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# Report

**Subject** : Adoption of a Local Validation Checklist  
**Report to** : Planning & Economic Development Overview & Scrutiny Panel  
**Date** : Monday 14<sup>th</sup> April 2008  
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## 1. Report Summary:

To report the results of the consultation exercise on the Local Validation Checklists.

## 2. Background:

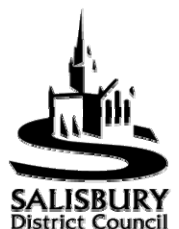
In April 2008 1APP - a standard application form for all local planning authorities will come into force. In December 2007 a national validation checklist was published to go with these forms. That is - what documents and information must be submitted to constitute a valid planning application, thus enabling the application to be registered. However, this will only make compulsory the submission of the basic requirements common to specific types of application. Other than the requirement for design and access statements, requirements that are site/location specific will remain discretionary.

The objective of the introduction of local checklists is to make applicants aware what information is needed and to speed up the determination of applications. At present lack of information with applications causes delays because further information has to be requested. Once the checklists are adopted applications would not generally be registered unless all relevant information was provided. An applicant would have the remedy of judicial review or, after 8 weeks, a planning appeal if the council refused to register. The fact that the checklist has been through a robust consultation process in accordance with the SCI and has been adopted as policy by the Council means that it would carry considerable weight in response to an appeal or other challenge.

The national list also included suggested topics for a Local validation checklist. These have been incorporated into a series of Local validation Checklists. These are all available on the council's website via the links on the Have Your Say section of the web front page. A copy of this is available at <http://www.salisbury.gov.uk/planning/development-control/validation-checklist-consultation/checklist-consultation-form.htm>



Awarded in:  
Housing Services  
Waste and Recycling Services



Three examples of the validation lists sent out for consultation-

1. Householder applications
2. Householder and listed building application
3. Full application.

Are also attached as appendices 1, 2 & 3 for information.

Cabinet authorisation for public consultation on a local validation checklist in accordance with the Statement of Community Involvement was granted on 5 December 2007.

The SCI requires:

- Consultation for a defined 6 week period
- Notification and issue of information to Statutory consultees
- Notification to other consultees who the council consider would have an interest in the subject matter
- Make information available at council offices, website and other appropriate locations (discretionary)
- Publicise the consultation by means of a public notice in a local newspaper
- Consideration of responses to the consultation by Cabinet or other appropriate committee.

### **3. Consultation undertaken:**

The consultation exercise was posted on the front page of the web with links in January with an invitation to comment on the lists.

In addition the top 20 agents (on the basis of numbers of applications submitted) all district councillors, parish councils, statutory consultees and adjoining local authorities were consulted electronically with an initial closing date of 5 March 2008.

A stakeholders focus group, which meets three times a year, comprising a group of the agents who submit applications most frequently (some of which do not have internet access) was held on 22 January specifically to discuss the validation issue and verbal responses have been recorded on the responses table.

In addition the topic was raised at the twice-yearly Parish Council Seminar on 25 January.

Other than the above two meetings the consultation was initially carried out entirely electronically and no responses from the general public in response to the 'have your say' on the web 'front page' were received.

However, the Cabinet authorisation included an advertisement in the press in accordance with Statement of Community Involvement. This omission has been rectified has now been posted with a link to the website so that the consultation period will expire on 10 April.

A table of the responses received so far and the proposed actions is attached as appendix 5.

### **4. Options for consideration:**

- (a) That the Local Validation Checklists are amended as detailed in the actions column of appendix 4 and adopted on 14 April 2008. This would allow time to analyse any further responses and enable the council to have Local Validation checklists adopted a week after 1APP comes into force. However, if relevant new matters are raised and the matter has to be referred back to Cabinet, it will delay the adoption of the Local Validation Checklists by a further 3 weeks.
- (b) Do nothing. There is no legal requirement to have local lists.

**5. Recommendation(s):**

1) That this report be noted.

