



Walsall Council

Planning Committee

9th September 2010

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Proposed Consultation of Local Validation Checklist

1.0 PURPOSE OF REPORT

To advise Members of the requirement to develop, adopt and publish a Local Validation Checklist no later than the end of December 2010 as set out in 'Guidance on information requirements and validation' published by the Department for Communities and Local Government in March 2010. To seek Committees approval of the proposed consultation draft report and the commencement of an eight week consultation period.

2.0 RECOMMENDATIONS

- i) That the Committee approves the proposed draft Local Validation Checklist for the purposes of consultation with customers and users of the Development Management service as set out in this report.
- ii) That the Committee delegates authority to the Head of Planning and Building Control to make amendments where necessary to the Local Validation Checklist in accordance with relevant future policy or legislative changes.

3.0 FINANCIAL IMPLICATIONS

The proposed local validation requirements and amendments to procedures can be delivered within existing budgets

4.0 POLICY IMPLICATIONS

Within Council policy. All planning applications and their requirements for validation relate to local and national planning policy.

5.0 LEGAL IMPLICATIONS

The Council must comply with the guidance set out in the Governments "Guidance on information requirements and validation" issued in March 2010 and the Development Management policy annex on information requirements and validation which took effect from 6th April 2010.

6.0 EQUALITY

No issues arising from the report. The Development Management services have completed Equality Impact Assessments and are accredited to be in compliance.

7.0 ENVIRONMENTAL IMPACT

The impacts of planning decisions on the environment are considered as part of the consideration of the planning applications in accordance with local, regional and national planning policies.

8.0 WARD(S) AFFECTED

All.

9.0 CONSULTEES

Legal Services

10.0 CONTACT OFFICER

David Elsworthy - Extension: 2409

11.0 BACKGROUND PAPERS

‘Guidance on information requirements and validation’ issued in March 2010.
‘Development Management policy annex on information requirements and validation’ 6th April 2010.

David Elsworthy, Head of Planning and Building Control

PLANNING COMMITTEE

9th September 2010

Proposed Consultation of Local Validation Checklist

12.0 BACKGROUND AND REPORT DETAIL

- 12.1 Planning applications are currently only validated against nationally set criteria which require certain information to be submitted alongside each type of planning application in order for it to be regarded as 'valid' such as certification of ownership; a location plan; a site plan; a design and access statement (where required) and an agricultural declaration. The statutory requirements also require the correct fee to be provided and use of the correct application form. Government guidance published in March 2010 now places a duty on all Local Planning Authorities to put in place a Local Validation Checklist which must clearly set out locally required information to be submitted alongside each type of planning application in addition to the national requirements.
- 12.2 The proposed draft list takes into account the validation items on the quality of plans which were approved at Planning Committee on 29th July 2010 and are set out below:
- a. All elevations and plans should be clear enough to show the proposed development, that they are proposing and drawn to an appropriate metric scale.
 - b. All elevations and plans are clearly and logically named and given titles which refer to their content.
 - c. That they are fit for purpose in that they are accurately drawn and that they will be able to be viewed clearly electronically on the council's web site and to the Planning Committee (if required).
 - d. That they clearly show (preferably by the use of colour) the proposed new buildings and/or extensions, differentiating them from the existing building(s).
 - e. That all plans include a block plan that shows the adjoining boundaries; the height and nature of the boundary treatment and the position and height of any building or structure within 10 metres of the other side of the boundary.
 - f. All elevations should clearly indicate the existing and proposed building materials and the style, materials and finish of windows and doors. Where a proposed elevation adjoins another building or is in close proximity to it, the drawings should show the relationship between the two buildings and detail the positions of the fenestration details of each property "the drawings should show the relationship between the two buildings and detail the positions of all fenestration details in the proposed elevation and those in close proximity of it, in the adjoining property".
 - g. All applications should show complete floor plans where appropriate for existing buildings to be altered by the proposed development, highlighting any existing walls or buildings to be demolished (where applicable).
 - h. Existing and proposed site sections, and site levels on the site plan, should be provided at an appropriate scale where a change in levels is proposed. These should clearly show how the proposed development relates to existing levels and adjacent land and buildings by the use of a fixed datum point, either off site but nearby, or at some point on the site which will not be affected by the works proposed.
 - i. Details of proposed foundations and eaves where a change is proposed are

also required together with details of how any encroachment on adjacent land is to be avoided.

- j. All applications that propose the creation of a new roof or an extension to an existing roof shall include an appropriately metric scale roof plan showing the shape of the roof, its location and specifying the roofing materials.
- k. All major applications (10 or more dwellings or 1000 sq.m. or more) must include coloured three dimensional imagery.
- l. Wherever possible plans submitted should use A4 or A3 paper.

- 12.3 The proposed draft list also incorporates both the local and national validation requirements in one single document to ensure that the transition to additional validation requirements can be implemented and managed in an effective manner and provides clarity to our Development Management customers. The draft list is attached as 'Appendix A'.
- 12.4 It is proposed that the draft list is placed on the web site and made available to all persons who may be interested for a minimum consultation period of eight weeks between 20th September 2010 and 15th November 2010 in accordance with the aforementioned government guidance. Details of the consultation and web site link will also be set out in a press release to provide an opportunity for the wider community to make comments.
- 12.5 Comments received will be appraised and the list revised if applicable in order to be presented to this Committee on 2nd December 2010 with a recommendation that it is adopted and published on the Council's webpage on 6th December 2010. This will be clearly signposted from the Planning homepage as required in the government guidance.
- 12.6 Members may be aware that one of the recommendations that came out of the value for money scrutiny report in April this year was that we create a list of accredited agents. It is intended to bring this forward at the same time as the local validation list and the ability to consistently submit plans and drawings that meet the proposed validation requirements will feature as a requirement to be included on this list. It is not possible to prevent the submission of applications from non-accredited agents but it is anticipated that the introduction of the local validation list and an accredited agents list will assist in improving the quality of information that is submitted by agents, thereby contributing to the efficiency and effectiveness of the planning process in Walsall.



Walsall Council

Regeneration – Planning and Building Control

Application for Planning Permission (N.B. this excludes applications for minerals, discharge, variation or compliance with conditions and applications for certification of lawfulness).

