & i): Design Principles, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.
- Movement Huntingdonshire Local Plan to 2036 (May 2019) policies LP 12: Design Implementation, LP 16: Sustainable Travel and LP 17: Parking Provision and Vehicle.

Types of applications that require this information

- Applications involving a new access (vehicular or pedestrian) to/from the public highway or changes to an existing access.
- Applications that require temporary access during the period of construction.
- Applications proposing changes to parking arrangements.
- Applications that will affect the requirement for car and cycle parking by introducing more users or floor space to a site such as a new classroom.
- Applications, which if permitted, would lead to an increase in traffic, including an increase in capacity/floorspace which could potentially lead to an increase in traffic.
- A change in the type of traffic using the access should be accompanied by a layout plan of the existing access.

Information required

- A layout plan of the existing access onto the public highway.
- A Layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access.
- The existing daily traffic movements (and type of vehicle/s) to the site. Where more than one business uses the same access onto the public highway the total number of vehicle movements must be provided.
- The proposed daily traffic movements (and type of vehicle/s) to the site.
- For sites that will generate HCV movements, swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- Details of existing and proposed parking provision on site layout plans, ideally at 1:500 scale making clear where there is specific provision for disabled persons and non-car modes such as cycles, minibuses, and commercial vehicles (see Standard Application Form).
- Within Huntingdonshire District Council's area all development which includes proposals for car parking and cycle provision requires a clear justification of the space for vehicle movements and the level of vehicle and cycle parking proposed including consideration of facilities for charging plug-in and other low and ultra-low emission vehicles.
- Additionally, within Huntingdonshire District Councils area proposals for new non-residential buildings over 2,500 square metres of net internal floorspace need to consider the provision of dedicated changing and showering facilities for cyclists.

Where to look for further assistance

- [Transport Initiatives LLP and Cambridge city Council's Cycle Parking Guide for New Residential Development \(February 2010\)](#)
- [Traffic Advisory Leaflet 5/95: Parking for Disabled People \(1995\)](#)
- [Cambridge Cycle Campaign's Cambridge Cycle Parking Guide](#)
- [Huntingdonshire Design Guide supplementary Planning Document \(2017\)](#)

- [Greater Cambridge Shared Planning Supplementary Planning Documents and Guidance](#)

13A. Construction environmental management and traffic management plans

Policy Drivers

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 18 Amenity Considerations and Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) policies 35: Protection of human health and quality of life from noise and vibration, and 81: Mitigating the transport impact of development.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy CC/6: Construction Methods.
- Huntingdonshire Local Plan to 2036 (May 2019) Policy LP 14: Amenity.

Types of applications that require this information

- Applications, which if permitted, would give rise to HCV construction traffic in locations that may adversely affect highway safety or amenity of the occupiers of nearby properties will require a Traffic Management Plan.
- For proposals, the construction of which would be likely to have impacts for occupiers of nearby properties will require a Construction Environmental Management Plan.

Information required

For construction effects on the environment and surrounding communities:

- A Construction Environmental Management Plan (CEMP) setting out the details of the proposed construction methods, for example construction working hours; details of contractors cabins including their location; plant compounds; control of temporary access during construction (if applicable) and dust mitigation measures etc. to consider impacts arising from on-site impacts.
- In a Traffic Management Plan, information identifying and mitigating construction traffic impact visiting the site upon sensitive receptors e.g., local schools opening / closing times and peak traffic conditions.
- Proposals to reduce the number of vehicles visiting the site during the period of construction.

In addition, for Heavy Commercial Vehicle construction traffic:

- A layout plan of the existing access onto the public highway.
- A layout plan to show access width, junction radii (if appropriate) and visibility splays at existing and/or proposed access, including any temporary access proposals for use during the period of construction.
- The proposed daily construction traffic movements (and type of vehicle/s) to the site.
- Swept path diagrams (for the largest vehicle to be generated) in support of the geometry of the access proposed.
- Details of proposed parking for contractors' and delivery vehicles on site layout plans.
- Hours of deliveries of construction materials and or dispatch of waste etc.
- Vehicle routes.
- Arrangements to divert or protect the use of existing footpaths and cycle ways during construction, and

- Management and enforcement.