**6. Background Papers:**

<http://www.salisbury.gov.uk/planning/development-control/validation-checklist-consultation.htm>

**7. Implications:**

**Financial** : All costs associated with the consultation can be met from existing budgets

**Legal** : it is open to the council to adopt local lists in accordance with guidance issued by the government under section 42 Planning and Compulsory Purchase Act 2004.

Consultees responses must be taken into account when the ultimate decisions are taken

**Human Rights** : compliance with the statutory guidance should ensure compliance with any human rights obligations

**Personnel** : none

**Community Safety:** none

**Environmental** : Will give clarity to what is being proposed in any planning application

**Council's Core Values:** Fairness and equality an open learning council, protecting the environment

**Equalities** : none

**ICT** : none

**Wards Affected** : all

**VALIDATION CHECKLIST - Householder application for planning permission for works or extension to a dwelling**

**NATIONAL REQUIREMENTS**

	Tick
Completed form plus (3 copies to be supplied unless the application is submitted electronically)	
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies plus original to be supplied unless the application is submitted electronically)	
A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies plus original to be supplied unless the application is submitted electronically) including:	
Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries	
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)	
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)	
The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Design and Access Statement, required if development is in a conservation Area or Area of Outstanding Natural Beauty	
The appropriate fee	
In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article	

**VALIDATION CHECKLIST - Householder application for planning permission for works or extension to a dwelling**

**LOCAL REQUIREMENTS**

Please tick right hand column if documents included

ADDITIONAL INFORMATION NEEDED	WHEN IT IS NEEDED	Tick
Flood Risk Assessment	Within Environment Agency Flood Zone 3	
Parking Provision to be shown on block plan	Front or side extension or where garaging is to be demolished or converted	

Tree survey – Arboricultural Statement	Where development is within the crown spread of any tree to be retained .	
Construction Method Statement (to demonstrate safeguards against pollution)	Where development is within 20m of any watercourse. Where development is within a Groundwater Source Protection Area.	
Sustainability Statement	This should address the issues raised in the Supplementary guidance to PPS1 – published 17 December 2007 and should be included in the Design and Access statement ( where one is required)	

**VALIDATION CHECKLIST - Householder application for planning permission for works or extension to a dwelling and Listed Building consent**

**NATIONAL REQUIREMENTS**

	<b>Tick</b>
Completed form plus (3 copies to be supplied unless the application is submitted electronically)	
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies plus original to be supplied unless the application is submitted electronically)	
A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies plus original to be supplied unless the application is submitted electronically) including:	
Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries	
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)	
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)	
The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Design and Access Statement	
The appropriate fee	
In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country	
Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article	

**VALIDATION CHECKLIST - Householder application for planning permission for works or extension to a dwelling and Listed Building consent**

**LOCAL REQUIREMENTS**

Please tick Right hand column if documents included

<b>ADDITIONAL INFORMATION NEEDED</b>	<b>WHEN IT IS NEEDED</b>	<b>Tick</b>
Flood Risk Assessment	Within Environment Agency Flood Zone 3	
Parking Provision to be shown on block plan	Front or side extension constructed on an existing parking area or where garaging is to be demolished or converted	
Tree survey – Arboricultural Statement	Where development is within the crown spread of any tree to be retained.	
Construction Method Statement (to demonstrate safeguards against pollution)	Where development (including demolition) is within 20m of any watercourse. Where development is within a Groundwater Source Protection Area.	
Protected species survey	Where a roofspace is to be altered. Where alterations are proposed to a bank of a watercourse	
Structural Survey	Where structural changes to a building are proposed	
Heritage Statement –an analysis of the character and historic interest of the listed building and impact of the proposed works. A schedule of works.	All – include in Design & Access Statement	
Drawings at a scale of not less than 1:20.	For details of any new doors, windows, shopfronts, panelling, fireplaces, mouldings and other new decorative details.	
Sustainability Statement	This should address the issues raised in the Supplementary guidance to PPS1 – published 17 December 2007 and should be included in the Design and Access statement	