Town and Country Planning Act 1990

Validation Check List

This document has been produced in accordance with Government publication “Guidance on information requirements and validation” issued in March 2010.

Version 1. Published / /

Regeneration, Planning and Building Control, Civic Centre, Darwall Street, Walsall, WS1 1DG

Website: www.walsall.gov.uk/planning, Email: planningservices@walsall.gov.uk, Telephone: (01922) 652452, Textphone: 0845 111 2910, Translation Line: (01922) 652426,

Fax: (01922) 623234

Validation Number	Information Required	Types of application that need this information	Guidance	Policy Driver (Policy drivers will be updated as and when new policy is adopted)	Tick Box <input checked="" type="checkbox"/>
V1	Application Form x 3 if submitted by post x 1 if submitted electronically	All applications	<ul style="list-style-type: none"> 1 original and 2 copies of the completed application form (paper). Full contact details of the applicant and/or agent (where appropriate) must be completed. All questions must be answered. Declaration must be signed and dated. N.B. For all types of retail development proposing any changes to floor space you should provide the amount of gross internal floorspace in accordance with the following definition: <i>Gross Floorspace –The total enclosed floor area of the shop unit, including basement mezzanines, and upper floors, designed for the exclusive use of the shop and for which rent would be paid. It includes lobbies, plant rooms, cloakrooms and amenity rooms. It is measured from the centre line of party walls and from outside wall faces.¹</i> N.B. For all types of retail development proposing any changes to floor space you should provide the amount of net tradeable area in accordance with the following definition: <i>Net Floorspace - The internal floor area of the shop unit used for selling and displaying goods and services. It comprises the floor area to which customers have access,</i> 	<p>General Development Procedure Order (as amended).</p> <p>Town and Country Planning (application) Regulations 1988.</p>	<input type="checkbox"/>

			<p>counter space, checkout space, window and other display space, fitting rooms and space immediately behind counters. Lobbies, staircases, cloakrooms and other amenity rooms are excluded. It is measured from the internal faces of walls and partitions.¹</p> <p>¹ The Unit for Retail Planning Information Ltd Information Brief 85/7.</p>		
V2	<p>Location Plan</p> <p>x 3 if submitted by post</p> <p>x 1 if submitted electronically</p>	All applications	<ul style="list-style-type: none"> • Based on an up-to-date map. • Drawn to an appropriate metric scale e.g. 1:1250, 1:2500. • Wherever possible plans submitted should use A4 or A3 paper. • Must show at least two named roads and surrounding buildings. • Site boundaries must be edged clearly with a red line. Include all land necessary to carry out the proposed development – e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings. • A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site. • Must show the direction of North. • All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. • You can purchase 6 original location plans to submit with your planning applications or keep for personal use by calling 01922 652446 and paying by credit/debit card. 	<p>General Development Procedure Order (as amended).</p> <p>Town and Country Planning (application) Regulations 1988.</p>	<input type="checkbox"/>
V3	<p>Block/Site Plan</p> <p>x 3 if submitted by post</p> <p>x 1 if submitted</p>	All applications	<ul style="list-style-type: none"> • Drawn to an appropriate metric scale e.g. 1:50, 1:100, 1:200 or 1:500. • Wherever possible plans submitted should use A4 or A3 paper. • Must show the site boundaries. • Must show the type and height of boundary treatment (e.g. 	<p>General Development Procedure Order (as amended).</p> <p>Town and Country</p>	<input type="checkbox"/>

	electronically		<p>walls, fences etc).</p> <ul style="list-style-type: none"> • Must show the position and height of any building or structure outside the site but within 10 metres of the boundary. • All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. • Must show the direction of North. 	Planning (Application) Regulations 1988.	
V4	<p>Existing and Proposed Elevations</p> <p>x 3 if submitted by post</p> <p>x 1 if submitted electronically</p>	<p>All applications proposing new buildings or alterations to the exterior of existing buildings.</p>	<ul style="list-style-type: none"> • Drawn to an appropriate metric scale e.g. 1:50 or 1:100. • Wherever possible plans submitted should use A4 or A3 paper. • Must show clearly the proposed works in relation to what is already there, preferably by the use of colour, differentiating them from the existing building(s). • All elevations should clearly indicate the existing and proposed building materials and the style, materials and finish of windows and doors. • Any blank elevations must also be included; if only to show that this is in fact the case. • All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. • Where any proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property. 	<p>General Development Procedure Order (as amended).</p> <p>Town and Country Planning (Application) Regulations 1988.</p> <p>Walsall UDP (March 2005), Strategic Policy Statement 2.2. Policy GP2 Environmental Protection and Policy ENV32 Design and Development Proposals.</p>	<input type="checkbox"/>
V5	<p>Existing and Proposed Floor</p>	<p>All applications proposing new or amended</p>	<ul style="list-style-type: none"> • Drawn to an appropriate metric scale e.g. 1:50 or 1:100. • Wherever possible plans submitted should use A4 or A3 paper. • Must show the proposal in detail. 	General Development Procedure Order (as	<input type="checkbox"/>

	Plans x 3 if submitted by post x 1 if submitted electronically	floorspace and/or proposals to alter existing buildings.	<ul style="list-style-type: none"> Where existing buildings or walls are to be demolished these should be clearly shown. The drawings submitted should show details of the existing building(s) as well as those of the proposed development, preferably by the use of colour, differentiating them from the existing building(s). All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable). 	amended). Town and Country Planning (Application) Regulations 1988. Walsall UDP (March 2005), Strategic Policy Statement 2.2, Policy GP2 Environmental Protection and Policy ENV32 Design and Development Proposals.	
V6	Existing and Proposed Site Sections and Finished Floor and Site Levels x 3 if submitted by post x 1 if submitted electronically	All applications proposing changes to site levels or where existing levels across the site vary more than 0.3m.	<ul style="list-style-type: none"> Show a cross section(s) through the proposed building(s). Drawn to an appropriate metric scale e.g. 1:50 or 1:100. Wherever possible plans submitted should use A4 or A3 paper. In all cases where a proposal involves a change in ground levels, drawings should be submitted to show both existing and finished levels to include details of foundations, retaining structures and how eaves relate to adjacent land and boundaries. Details should also be submitted explaining how any encroachment on adjacent land is to be avoided. All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. Plans should show existing site levels and finished floor levels (preferably by the use of colour differentiating them 	General Development Procedure Order (as amended). Town and Country Planning (Application) Regulations 1988. Walsall UDP (March 2005), Strategic Policy Statement 2.2, and Policy GP2 Environmental Protection.	<input type="checkbox"/>