Where to look for further assistance

- [Planning Practice Guidance](#)

See items 4, 6, 10, 12, 13, 15 and 16.

14. Travel Plan

Policy Drivers

- National Planning Policy Framework (December 2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 23 Traffic, Highways and Rights of Way.
- Cambridge City Local Plan (October 2018) 57 (b. and d.): Designing New Buildings, 80: Supporting sustainable access to development, 81: Mitigating the transport impact of development, and 82: Parking Management.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy COM 7: Transport impact
- Fenland Local Plan (May 2014) policy LP15: Facilitating the Creation of a More Sustainable Transport Network in Fenland
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. g., h. & i.): Design Principles, TI/2: Planning for Sustainable Travel, and TI/3: Parking Provision.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 16: Sustainable Travel and LP 17: Parking Provision and Vehicle Movement.

Types of applications that require this information

- All developments including waste developments that are likely to generate a significant increase in vehicle movements (other than for sites which can demonstrate very limited staffing levels and visitor numbers). This includes school development involving a net increase of one or more classrooms, temporary or permanent (30 pupils) or the addition of a facility such as a pre-school. For smaller school applications, for example where there is a one or two classroom increase, the need for a Travel Plan can be dealt with by way of a suitably worded prior to occupation condition.
- Where the school has a Travel Plan, the application should be accompanied by an updated version that considers the school population when developed. Where existing data is not available, for example in relation to modes of transport for new school proposals where there are no children attending the school, outline travel plans may be accepted. These should be linked to a transport assessment or statement.

Information required

- The Travel Plan should outline how transport implications are going to be managed, by whom, and over what timescale to ensure the minimum environmental, social, and economic impacts.
- It should also state how the plan would be promoted, implemented, monitored, and maintained.
- Consideration should be given to how the transport impacts of the development can be minimised by encouraging maximum use of sustainable transport to and from the development.
- For example, a school travel plan should promote safe cycle and walking routes, restrict parking and car access at and around the school, and include on-site changing and cycle storage facilities to promote maximum use of public transport. It should also refer to using the County Council Modeshift Stars and a commitment to its continued use.

Where to look for further assistance

- [Planning Practice Guidance Travel Plans, Transport Assessments and Statements Section](#)
- [Travel for Cambridgeshire's Travel Plan Support Information](#)
- [The Modeshift Stars Organisation - relevant for School Travel Plans](#)

15. Noise and/or Vibration impact assessment

Policy Drivers

- National Planning Policy Framework (December 2024)
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design and Policy 18 Amenity Considerations
- Cambridge City Local Plan (October 2018) policy 35: Protection of human health and quality of life from noise and vibrations.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, and SC/10: Noise Pollution.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies LP 14: Amenity and LP 29: Health Impact Assessment.

Types of applications that require this information

Development proposals which: -

- would give rise to noise and/or vibration both on and off site which could disturb occupants of nearby buildings (e.g. outdoor sports pitches, waste development); and
- are noise-sensitive themselves and which are close to existing sources of noise and/or vibration.

A noise impact assessment is likely to be required for the following: -

- Potentially noise generating developments (e.g. waste development, outdoor sports pitches) in the vicinity of existing noise sensitive uses such as residential, offices, schools, and hospitals.
- Noise sensitive development / uses in the vicinity of existing noise generating uses e.g., classified roads, railways, or in areas with an existing noisy environment such as the City Centre.
- Mixed use applications comprising both noise generating and noise sensitive uses; and
- Commercial applications including ventilation, extractor, or cooling units / plant / equipment in the vicinity of noise sensitive uses.

Information required

A noise/vibration impact assessment undertaken by person competent in acoustics and noise/vibration impact assessments. The noise/vibration assessment should include appropriate mitigation measures.

Where to look for further assistance

- [Planning Practice Guidance Noise Section.](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\)](#) - Chapter 10

Environmental Health & Appendix 6 Noise.

- [The Noise Policy Statement for England \(March 2010\)](#).