**VALIDATION CHECKLIST - Application for Planning Permission****NATIONAL REQUIREMENTS**

	<b>Tick</b>
Completed form plus (3 copies to be supplied unless the application is submitted electronically)	
A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (3 copies plus original to be supplied unless the application is submitted electronically)	
A copy of other plans and drawings or information necessary to describe the subject of the application (3 copies plus original to be supplied unless the application is submitted electronically) including:	
Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site Boundaries	
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)	
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)	
The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995	
Design and Access Statement, (required except for changes of use with no Works)	
The appropriate fee	
In addition, where Ownership Certificates B, C or D have been completed, notice(s) as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article	

**LOCAL REQUIREMENTS**

**Please tick right hand column if documents included**

<b>ADDITIONAL INFORMATION NEEDED</b>	<b>WHEN IT IS NEEDED</b>	<b>Tick</b>
Flood Risk Assessment	Development within Environment Agency Flood Zones 2 &3 Any development on sites 1 ha or more.	
Parking Provision to be shown on block plan	All residential or commercial development (including changes of use) where on site parking is to be provided	
Tree survey – Arboricultural Statement	Where there are existing trees on site whether they are to be retained or not.	



	Where any development is within the crown spread of any tree to be retained (including trees on neighbouring land). Development within a Listed Park of Garden	
Construction Method Statement (to demonstrate safeguards against pollution)	Where development is within 20m of any watercourse. Where development is within a Groundwater Source Protection Area. Any development on contaminated land. Development involving demolition	
Affordable Housing Statement (for applications in Salisbury District Please refer to <a href="http://www.salisbury.gov.uk/ahspg.pdf">http://www.salisbury.gov.uk/ahspg.pdf</a> For Kennet District please refer to <a href="http://www.kennet.gov.uk/planning/forwardplanning/kennet-local-plan-2011">http://www.kennet.gov.uk/planning/forwardplanning/kennet-local-plan-2011</a> )	On sites exceeding 0.5 ha <b>Or</b> for 15 dwellings or more <b>Or</b> for rural local needs sites In Kennet- rural sites of 2 or more dwellings	
Air Quality Assessment	Development within an Air Quality Management Area EIA development	
Ecological Assessment/Biodiversity survey and report	Within or adjoining SSSI Within 20 m of River Avon system SAC Conversion of redundant buildings Development involving demolition EIA development Development of disused land 'Within or adjoining County wildlife sites Listed Park or Garden	
Economic statement	Commercial development (include in Design & Access Statement) Development involving loss of commercial premises to residential	
Environmental Statement	EIA development: - Town & Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 All development defined in Schedule 1 Development defined in Schedule 2 where there will be significant environmental effects	
Town Centre uses – evidence to accompany applications	A sequential test must be undertaken and a vitality and viability assessment provided for all edge of /out of town development involving town centre uses as defined in PPS6	
Foul sewage assessment	For all development involving use of non-mains drainage it must be clearly demonstrated that the 11 tests of circular 3/99 can be complied with.	
Archaeological Assessment	Where ground disturbance is proposed and: Adjacent any scheduled ancient monument Within world Heritage site New build development within Area of Archaeological significance	
Heritage Statement	Include within Design & Access statement if within world Heritage site or adjacent any Listed building or development within a designated conservation area.	