			<p>from the existing levels). with levels related to a fixed datum point either off site but nearby, or at some point on the site which will not be affected by the works proposed.</p> <ul style="list-style-type: none"> Plans must also show the proposals in relation to adjoining land and buildings. 		
V7	Roof Plans x 3 if submitted by post x 1 if submitted electronically	All applications proposing new buildings or alterations to existing buildings.	<ul style="list-style-type: none"> Drawn to an appropriate metric scale e.g. 1:50 or 1:100. Wherever possible plans submitted should use A4 or A3 paper. Must show the shape of the existing and proposed roof (preferably by the use of colour differentiating them from the existing roof). All elevations and plans must be clearly and logically named and given titles which refer to their content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. Must show details of the roofing material and their location on the roof. 	Town and Country Planning (Application) Regulations 1988. Walsall UDP (March 2005), Strategic Policy Statement 2.2, and Policy GP2 Environmental Protection.	<input type="checkbox"/>
V8	Coloured Three Dimensional Imagery	All major applications (10 or more dwellings or new floorspace of 1000 sq.m. or more).	<ul style="list-style-type: none"> Drawn to an appropriate metric scale e.g. 1:50 or 1:100. Wherever possible plans submitted should use A4 or A3 paper. Submission should include at least the main street elevation. 		<input type="checkbox"/>
V9	Agricultural Holding Certificate	All applications (except for consent to display	<ul style="list-style-type: none"> Delete those parts which are appropriate. Sign and date. 	Town and Country Planning Act 1990. General	<input type="checkbox"/>

	x 3 if submitted by post x 1 if submitted electronically	advertisements).		Development Procedure Order (as amended).	
V10	Ownership Certificate x 3 if submitted by post x 1 if submitted electronically	All applications (except for consent to display advertisements).	<ul style="list-style-type: none"> If the applicant is the sole owner of the site (and there are no long leases) then Certificate A must be completed. If the applicant is not the owner of the site (or only owns part) and the applicant knows who owns the site (or the other parts) then Certificate B must be completed see V11 below. Certificate C should be completed if there is more than one owner and the applicant knows some but not all of the owners of the site. See V11 below. Long leaseholders (more than 7 years remaining) are treated as owners for these purposes. Certificate D should be completed if the applicant does not know any of the owner(s) of the site (see V11 below). 	Town and Country Planning Act 1990. General Development Procedure Order (as amended).	<input type="checkbox"/>
V11	Article 6 x 3 if submitted by post x 1 if submitted electronically	All applications where Ownership Certificates B, C or D have been completed,	<ul style="list-style-type: none"> A notice must be served on all owners and / or published in the press in accordance with the instructions on the Certificate. A copy of the Article 6 notice must be included in the application submission. Where certificates C or D have been completed, a copy of the article published in the newspaper must also be provided. 	Town and Country Planning Act 1990. General Development Procedure Order (as amended).	<input type="checkbox"/>

V12	Appropriate Fee paid in full	All applications.	<ul style="list-style-type: none"> Check correct fee and fee exemptions at www.walsall.gov.uk/planning/applying_for_planning_permission/planning_application_forms/planning_fees.htm If your planning application is submitted on line via the Planning Portal you can pay on line via a secure web-site at www.planningportal.gov.uk Alternatively, you can send a cheque made payable to Walsall MBC or pay with your Debit/Credit card by calling 01922 652548, or in our First Stop Shop. 	Town and Country Planning Fees Regulations.	<input type="checkbox"/>
V13	Design and Access Statement (DAS) x 3 if submitted by post x 1 if submitted electronically	Required for all applications except those set out in adjacent guidance column. N.B. Even where not required, applicants may consider submitting a DAS in order to fully demonstrate the appropriateness of the design of the proposal.	<p>Applicants are advised to refer to Article 4C of the General Development Procedure Order for full details but, in summary, a DAS is not statutorily required for:</p> <p>i. engineering or mining operations</p> <p>ii. development of an existing dwellinghouse, or development within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse, where no part of that dwellinghouse or curtilage is within a conservation area, SSSI, or is a listed building.</p> <p>iii a material change in the use of land or buildings, unless it also involves operational (built) development</p> <p>iv. extensions to the time limits for implementing existing planning permissions</p> <p>v. development of an existing flat for any purpose incidental to the enjoyment of the flat as such, where no part of that flat is within a conservation area, SSSI, or is a listed building.</p> <p>vi. the extension of an existing building used for non-domestic purposes where the floorspace created by the development does not exceed 100 square metres and where no part of the building or the development is within a conservation area,</p>	<p>Section 42 of the 2004 Town and Country Planning Act.</p> <p>General Development Procedure Order (as amended).</p> <p>PPS1: Delivering Sustainable Development (paragraphs 13, 33 – 35), PPS1 Supplement: Planning and Climate Change (paragraphs 41 – 42).</p> <p>Walsall UDP (March 2005), Strategic Policy Statement</p>	<input type="checkbox"/>