16. Lighting assessment

Policy Drivers

- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 17 Design and Policy 18 Amenity Considerations
- Cambridge City Local Plan (October 2018) policy 34: Light Pollution Control.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, and SC/9: Lighting Proposals.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 12: design Implementation, LP 14: Amenity and LP 30: Biodiversity and Geodiversity.

Types of applications that require this information

- Where external lighting would be provided or made necessary by development in the vicinity of residential property, a listed building, conservation area, or in the open countryside. Where lighting could affect local wildlife.
- Regulation 3 applications for floodlit sports pitches will need a comprehensive lighting assessment.
- External security lights on buildings or in car parks should be described in the application documents.

Information required

- A layout plan with beam orientation and light spill.
- Hours of use.
- Schedule of the equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles); and
- An isolux contour map to show light spill levels down to 1 lux - A lighting assessment may be required including the distribution of horizontal and vertical illuminance and showing neighbouring buildings.

Where to look for further assistance

- [Planning Practice Guidance Light Pollution Section](#).
- [Huntingdonshire Design Guide Supplementary Planning Document \(2017\)](#)
- [Guidance Note 1 for the reduction of obtrusive light 2020 - Institution of Lighting Professionals \(theilp.org.uk\)](#).
- [Artificial light in the environment - GOV.UK \(www.gov.uk\)](#).
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\)](#) - Chapter 10 - Environmental Health & Appendix 7 Light Pollution.
- [Sport England Artificial Sports Lighting Design Guide \(November 2012\)](#)

17. Air quality assessment

Policy Drivers

- National Planning Policy Framework (December 2024).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change and Policy 18: Amenity Considerations
- Cambridge City Local Plan (October 2018) policies 36: Air quality, odour and dust.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents, and LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1. n.): Design Principles, SC/12: Air Quality, and SC/14: Odour and Other Fugitive Emissions to Air.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies LP 14: Amenity, LP 29: Health Impact Assessment and LP 36: Air quality.

Types of applications that require this information

Where the development: -

- Is proposed within or adjacent to an Air Quality Management Area (AQMA).
- Could itself result in the designation of an AQMA and/or result in a significant worsening of existing air quality within an area.
- Would conflict with or render unworkable elements of a local authority's air quality action plan, or
- Is a waste proposal where there will be emissions to air, including dust, odour and bioaerosols.

Within Huntingdonshire District Council's area Air Quality Assessments are also required for the following proposals: -

- For developments where the floor space to be built is 10,000 square metres or more or where the site area is 2 Hectares or more).
- Or any part of the site is located within 50m of an Air Quality Management Area (AQMA) or a clean air zone (CAZ), or
- A significant proportion of the traffic generated would go through an AQMA or a CAZ.

Or

- Any part of the site is located within 100 metres of a monitoring site where the annual mean level of nitrogen dioxide exceeds $35\mu\text{g}/\text{m}^3$.
- Additionally, A low emissions strategy will be required within Huntingdonshire District Council's Area when an air quality management assessment shows that the proposal would have a significant effect upon air quality; have an adverse effect upon air quality factors; cause a significant increase in the number of people that would be exposed to poor air quality or would lead to a designated nature conservation or protected species that is sensitive to air quality being adversely affected.

Information required

- Such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area.
- Where dust is likely to be an issue a Dust Management Scheme will normally be required which sets out the possible dust sources, sensitive receptors, mitigation measures and monitoring arrangements.
- Where odour is likely to be an issue an Odour Management Scheme will normally be required which sets out the possible odour sources, sensitive receptors, mitigation measures and monitoring arrangements.

- Such schemes should normally be discussed with other relevant regulatory bodies, including the Environment Agency and the City/District Council Environmental Health Officer.
- A bioaerosols risk assessment is required for open air composting facilities within 250m of a residential property.

Where to look for further assistance

- [Practice Guidance Air Quality Section](#).
- [Cambridge City Council's Air Quality in Cambridge- Developers Guide \(September 2008\)](#)
- [Cambridge City Council's Air Quality Action Plan 2018 - 2023 \(January 2018\)](#).
- <https://www.cambridge.gov.uk/air-quality-action-plan> South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development (March 2010) Chapter 10 - Environmental Health & Appendix 4 Air Quality Supplementary Design Guide.
- [The Department for Environment Fisheries and Food Low Emissions Strategies: using the planning system to reduce transport emissions](#).
- [The Environmental Protection UK and the Institute of Air Quality Management Land-Use Planning and Development Control: Planning for Air Quality \(January 2017\)](#) For example, Table 6.2 of this document gives indicative criteria for the numbers of vehicle movements that would warrant an Air Quality Assessment.