Land Contamination Assessment	Where contamination is known or suspected. Former Petrol filling station sites Former landfill sites All brownfield sites in proximity to a river or floodplain	
Landscaping Details	All new build commercial /community or residential development	
Lighting Assessment	All 'major' development Development proposing lighting in areas where there is no street lighting. Site adjacent to a railway	
Noise impact Assessment	For B2 uses For residential development within 10 m of an A class road or a railway or a B2 industrial use.	
Open Space Assessment	For development involving the loss of public or private open space	
Planning Statement	Compulsory for all 'major' development But beneficial for all development to explain its rationale	
Site waste management plan & waste audit For guidance follow: <a href="http://www.wiltshire.gov.uk/wlp-adopted-spg-march-05.pdf">http://www.wiltshire.gov.uk/wlp-adopted-spg-march-05.pdf</a>	For all development- in accordance with adopted supplementary guidance to Wiltshire & Swindon Waste Local Plan	
Statement of Community Involvement	For 'major' development in accordance with the SCI of the district concerned For all 'local needs' affordable housing	
Structural Survey	For all conversions involving structural works	
Sustainability Statement  Useful links <a href="http://www.salisbury.gov.uk/sustainable-developmentspg-form.pdf">http://www.salisbury.gov.uk/sustainable-developmentspg-form.pdf</a>	All development – this should address the issues raised in the Supplementary guidance to PPS1 – published 17 December 2007 and should be included in the Design and Access statement (where one is required)	
Travel plan	All major development Any application for additional accommodation at any school	
Telecommunication Development- Additional Information <ul style="list-style-type: none"> <li>• ICNIRP certificate</li> <li>• Evidence to demonstrate compliance with SDC precautionary policy</li> <li>• Supplementary Information Template (as set out in Annex F of the Code of Best Practice on Mobile Phone Network Development)</li> </ul> For assistance follow: <a href="http://www.salisbury.gov.uk/plan_supplementary-information-for-telecommunication-mast-applications-form.pdf">http://www.salisbury.gov.uk/plan_supplementary-information-for-telecommunication-mast-applications-form.pdf</a>	Any application for wireless /mobile telecommunications development	

Transport Assessment	All 'major' development Development likely to significantly increase traffic flow on a trunk or classified road	
Ventilation/Extraction statement.	B2 and A3, A4 & A5 uses	
S106 Heads of Terms	All new residential development within SDC area Major commercial development Formation of residential annexes outside SDC housing policy or housing restraint area boundaries EIA development	

date	who by	which list	comments	action
22/01/2008	Stakeholders- Sean O Mahoney/John Coleman	householder & LB -	delete requirement for larger scale drawings of doors windows etc. Are of view it can be conditional	NO CHANGE The requirement is in the national validation checklist for Listed Buildings and for full applications plus LBS. The insertion in the local list for householders & LBS was to correct this anomaly.
25/01/2008	PC seminar participants	householder	request requirement for existing floor area & proposed floor areas to be given. dimensioned block plans- distance from boundary	Existing and proposed floor areas are not required on the current householder form and it is considered this would serve no purpose since the size of the increase can be viewed from the plans. The request for dimensioned block plans is agreed-it is a useful tool for viewing plans on the web.
		householder & LB	dimensioned plans	Requirement to be added to householder applications. When the neighbours view the plans they most frequently wish to know the height of the building and its distance from the boundary
31/01/2008	NFDC	all	query biodiversity requirements	No Change: The District Ecologist is preparing a companion checklist to assist applicants with biodiversity requirements and a link to this will be added when it is finalised.
30/01/2008	NWDC	all full	links for affordable housing & S106 in NWDC <a href="http://www.northwiltshire.gov.uk/index/eng/planning/localplans/d/affordable_housing_spd.htm">http://www.northwiltshire.gov.uk/index/eng/planning/localplans/d/affordable_housing_spd.htm</a> <a href="http://liveinternet.northwiltshire.net/index/eng/planning/developmentcontrol/protocol_for_major_applications_and_section_106-2/major_applications_protocol_legal_agreements-2.htm">http://liveinternet.northwiltshire.net/index/eng/planning/developmentcontrol/protocol_for_major_applications_and_section_106-2/major_applications_protocol_legal_agreements-2.htm</a>	to be added
30/01/2008	Bulford Parish Council		1. The only comment, in response to the Consultation, from this Parish Council refers to the proposed application for both TPO Work and non-TPO Work in a Conservation Area 2. As it is understood:- a. Work on a tree on which there is a TPO requires Permission. b. Work on a tree (above a specific dimension), on which there is no TPO but which lies in a Conservation Area, requires a mere Section 211 Notification of intent. The onus is then on the Planning Authority, within a restricted time frame, to either apply a TPO on the tree or trees in question or not: failing a TPO within this time frame, work may legally go forward.	
			3. If this is correct, it is considered misleading to incorporate both categories of work in one Application document. There is already considerable confusion about the issue amongst members of the public and it is submitted that this is likely to compound this confusion. Moreover, there are sections in the proposed Application which go beyond the legal requirement for a simple Section 211 notification (namely, paras 4, 7, 8).	NO CHANGE Whilst it is accepted that this has the potential to cause confusion IAPP is a national form and the Local Planning Authority have no discretion.
			4. Clearly, a Notification must include the location of the trees) on which work is intended and, clearly, it would be helpful and constructive for information to be given at the same time as to type, condition, and age. But it is believed that the legal requirement under a Notification goes no further than this.	
			5. It is submitted, therefore, that an Application form should not be instituted which gives the impression that more information is required and more control is required to be exercised than, in fact, is required by law. To do so would be symptomatic of the creeping bureaucracy that is all to prevalent today.	