			<p>SSSI, or is a listed building.</p> <p>vii. the erection, construction, improvement or alteration of a gate, fence, wall or other means of enclosure, up to 2m high or the height of the existing means of enclosure, whichever is the higher, where no part of the building or the development is within a conservation area, SSSI, or is a listed building.</p> <p>viii. development on operational land (land used to carry out statutory undertakings or land in which an interest is held for that purpose*) consisting of the erection of a building or structure up to 100 cubic metres in volume and 15m in height and where no part of the development is within a conservation area, SSSI, or is a listed building.</p> <p>ix. the alteration of an existing building where the alteration does not increase the size of the building and where no part of the building or the development is within a conservation area, SSSI, or is a listed building.</p> <p>x. the erection, alteration or replacement of plant or machinery where, as a result of the development, the height of the plant or machinery would not exceed the greater of 15 metres above ground level, or the height of the original plant or machinery, and where no part of the development is within a conservation area, SSSI, or is a listed building; or</p> <p>xi. section 73 (applications (to develop land without conditions previously attached).</p> <p>The CABI publication "Design and Access Statements: how to write, read and use them" gives advice on how best to use and prepare a DAS, and can be downloaded at; www.cabi.org.uk/AssetLibrary/8073.pdf</p> <p>Where required, a DAS should explain the design principles and concepts that have been applied to the development and how issues relating to access to the development have been</p>	<p>2.2, 3.16, and Policies GP2 Environmental Protection ENV32 Design and Development Proposals and ENV33 Landscape Design.</p> <p>Designing Walsall SPD (February 2008), Policies DW1 – DW10 and Section 7 – Guidance on Urban Design in the Planning Process.</p>	
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			<p>dealt with. The DAS must include information on the amount of development, layout, scale, landscaping and appearance, prevention of crime and a detailed explanation of how climate change mitigation and adaptation measures have been considered in the design of the proposal. The context of the development needs to be appraised and an assessment made of how the design takes account of that context.</p> <p>For outline applications the statement should justify the principles of design and access and detail the use, the amount of development, scale parameters, indicative layout and access points.</p> <p>For reserved matters proposals a DAS is required, demonstrating how the principles of the outline stage statement have been applied and adhered to.</p> <p>Further advice is available at www.walsall.gov.uk/index/environment/planning/applying_for_planning_permission/design_and_access_statements.htm</p> <p>*As defined in Section 263 (1)(a)(b) of the Town and Country Planning Act 1990.</p>		
V14	<p>Transport Assessment and Traffic Statement</p> <p>x 3 if submitted by post</p> <p>x 1 if submitted electronically</p>	<p>All applications likely to generate very significant traffic movements associated with developments above the thresholds set out in the adjacent</p>	<p>Guidance on Transport Assessments and Traffic Statements is available in link below and thresholds are set out in appendix B:</p> <p>http://www.dft.gov.uk/pgr/regional/transportassessments/guidanceonta</p> <p>Applicants are advised to seek specialist expertise and to discuss their proposals with Walsall Council's Highway Authority on 01922 652563 at an early stage in the design process.</p>	<p>PPG 13: Transport (paragraphs 23-27).</p> <p>Walsall UDP (March 2005), Paragraph 7.3 and policies T4 (f) and T7 (d).</p> <p>Manual for Streets.</p>	<input type="checkbox"/>

		guidance column.			
V15	Travel Plan x 3 if submitted by post x 1 if submitted electronically	All applications likely to generate significant traffic movements associated with developments below the thresholds set out in the adjacent guidance column.	<p>Guidance on Travel Plans is available in link below and thresholds are set out in Table 4.1:</p> <p>http://www.dft.gov.uk/pgr/sustainable/travelplans/tpp/</p> <p>Applicants are advised to seek specialist expertise and to discuss their proposals with Walsall Council's Highway Authority on 01922 652563 at an early stage in the design process.</p>	<p>Walsall UDP (March 2005) Strategic Policy Statement 2.2, 7.1, 7.2 and Policy GP2 Environmental Protection.</p> <p>Walsall UDP (March 2005) Paragraph 7.3 and T10 (c)</p>	<input type="checkbox"/>
V16	Affordable Housing Statement	All applications for 15 or more dwellings.	<ul style="list-style-type: none"> Statement must include details of tenure, location and number of proposed affordable dwellings. Refer to Supplementary Planning Document for Affordable Housing available at www.walsall.gov.uk/planning/section_106_agreements 	<p>PPS3: Housing (paragraph 29).</p> <p>Walsall UDP (March 2005), Strategic Policy Statement 2.2 and 6.5, Policy GP3 Planning Obligations, Policy H4 Affordable Housing.</p> <p>Affordable Housing SPD (as revised) 2008.</p>	<input type="checkbox"/>

V17	Landscape Details	All applications meeting the criteria set out in the adjacent guidance column excluding extensions to single existing dwellings	<p>Development proposals meeting any of the following criteria will be required to be supported by full details of external layout and landscape proposals which must be fully integrated with proposals for ecological enhancement:-</p> <ul style="list-style-type: none"> • Within a Conservation Area. • Within a Town, District or Local Centre. • On a visually prominent site. • Within or adjacent to transport corridors, including canals, railways, motorways and major roads. • Water frontages where there is public access . • Areas with a special character arising from the homogeneity of existing development in the neighbourhood. • In the vicinity of a Listed Buildings, Buildings of Local Interest or Registered Parks and Gardens. • Within or adjacent to Local Nature Reserves, Sites of Special Scientific Interest, Sites of Importance for Nature Conservation, parks, cemeteries or public open spaces. • Within or adjacent to Green Belt, agricultural or open land. • In an priority area for environmental improvement (Policy ENV9 of UDP). • Land which the Council is expected to adopt. • Development sites containing significant natural and built features. • Residential / nursing homes where residents would benefit from the sensory stimulation provided by a landscape scheme and who are not in a position to secure it for themselves. • Larger development proposals. 	<p>Walsall UDP (March 2005), Policy ENV33: Landscape Design and Policy ENV32: Design and Development Proposals</p> <p>Conserving Walsall's Natural Environment SPD (2008).</p>	<input type="checkbox"/>
V18	Urban Open Space Requirements	All applications for more than 10 dwellings	<p>Development of 10 or more dwellings is required to provide open space, or make a contribution to open space in the area (as governed by the adopted Supplementary Planning Document on Urban Open Space.</p>	PPS1: Delivering Sustainable Development	<input type="checkbox"/>