18. Contaminated land assessment

Policy Drivers

- National Planning Policy Framework (December 2024).
- Cambridge City Local Plan (October 2018) policy 33: Contaminated land.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 14: Amenity and LP 37: Ground contamination and Groundwater Pollution.
- South Cambridgeshire Local Plan (September 2018) policy SC/11 Contaminated Land.

Types of applications that require this information

- Where contamination is known or suspected.
- Where the development site is in the vicinity of contaminated land.
- When the proposed use would be particularly vulnerable or sensitive e.g. residential care homes, schools.

Information required

- Sufficient information to determine the existence or otherwise of contamination; its nature; the risks it may pose; and whether these can be satisfactorily reduced to an acceptable level without undue environmental impact during and following development.
- Where contamination is known or suspected, or the proposed use would be particularly vulnerable, the applicant should provide information necessary to determine whether the proposed development can proceed or not.
- All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (as amended) Code of Practice for the Investigation of Potentially Contaminated Sites).
- A preliminary risk assessment that identifies the sources, pathways and receptors will be required to enable validation of an application. A phased or tiered approach is

recommended in the government's Land Contamination Risk Management Advice. Link to the Environment Agency Land Contamination Risk Management Advice

- This initial information is essential to determine whether further, more detailed investigation, will be required.
- The minimum requirement is a land contamination assessment that reports the findings of a desk study and site reconnaissance (walk over).
- Where contamination is found developers will need to demonstrate in the land contamination assessment that any unacceptable risk will be successfully addressed through remediation without undue environmental impact during and following development.

Where to look for further assistance

- [Planning Practice Guidance Land affected by Contamination Section.](#)
- [Cambridge City Council's Contaminated Land in Cambridge - Developers Guide \(April 2009\).](#)
- [East Cambridgeshire District Council's Guidance on submitting planning applications on land that may be contaminated \(January 2015\)](#)
- [South Cambridgeshire District Council's Design Guide Supplementary Planning Document: High Quality and Sustainable Development \(March 2010\): Chapter 10 - Environmental Health & Appendix 5: Development of Potentially Contaminated Sites.](#)
- [Environment Agency's Land contamination: technical guidance.](#)

19. Waste Audit and Management Strategy

Policy Drivers

- National Planning Policy Framework (December 2024).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change.
- Cambridge City Local Plan (October 2018) policy 28: Carbon reduction, community energy networks, sustainable design and construction, and water use.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 2: Design.
- Fenland Local Plan (May 2014) policy LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy CC/6: Construction Methods.

Types of applications that require this information

Development proposals: -

- That involve demolition of a building or part of a larger building.
- Where the development site is previously used (brownfield) land that may be contaminated.
- That involve significant earthmoving (including greenfield sites).

Information required

See separate document 'Guidance on Waste Audit and Management Strategies for submission in support of a planning application or to fulfil a requirement of a planning condition' Cambridgeshire County Council June 2013 on the [submitting a planning application page](#) of the County Council's website.

Where to look for further assistance

- [Planning Practice Guidance on Waste](#) - Should significant developments include a waste

audit? Paragraph: 049 Reference ID: 28-049-20141016

- [The RECAP Waste Management Design Guide Supplementary Planning Document \(February 2012\)](#)

20. Open Space / Playing Field Assessment

Policy Driver

- National Planning Policy Framework (December 2024), particularly Section 8 Promoting healthy and safe communities.
- Cambridge City Local Plan (October 2018) policies 67: Protection of open space, and 73: Community, sports, and leisure facilities.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy COM 3: Retaining community facilities.
- Fenland Local Plan (May 2014) policies LP6: Employment, Tourism, Community Facilities and Retail.
- Huntingdonshire Local Plan to 2036 (May 2019) policies LP 14: Amenity, LP 29: Health Impact Assessment and LP 32: Protection of Open Space.
- South Cambridgeshire Local Plan (September 2018) policies HQ/1(1.j.): Design Principles, NH/11: Protected Village Amenity Areas, and NH/12: Local Green Space.