date	who by	which list	comments	action
			6. As a separate but associated matter, this Council has often been told in the past (by a succession of District Arboriculture Officers) that there are quite strict national criteria which must be followed before a TPO is put in place; it would be very helpful if this Council could be guided as to what these criteria are.	
29/01/2008	English Heritage	all	Thank you for consulting us on your draft local checklist for the validation of planning applications which we welcome.	
			In order to offer detailed advice on any application we require a full understanding of the impact of the proposed works on the historic environment. We also need to understand why the changes contained in an application are proposed. Our publication, A Charter for English Heritage Advisory Services contains a guide to the range of information required for consultations with English Heritage. This guide is reproduced at Appendix A below.	
			We believe that the items set out in Appendix A are required by local authorities to determine applications. These items are what we require if there is to be a genuine invitation to give advice as set out in ODPM Circular 08/2005.	
			The glossary and guidance that your authority gives to applicants to ensure that the required documents are clear and unambiguous should therefore reflect the content of our Charter. The Government guidance on the Validation of Planning Applications published on 7th December 2007 included many of these items. We would like to offer the following general comments on the local checklist and the glossary of terms:	a link to the English Heritage charter can be provided
			Planning statements, Listed Buildings Appraisals, Conservation Area Appraisals or Heritage Statements (as described in the CLG guidance) should take account of the impact on and the setting of the historic environment, which includes individual historic assets. For example, applications for planning permission for development may affect the setting of a listed building, scheduled monument, battlefield, conservation area, registered park or archaeological remains. They may also have an impact on the surrounding environs and these issues need to be addressed in any appraisal. Within these requirements we would look to find a statement of the significance of the historical and archaeological interest of a site as well as a state of justification for the works. This information could help inform the decisions your authority has to make and we strongly advise your authority to request the same categories of information as indicated in our charter.	These matters should be covered in the design and access statement and in the case of LBS - the heritage statement embodied in it.
			Design and Access Statement requirements as set out in DCLG Circular 01/2006 must be fully reflected in checklists. When a planning application is submitted in parallel with an application for listed building consent for example, a single combined statement should address the requirements of both. We would also suggest that reference to the CABE guidance Design and access statements - How to write, read and use them may assist the applicant.	There is already guidance on the council's website in relation to Design and Access Statements
			Where English Heritage is a statutory consulted on an application, using our Charter will help to ensure we receive genuine invitations to give advice in order to offer meaningful advice.	
			APPENDIX A GUIDE TO THE RANGE OF INFORMATION REQUIRED FOR CONSULTATIONS WITH ENGLISH HERITAGE ON PROPOSALS AFFECTING NATIONALLY IMPORTANT HISTORIC ASSETS	