			<p>Where open space facilities are proposed to be provided on-site or in-kind you must define them in the application and provide a statement to accompany the planning application setting out</p> <ul style="list-style-type: none"> • A maintenance specification for the works • how the facility will be initially installed and subsequently maintained to the submitted specification at least 10 years • how it will meet all other requirements within the Urban Open Space SPD (available in link below): <p>www.walsall.gov.uk/planning/section_106_agreements</p> <p>Where open space facilities cannot be provided entirely on-site or can only be provided on-site in part, you will be expected to make a financial contribution through a Planning Obligation (see V20).</p>	<p>(2005).</p> <p>PPG17: Planning for Open Space, Sport and Recreation (2002).</p> <p>Walsall UDP (March 2005), Strategic Policy Statement 2.2 and 8.3, Policies GP3 Planning Obligations, Policies LC1 to LC6 Leisure & Community.</p> <p>Urban Open Space SPD (2006).</p>	
V19	Parking and Access	All applications.	<ul style="list-style-type: none"> • Must specify on application forms the level of existing and proposed vehicle parking. • In addition, the application must be accompanied by plan(s) showing the vehicle parking and access arrangements (existing and proposed) which must be drawn to an appropriate metric scale e.g. 1:50, 1:100, 1:200 or 1:500. 	<p>PPG13 para 49-51.</p> <p>Walsall UDP (March 2005), Policy T7 Car Parking and T13 Parking Provision for Cars, Cycles and Taxis.</p>	<input type="checkbox"/>
V20	Draft Heads of Terms – Planning Obligation (Section 106 Agreement or Unilateral	All applications above the thresholds set out in the adjacent guidance	<p>A draft agreement under section 106 should accompany all planning applications above the thresholds set out below and as a minimum should cover the following heads of terms depending on the size of the scheme:</p> <p>RESIDENTIAL Development of 10 dwellings:</p> <ul style="list-style-type: none"> • Contribution towards the provision of primary and/or 	<p>Section 106 of the Town and Country Planning Act 1990 as amended by Planning and Compensation Act 1991 Section 12.</p>	<input type="checkbox"/>

	Undertaking)	column.	<p>secondary school places.</p> <p>between 11 and 14 dwellings (inclusive):</p> <ul style="list-style-type: none"> • Contribution towards the provision of primary and/or secondary school places. • Contribution or provision of open space. <p>15 dwellings or more:</p> <ul style="list-style-type: none"> • Contribution towards the provision of primary and/or secondary school places. • Contribution or provision of open space. • 25% on-site affordable housing provision. • Contribution or provision of public art. <p>Development of an unspecified number of dwellings on a site over 1 hectare or specific schemes of 30 dwellings or more:</p> <ul style="list-style-type: none"> • Contribution towards the provision of primary and/or secondary school places. • Contribution or provision of open space. • 25% on-site affordable housing provision. • Contribution or provision of public art. • Contribution towards the provision of healthcare facilities. <p>NON-RESIDENTIAL Development of 1000m² or more of new floorspace (excluding change of use where no additional floor space is proposed) and 0.5 hectares and above for outline applications:</p> <ul style="list-style-type: none"> • Contribution or provision of public art. <p>This list is not exhaustive and any other relevant and necessary matter may be included within a Planning Obligation that cannot be secured through the normal planning process but is required in order for the development to be deemed acceptable in planning terms which would otherwise be refused.</p>	<p>Government Circular 05/2005.</p> <p>Walsall UDP (March 2005), Policy GP3 Planning Obligations.</p> <p>Healthcare SPD (2007).</p> <p>Affordable Housing SPD (2008).</p> <p>Urban Open Space SPD (2006).</p> <p>Designing Walsall Design Guide SPD (2008).</p> <p>Education SPD (2007).</p>	
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			<p>Full details of the requirements of the key heads of terms set out above are available in our adopted Supplementary Planning Documents (SPD's) and guidance on the process of completing a Planning Obligation and associated costs is available in our 'Customer Guide to Completing Planning Obligations'. The SPD's and customer guide are available to view and download at:</p> <p>www.walsall.gov.uk/index/environment/planning/section_106_agreements.htm</p>		
V21	Planning and Sustainability Statement	All major applications, major change of use applications or listed building applications.	<p>The statement should identify the context and need for a proposed development and should include an assessment of how the proposed development accords with relevant national and local planning policies. For example, it should show how the development complies with and supports the following:</p> <ul style="list-style-type: none"> • Key requirements of national policy guidance (see PPS1 Supplement, plus any other relevant national policy guidance); • General principles / fundamental aims of the UDP. <p>It should also include details of consultations with the Local Planning Authority and wider community / statutory consultees undertaken prior to submission (see Walsall Statement of Community Involvement for guidance on this). Alternatively, a separate statement on community involvement may be appropriate (see V23).</p>	<p>PPS1 Supplement: Planning and Climate Change (December 2007), paragraphs 38 – 44.</p> <p>Walsall UDP (March 2005), Strategic Policy Statement 2.1.</p> <p>Walsall Statement of Community Involvement (2006).</p>	<input type="checkbox"/>
V22	Waste Audit and Site Waste Management Plan (SWMP)	a) Waste Audit Applications for 10 or more dwellings or 1000m² or more of new	<p>a). A Waste Audit is required for all major applications. This should include details of the following:</p> <ul style="list-style-type: none"> • Management of waste generated by the development process, i.e. construction, demolition and excavation; • Use of recycled and renewable building materials in the construction of the development; • Provision for in-house storage, recycling, treatment and disposal of waste generated by the development once in use; 	<p>The Site Waste Management Plan Regulations 2008.</p> <p>PPS10: Planning for Sustainable Waste Management (July 2005), paragraphs 3,</p>	<input type="checkbox"/>