Types of applications that require this information

Development within designated open spaces/playing fields/allotments.

Information required

- Plans showing any areas of existing or proposed open space within or adjoining the application site and any access links, equipment, sports pitch size and layout, facilities, landscaping to be provided on open space areas.
- Any application involving the loss of, or provision of, playing fields should be supported by evidence from a district wide Playing Pitch Strategy or an independent needs assessment as referred to above.
- In order to ensure that compensatory measures provide net benefits to the community the proposal should include enhancement of any remaining open space in cases of partial loss, and the enhancement of other existing spaces or new provision that would serve the same community as that being lost.
- New provision for the loss of sports or recreational open space should be in a form that best meets an identified existing need.

Where to look for further assistance

- [Planning Practice Guidance Open space, sports and recreation facilities, public rights of way and local green space section.](#)
- [Sport England Playing Fields Policy and Guidance \(March 2018\)](#)
- [Cambridge City Council's Open Space Recreation Strategy \(October 2011\)](#)
- [Cambridge City Council Open Space Standards \(March 2010\) South Cambridgeshire District Council's Open Space in New Developments Supplementary Planning Document \(January 2009\).](#)

21. Information in support of applications for the storage, treatment, or disposal of waste

Policy Driver

- The Landfill Directive.
- Landfill England and Wales Regulations 2002 (as amended).
- National Planning Policy Framework (December 2024) particularly Section 8 Promoting healthy and safe communities.
- National Planning Policy for Waste (October 2014).
- Cambridgeshire and Peterborough Minerals and Waste Local Plan (July 2021) Policy 1 Sustainable Development and Climate Change, Policy 3 Meeting Waste Management Needs and Policy 4 Providing for Waste Management.
- Cambridge City Local Plan (October 2018) policy 36: Air quality, odour and dust.
- East Cambridgeshire Local Plan (April 2015, as amended 2023) policy ENV 9: Pollution.
- Fenland Local Plan (May 2014) policies LP2: Facilitating Health and Wellbeing of Fenland Residents; LP16: Delivering and Protecting High Quality Environments across the District.
- South Cambridgeshire Local Plan (September 2018) policy HQ/1 (1. n.): Design Principles, and SC/14: Odour and Other Fugitive Emissions to Air.
- Huntingdonshire Local Plan to 2036 (May 2019) Policies LP 29: Health Impact Assessment and LP 36: Air Quality.

Types of applications that require this information

- 1) New landfill sites or extensions to existing landfill sites (including land raising).
- 2) Proposals involving the storage, treatment or disposal of hazardous waste and proposals for the incineration (including advanced thermal technologies) or chemical treatment of non-hazardous waste.

Information required

- For both 1 and 2) Type and source of waste; plans and elevation drawings of buildings and other infrastructure; working hours; access arrangements including wheel cleaning; surface water drainage.
- For 1) A topographical survey of the existing site; scaled plans and cross sections explaining the proposed phases of working; pre-settlement and post-settlement contours; gas and leachate control systems; when relevant means of disposal of treated effluent and assessment of dry weather flows, duration of development; soil handling; restoration, after use and aftercare.
- For proposals for hazardous waste and incineration - a Health impact assessment (HIA) - HIA is a tool to appraise both positive (e.g. creation of new jobs) and negative (e.g. generation of pollution) impacts on the different affected subgroups of the population that might result from the development.

