



# EAST CAMBRIDGESHIRE DISTRICT COUNCIL

## Prior Notification – Proposed Demolition Validation Checklist

### NATIONAL REQUIREMENTS

#### Application form or written description of the proposed development

**When required**  
All applications

**What information is required?**  
Please complete all questions on the form

#### A statement that the applicant has displayed a site notice in accordance with A.2(b)(iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995

#### Fee

**When required**  
All planning applications that incur a fee

**What information is required?**  
The correct fee

**Where to look for further information**

Full details can be found on the council's website or in the Government Circular 04/2008

#### Please note for all Drawings and plans:

- A4 and A3 drawings are preferred, however larger drawings are acceptable
- If a drawing contains different elements of the proposal, they should be clearly grouped under headings.
- All drawings MUST include the following:
  - Scale of the drawing (eg 1:100, 1:200) (Metric)
  - Title to identify the development and subject of the drawing
  - Unique drawing number which also indicates any revision (eg. 123 Rev B)
  - All revisions should be described to identify any changes (eg 01/09 Rev A Layout changed)
  - Annotation against the drawing to indicate all key external dimensions
  - Scale bar
  - Date plan prepared or amended

### LOCAL REQUIREMENTS

#### Biodiversity (Including Ecological Site Assessment, Ecological Survey and Protected Species Survey)

**When required:**

- Major applications (10+ dwellings, >1000m<sup>2</sup> floorspace or 0.5Ha land)
- Development proposal affecting internationally, nationally or locally designated sites
- Development proposals involving the demolition or conversion of disused buildings

**Where to look for further information**

Biodiversity Checklist produced by Cambridgeshire County Council Checklist and guidance notes

The Council's website includes information in relation to certain species <https://www.eastcambs.gov.uk/planning/ecology-and-biodiversity> and further information can be found by checking Natural England's standing advice <https://www.gov.uk/government/organisations/natural-england>.

**Avoiding Conditions**

To avoid a condition being imposed requiring biodiversity scheme/improvements to be submitted and approved it is recommended that biodiversity enhancement details are included with your application