		<p>Floorspace.</p> <p>b) Site Waste Management Plan</p> <p>Applications where estimated construction costs are higher than £300,000 (for 4 or more additional dwellings or 250m² or more of new floorspace).</p>	<ul style="list-style-type: none"> • Access arrangements for collection of waste or waste derived end products generated by the development; • Provision for energy recovery from waste and use of waste derived energy within the new development (where feasible/ appropriate). <p>b). It is a legal requirement for a SWMP to be prepared for any project involving construction work* with an estimated cost greater than £300,000. To be valid, an application should include a copy of the latest version of each SWMP prepared for the application site, or failing that, there should be a statement explaining why copies of the SWMP(s) cannot be provided.</p> <p>Applicants are encouraged to use the waste auditing and benchmarking tools/ SWMP templates developed by BRE and WRAP (examples of free templates provided in links below):</p> <p>www.smartwaste.co.uk</p> <p>www.wrap.org.uk/construction/tools_and_guidance/site_waste_management_planning/index.html</p> <p>* As defined in the SWMP Regulations 2008.</p>	<p>33 – 34.</p> <p>Walsall UDP (March 2005), Strategic Policy Statement 9.4, 9.9, 10.4 and Policy WM4 Provision of Recycling Facilities in Development Schemes.</p> <p>Designing Walsall SPD (February 2008), Policy DW1.</p>	<input type="checkbox"/>
V23	Statement of Conformity with Statement of Community Involvement and Pre-application consultation	All applications for development above the thresholds set out in the adjacent guidance column.	<p>Varying levels of pre-application consultation should be undertaken as set out in Figure 7 of the SCI available in link below:</p> <p>www.walsall.gov.uk/index/environment/planning/local_development_framework/ldf_statement_of_community_involvement.htm</p> <p>A statement of conformity should be completed by applicants who have undertaken pre-application consultation. The statement should clearly demonstrate how you have fulfilled principles A-G of Appendix J in the SCI.</p>	Statement of Community Involvement (2006).	<input type="checkbox"/>

V24	Fume Extraction (Flue Equipment)	All applications including the cooking of food (on more than a domestic scale) and all applications for commercial and industrial activities that produce fumes, vapours, gases, odours, particulate matter or use volatile chemicals.	<ul style="list-style-type: none"> • Elevations to show position, location and height (where external). • Proposed external finishes and fixings. • Manufacturer's specifications including maintenance requirements. • Exhaust velocity at terminus. • Silencing arrangements. • Means of vibration isolation. • Extraction fan acoustic performance (including noise emission in terms of sound power and sound pressure levels, and narrow-band and/or one-third octave band frequency spectra). • Predicted odour and/or particulate concentrations. 	<p>Walsall UDP (March 2005), Strategic Policy Statement 2.2, 3.7 and Policies GP2 Environmental Protection, ENV10 Pollution.</p> <p>Noise Policy Statement for England, March 2010.</p>	<input type="checkbox"/>
V25	Flood Risk Assessment and Sustainable Drainage	a) Flood Risk Assessment Planning applications for 1 hectare or more in Flood Zone 1 and all proposals for new developments located in Flood	<p>a) A Flood Risk Assessment must demonstrate:</p> <ul style="list-style-type: none"> • whether any proposed development is likely to be affected by current or future flooding from any source; • that the development is safe and where possible reduces flood risk overall; • whether it will increase flood risk elsewhere; and • the measures proposed to deal with these effects and risks. • designs which reduce flood risk to the development and elsewhere, by incorporating sustainable drainage systems and where necessary, flood resilience measures; and identifying opportunities to reduce flood risk, enhance biodiversity and amenity, protect the historic environment 	<p>Town and Country Planning (General Development Procedure) (Amendment) (No.2) (England) Order 2006.</p> <p>PPS25: Development and Flood Risk (March 2010) (paragraphs 10 – 14).</p>	<input type="checkbox"/>

		Zones 2 and 3. b) Sustainable Drainage All major applications (10 or more dwellings or 1000 sq.m. or more of new floorspace).	<p>and seek collective solutions to managing flood risk.</p> <p>b) Details must also accompany all major planning applications setting out how Sustainable Urban Drainage Systems (SUDS) are proposed to be incorporated in the scheme to alleviate sewer / flooding problems by preventing or minimising surface water entering the sewerage system and should clearly demonstrate that the scheme is consistent with the relevant planning policies.</p>	<p>Walsall UDP (March 2005), Strategic Policy Statement 2.2, 3.18, Policies GP2 Environmental Protection, ENV40 Conservation, Protection and Use of Water Resources.</p>	<input type="checkbox"/>
V26	Bat or other protected species survey	All applications meeting the criteria set out in the adjacent guidance column.	<p>Ecological surveys must be carried out in very specific time periods, and developers should be aware of this in relation to the following items. Not doing a study at the appropriate time can be a major issue for the planning application.</p> <ul style="list-style-type: none"> • All planning applications with the potential to destroy, damage or adversely affect any site, habitat or earth heritage feature within the scope of the guidance within the 'Conserving Walsall's Natural Environment' SPD should be supported by an impact assessment to a nationally recognised standard. • All planning applications on sites where protected or important species are present should be supported by an impact assessment to a nationally recognised standard. • All planning applications on sites where protected or important species have been recorded, reported or can reasonably be expected to be present should be supported by survey work to properly demonstrate presence or absence. Where evidence of an important or protected species is found, part (b) of policy NE1 in the 'Conserving Walsall's Natural Environment' SPD is relevant. 	<p>Wildlife and Countryside Act 1981.</p> <p>Protection of Badgers Act 1992.</p> <p>Habitats Regulations 2010.</p> <p>Circular 6/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.</p> <p>Walsall UDP (March 2005), Strategic Policy Statement</p>	<input type="checkbox"/>

			<ul style="list-style-type: none"> Planning applications which are not supported by an adequate impact assessment in accordance with the advice in the 'Conserving Walsall's Natural Environment' SPD and its annexes are likely to be refused. <p>Applicants are advised to seek specialist expertise and to discuss their proposals with Walsall Council's Natural Environment Team on 01922 652469 at an early stage in the design process.</p> <p>The Council's advice on the content of each stage of the impact assessment is provided within the 'Conserving Walsall's Natural Environment' SPD 2008 available in link below:</p> <p>http://www.walsall.gov.uk/index/environment/planning/local_development_framework/ldf_supplementary_planning_documents.htm</p>	<p>2.2, Policies GP2 Environmental Protection, ENV23 Nature Conservation and New Development.</p> <p>Conserving Walsall's Natural Environment Supplementary Planning Document (SPD) 2008, Policy NE1.</p>	
V27	SINC (Sites of Importance for Nature Conservation) and SLINC (Sites of Local Importance for Nature Conservation)	All applications adversely affecting a SINC or SLINC and meeting the criteria set out in the adjacent guidance column.	<p>Where proposals are likely to result in the loss or damage to SINC's or SLINC's clear justification should be based on comprehensive, relevant and up-to-date data with reference to the national, regional or local contexts of the site and must accompany all planning applications which are:</p> <ul style="list-style-type: none"> In or adjacent to woodland: ancient woodland, 'aged' or 'veteran' trees, native broadleaved woodland and scrub, hedgerows and wet woodland such as alder or willow carr; In or adjacent to grassland: unimproved or semi-improved neutral, calcareous, acid or marshy grassland whether managed or not; In or adjacent to heathland: heather, bilberry or gorse heath, wet heathland and bog, acid grassland/ heath mosaic where heather is present in any proportion; Adjacent to open water and wetland: watercourses, canals, reservoirs, ponds and their banks, reed beds and swamps; 	<p>PPS9: Biodiversity and Geological Conservation (August 2005), paragraphs 6 – 8 (international and national sites), 9 – 12 (regional and local sites and other important habitats).</p> <p>Walsall UDP (March 2005), Policies GP2 Environmental Protection, ENV19 Habitat and Species Protection, ENV21 Sites of Local Importance for</p>	<input type="checkbox"/>