Where to look for further assistance

- It is strongly advised that the assistance of a suitably qualified agent with experience in waste planning is obtained and consideration given to their appointment as agent for the application.
- Waste disposal by landfill and most other waste management facilities will also need an Environmental Permit. For more information visit The Environment Agency's information about environmental permits. You are advised to contact the Environment Agency's at an early stage to ensure that your planning application is consistent with Environment Agency's permitting requirements.
- [Planning Practice Guidance Waste Section](#)

- [The Environmental Permitting \(England and Wales\) Regulations 2016.](#)
- [South Cambridgeshire District Council's Health Impact Assessment Supplementary Planning Document \(March 2011\).](#)
- [Public Health England - Gothenburg Consensus Paper: Health Impact Assessment - Main concepts and suggested approach, European Centre for Health Policy, WHO-Euro, Brussels \(December 1999\).](#)
- [European Commission, Health and Consumer Protection Directorate - General Paper Ensuring a high level of health protection \(17 December 2001\)](#)
- [Public Health England's Health Impact Assessment in spatial planning document \(October 2020\)](#)

22. Plans and Drawings (including cross-sections where required)

Policy Driver

- Article 7(1) (c) of The Town and Country Planning (Development Management Procedure (England) Order 2015.

Types of applications requiring this information

All to which this guidance applies unless otherwise stated below.

What information is required?

- All scale plans and drawings shall be to a recognisable scale and include a scale bar in addition to the national requirement of a North point.
- The red line of the application area should include the means of access to the public highway and all of the proposed development including ancillary parking provision (see paragraph 024 Reference ID: 14-024-20140306 of the Planning Practice Guidance).
- Existing and proposed Block plans of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries and neighbouring properties and clearly outlining the parking and maneuvering areas.
- Existing and proposed elevations (e.g., at a scale of 1:50 or 1:100).
- Existing and proposed floor plans (e.g., at a scale of 1:50 or 1:100).
- Drawings must be sufficient to identify the building within its context.
- Existing and proposed site sections and finished floor and site levels (e.g. at a scale of 1:50 or 1:100).
- Roof plans (e.g. at a scale of 1:50 or 1:100) - required only for complex roof structures. The roof plan should show the shape of the roof at an appropriate scale.
- Adequate cross-sections showing existing and proposed changes of level are necessary for proposals on sloping sites and all applications which include proposed changes in levels.
- It is the responsibility of the applicant/agent to provide accurate and updated plans and drawings within reasonable tolerances. The information should be sufficient to show the proposals in their context, including their relationships with relevant existing on-site and off-site reference points/features.

Where to look for further assistance

- [Planning Practice Guidance Making an application](#) - Validation requirements

NOTES

- Environmental Impact Assessment development is covered by separate regulations, which are mainly outside of the scope of these guidance notes.

- If during the lifetime of this list, policy documents, relevant legislation, and other documents are amended or superseded, the revised or replacement document shall be treated as a substitute for any superseded reference.

MA146 25a) Elm Way - trees

From: New Road resident
Date: 2 February 2025

Dear Sir/madam

I live at [redacted] new road [redacted]. Our fence border is surrounded by delightful trees which give an excellent break between our windows and those houses on Elm Way. We are wanting to get a tree surgeon in to cut the trees back to our border. We were also wanting to get the trees topped, so they can become bushier in the middle further enhancing the view between our neighbours and ourselves, also wanting to carry it out at this time of year to not disturb the birdlife that nests in these trees during spring and summer.

Can I have permission to top the trees only by a meter or so, currently estimate they are 15 m high (tastefully and under tree surgeons direction) .

There is also one small dead tree in the line of trees, can we remove this and I will replace with a sapling to allow the gap to be filled and before this tree falls down and either damages the fence or cars parked on its other side.

Happy to pay for this work to enhance our border and will probably be using someone such as Shire to do the work, but wanted permission before getting a quote.

Hope this is OK

Cheers

[redacted]

From: Parish Clerk
Date: 5 February 2025

Good morning [redacted]

Apologies for the delay in responding to you.

Could you please confirm if the trees you are talking about are on your property or on Elm Way?

If the trees are on your property and do not have a Tree Protection Order on them then you will be able to carry out the works - if they are on other land you will have to gain the permission from the landowner (which I believe is why you are asking us).

If you confirm these are the trees on Elm Way I will take your request to the planning committee on Monday 10th for consideration.

Look forward to hearing from you.

Abi

From: New Road Resident
Date: 5 February 2025

Abi,

The trees are on the other side of our fence line, I believed the ground is owned by the council as you cut the grass, etc on this verge of Elm Way.
There is no protection on these trees.

I look forward to hearing from you and the planning committee.

Cheers

[redacted]