date	who by	which list	comments	action
			The type and amount of information needed may vary according to the kind of development proposed. The following items may be necessary to assess the impact of changes to the historic environment: A plan showing the site, its location, extent and context Photographs, dated, numbered and cross-referenced to a plan, showing the site and its context in general and the area of proposed change in detail A statement of significance which demonstrates an understanding of the historical, archaeological and architectural interest of the site Measured drawings as existing and as proposed to show, where appropriate: all floor plans any external and internal elevations affected by the works sections through floor, roof and wall structures, where these are affected by the works perspectives or photomontages, models or computer visualisations, to show the impact of new works on the heritage asset and its setting landscape works, to include contours and planting schemes other material necessary to provide a full understanding of the impact of the works on the significance of the historic asset and its setting	on national list photographs/photomontages to be added to householder & LBC checklist heritage statement referred to in local list. Covered in national requirements Covered in national requirements Covered in national requirements covered in local list covered in local list heritage statement referred to in local list.
			Drawings should be at a scale appropriate to show the impact of the proposals on the historic asset and its setting, usually 1:50. Plans, elevations and sections as existing should indicate elements proposed for demolition.	not mentioned specifically
			A written explanation of the proposed works to include: an assessment of the impact of the works on the significance of the asset a statement of justification explaining why the works are desirable or necessary (this should include development appraisal where appropriate) an archaeological assessment or field evaluation and a mitigation strategy, where important archaeological remains may exist a structural report by an engineer familiar with historic assets, which identifies defects and proposes remedies, when works include significant elements of demolition or rebuilding	heritage statement referred to in local list. should form part of design and access statement covered in local list covered in local list
			When proposed works include the total or substantial demolition of a listed building, or any significant part of it, the statement of justification should be based on the following criteria, as set out in detail at 3.19, PPG15: the condition of the building, the cost of repairing and maintaining it in relation to its importance and to the value derived from continued use the adequacy of efforts made to retain the building in use, including evidence that the building has been offered on the open market at a realistic price the merits of alternative proposals for the site	The requirement for a demolition statement and a link to appendix A can be added to LBC & full appl/LBC checklists
			The CAA supports the principle of electronic communication and the streamlining of administrative processes in general. However it should be remembered that adequate safeguarding consultation as described in ODPM Circular 1/2003 is essential for safety. While in favour of streamlining where practical, we would not support any measure which resulted in a safeguarding consulted being unable to assess the safety implications of a proposal for lack of information. In such circumstances that consultee would be likely to object to the proposal rather than risk unknown problems. Contact me in the case of any difficulty.	The checklists should enable adequate information to be provided.
07/02/2008	CAA	All		

date	who by	which list	comments	action
11/02/2008	Mike Holm EA (in DC team meeting)	all	Add Locally identified areas of flood risk to the criteria for a FRA	To be added to all checklists
07/02/2008	Environmental Health		I have had a quick look at the application forms, principally the general application form as it is probably most relevant.	
			the sustainability checklist makes no reference to Air Quality. Currently I am working with west wils EH on proposed guidance for developers in connection with air quality. The checklist should ask whether a development is in an Air Quality Management area and whether the development is liable to have a detrimental impact on air quality having regard to the national air quality objectives set down in Air quality regulations. The whole of the city centre is an Air quality management area and in west wils there are AQMAs in Bradford upon Avon and in Westbury. Developers will need to include mitigation measures to prevent further deterioration of air quality.	Air Quality is a separate issue identified in the checklists which does ask for an assessment if the development is in AQMA
			With regard to the sustainability guidance document,	
			this is an existing document - not part of the validation checklists	this is an existing document - not part of the validation checklists
			Useful publications could include:	
			Guidance for the redevelopment of Housing on land affected by contamination R&D publication 66 Environment Agency/ NHBC	This could be added as link under the land contamination criterion
			If I think of anything else I will let you know.	
14/02/2008	Tim Pizzezy( verbally)		The idea of a covering general advice note as a foreword as on SSDGs validation checklist	link proposed to DCLG guidance list if feasible
	Tim Pizzezy( verbally)		Clarification of the EIA situation in relation to Validation- screening opinion within 3 weeks of validation.	could be added as a note
21/02/2008	Clfr Leo Randall via Janet Wallace	all where there are drawings involved	dimensioned drawings - as cannot scale from web.	Householder applications - block plans , and elevations to be dimensioned, to be added
				All full applications- block plans to show dimensioned distance from boundaries to be added
04/03/2008	Wils wildlife trust	all	Supports use of these checklists. Request amendment to include county wildlife sites( after SSSI) in ecological assessment requirements. Should be considered for all types of development not just disused land.	to be added.