			<ul style="list-style-type: none"> In or adjacent to geological exposures and features: particularly important are the sites where Wenlock shales and limestones or exposures of Triassic sandstones can be seen. <p>If a SINC or SLINC is damaged or destroyed, compensatory provision of equivalent value will be required which should comply with the requirements set out in policy NE2(b) of the 'Conserving Walsall's Natural Environment' SPD 2008 available in link below:</p> <p>www.walsall.gov.uk/index/environment/planning/section_106_agreements.htm</p> <p>Applicants are advised to seek specialist expertise and to discuss their proposals with Walsall Council's Natural Environment Team on 01922 652469 at an early stage in the design process.</p>	<p>Nature Conservation, ENV23 Nature Conservation and New Development.</p> <p>Conserving Walsall's Natural Environment Supplementary Planning Document (SPD) 2008, Policy NE2.</p>	
V28	Conservation Area Impact Assessment	All Development Proposals in or adjacent to a designated Conservation Area.	<p>Applications for development within or adjacent to a designated Conservation Area should include a Desk Based Impact Assessment summarising the key characteristics of the development and its impact on the special interest, character and appearance of the area. Such an assessment should include appropriate illustrative plans, diagrams, aerial views, photographs and drawings, highlighting important positive and negative characteristics and views, and may form part of the Design and Access Statement (see V13 above).</p> <p>The assessment should evaluate the development in terms of the requirements of UDP Policy ENV29:</p> <ul style="list-style-type: none"> How the proposal contributes positively to the special interest, character and appearance of the Conservation Area. Loss or alteration of property which makes a positive contribution to the special interest, character and 	<p>PPS5: Planning for the Historic Environment (March 2010), Policies HE6, HE7, HE9 and PPS5 Practice Guide.</p> <p>Walsall UDP(March 2005), Policy ENV 29: Conservation Areas.</p> <p>Designing Walsall SPD (February 2008), Section 6 – Local Character</p>	<input type="checkbox"/>

			<p>appearance of the area.</p> <ul style="list-style-type: none"> • Impact of any proposed new buildings on the special interest, character and appearance of the area. • Justification for the scale, massing, siting, layout, design and choice of materials, and impact of these on the special interest, character and appearance of the area. • Justification for the proposed use and impact on the special interest, character and appearance of the area in terms of anticipated levels of traffic, parking and other activity that would result. <p>Where a Character Appraisal and Management Plan has been prepared for the Conservation Area, applicants will be expected to have regard to this when evaluating the impact of a proposal on the area.</p>	<p>Guidance.</p> <p>Conservation Area Character Appraisals and Management Plans (where prepared).</p>	
V29	Listed Building (statutory or local)	All development proposals directly or indirectly affecting a statutorily Listed Building (Grade II, II* or I) or a building on the Council's Local List.	<p>Applications for development affecting a statutorily Listed Building or a building on the Local List should include a Desk Based Impact Assessment summarising the key characteristics of the development and its impact on the character and appearance of the area. Such an assessment should include appropriate floor plans, elevation drawings, photographs and specifications for new or restored features of architectural and historic importance, and may form part of the Design and Access Statement (see V13 above).</p> <p>The assessment should evaluate the development in terms of the requirements of UDP Policies ENV 27 and ENV28, such as:</p> <ul style="list-style-type: none"> • The current status of the building and the contribution it makes towards the character of the surrounding area with reference to the current listing description. • The impact of the proposal on the special architectural or historic interest of the building and/ or its setting – such as proposed alterations, extensions or demolition. • Justification for any proposed change of use, and impact of the proposed use and any physical alterations required to adapt the building for the new use. 	<p>PPS5: Planning for the Historic Environment (March 2010), Policy HE6 – HE9 and PPS5 Practice Guide.</p> <p>Walsall UDP Policy ENV27: Buildings of Historic or Architectural Interest and ENV28 The Local List of Buildings of Historic or Architectural Interest.</p> <p>Designing Walsall SPD (February 2008), Section 6 –</p>	<input type="checkbox"/>

V31	Air Quality Assessment	Applications that will give rise to emissions to air of pollutants for which there is a national air quality objective, or for which there may otherwise be a significant impact upon local air quality meeting the criteria set out in the adjacent guidance column.	<p>An Air Quality Assessment must accompany all planning applications which propose:</p> <ul style="list-style-type: none"> • New car parking areas with more than 100 spaces outside an Air Quality Management Area or more than 50 spaces inside an Air Quality Management Area. • Proposals that will give rise to a change in traffic volumes of greater than +/- 5% in annual average daily traffic flows and/or peak daily traffic flows on roads with more than 5,000 annual average daily traffic flows. • Proposals that will give rise to a change in vehicle speed of more than +/- 10 kph on roads with more than 5,000 annual average daily traffic flows. • Proposals that will increase the number of heavy duty vehicles by 200 or more movements per day, including in relation to construction and demolition activities. • Proposals for a bus station or goods vehicle park. • Proposal for any biomass installation or biomass-fuelled CHP plant. • CHP plant. • Incinerator plant. • Significant construction and demolition schemes. • Regular exposure of members of the public (including residential properties, schools, hospitals, care homes, playgrounds, gardens, shopping areas) at locations where annual, daily, 8 hours, 1 hour or 15 minutes air quality objective values will, or may be, breached. • Boiler and furnace plant capable of burning pulverised fuel, and/or solid matter at a rate of 45.4 hg per hour, and /or at arate equivalent to 366.4 kW per hour any liquid or 	<p>Air Quality Strategy 2007.</p> <p>The Environment Act 1995.</p> <p>The Air Quality Standards Regulations 2010.</p> <p>Development Control: Planning For Air Quality (2010 Update)</p>	<input data-bbox="2089 97 2145 153" type="checkbox"/>
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			<p>gaseous matter.</p> <ul style="list-style-type: none"> Storage of crushed aggregates, minerals or other friable materials in open areas and which is liable to generate windborne dust. Applications for specified industrial and commercial operations that require an Environmental Permit. <p>A separate Air Quality Assessment may not be required where it will be submitted as part of a formal EIA for a major development (see V34). Applicants are advised to seek specialist expertise and to discuss their proposals with Walsall Council's Pollution Control Team on 01922 623234 at an early stage in the design process.</p>		
V32	Coal Mining Risk Assessment	All applications (excluding householder) which fall within the Coal Mining Development Referral Areas as defined by The Coal Authority and held by the Local Planning Authority.	<p>A Coal Mining Risk Assessment should be prepared by a suitably qualified and competent person (see PPG14 for definition). It should contain:</p> <ol style="list-style-type: none"> <u>Site specific coal mining information</u> (including past/present/future underground mining, shallow coal workings, mine entries (shafts or adits), mine gas, within an area which has a current licence to extract coal, geological features, any recorded surface hazards, or within a former or present surface mining [old opencast] area). Identify what <u>risks</u> these coal mining issues, including <u>cumulative effects</u>, pose to the proposed development. Identify <u>how coal mining issues have influenced the proposed development</u> and whether any other <u>mitigation measures</u> are required to manage those issues and/or whether any <u>changes</u> have been incorporated into the development. Any development that involves intrusive activities which intersect, disturb or enter any coal seams, coal mine workings or mine entries will require the <u>prior written permission of The</u> 	Planning Policy Guidance 14 (PPG14) Development on Unstable Land.	<input type="checkbox"/>

			<p><u>Coal Authority.</u></p> <p>Note - if an Environmental Statement is required by the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999 as amended, it is suggested that the CMRA is included within the ES.</p> <p><u>Where to look for further assistance</u></p> <p>Planning Policy Guidance 14: Development on Unstable Ground and its associated Appendices and Annexes provides a comprehensive guidance for both Local Planning Authorities and applicants in relation to the development in areas which may be affected by land instability issues.</p> <p>The Coal Authority website: www.coal.gov.uk/services/planning</p> <p>The Coal Authority Planning and Local Authority Liaison Department can be contacted by:</p> <p>Telephone: 01623 637119 (direct)</p> <p>Email: planningconsultation@coal.gov.uk</p> <p>The Local Planning Authority has been provided with Coal Mining Development Referral Areas by The Coal Authority.</p>		
V33	Assessment of ground bearing capacity and development loadings	All applications for new buildings or comparable structures over one storey in height in areas of filled limestone	Application must be accompanied by an assessment of the bearing capacity of the cavern, and the implications of the development in those terms.	UDP policies 2.1, 2.2, 3.6, ENV14, PPG14.	<input type="checkbox"/>

		caverns			
V34	Environmental Impact Assessment (EIA) Screening Opinion / Scoping Opinion	<p>a) Major developments which are of more than local importance;</p> <p>b) Developments which are proposed for particularly environmentally sensitive or vulnerable locations; and</p> <p>c) Developments with unusually complex and potentially hazardous environmental effects</p>	<p><u>Where an EIA is mandatory</u> An EIA must be undertaken for development proposals that fall within the types listed in Annex I to the EIA Directive (e.g. integrated industrial chemical plants, large scale thermal and nuclear power stations, and metal production plants). Applicants are advised to seek a scoping opinion from the Local Planning Authority prior to commencing work on the EIA. An Environmental Statement should be submitted alongside the planning application.</p> <p><u>Where an EIA may be required</u> Where an applicant is uncertain whether a development proposal requires an EIA (development proposal types listed in Annex II to the EIA Directive), they should seek a Screening Opinion from the Local Planning Authority prior to submitting the planning application. If it is agreed that an EIA is required, the applicant should seek a scoping opinion from the Local Planning Authority and an Environmental Statement should be submitted alongside the planning application.</p> <p>All development types are set out in Annex I and II of the EIA Directive (available in link below):</p> <p>http://ec.europa.eu/environment/eia/full-legal-text/9711.htm</p> <p>For a Screening Opinion or Scoping Opinion you should submit:</p> <p>A) a brief description of the nature and purpose of the proposal and its possible environmental effects, giving a broad indication of their likely scale;</p> <p>B) a plan indicating the proposed location of the development which should:</p> <ul style="list-style-type: none"> • Be based on an up-to-date map. 	<p>Circular 02/99: Environmental Impact Assessment.</p> <p>Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.</p> <p>EIA Directive 97/11/EC.</p>	<input type="checkbox"/>

			<ul style="list-style-type: none"> • Be drawn to an appropriate metric scale e.g. 1:1250, 1:2500. • Use A4 or A3 paper. • Show at least two named roads and surrounding buildings. • Clearly show edges of site boundaries with a red line. (Include all land necessary to carry out the proposed development – e.g. land required for access to the site from a public highway, visibility splays, landscaping, car parking and open areas around buildings). • Show the direction of North. • Be clearly and logically named and given titles which refers to its content and details must be clear enough so that the quality of detail is not compromised when scanned and viewed electronically e.g. faint lines are unacceptable. <p>Where an Environmental Statement is required, it should (as a minimum) include all information set out in Annex C of Circular 02/99: Environmental Impact Assessment.</p>		
V35	Noise and Vibration Assessments and Appraisals	<p>All applications likely to have an impact on noise and/or vibration-sensitive development(s),</p> <p>All applications likely to have an impact on noise and/or vibration-sensitive locations.</p>	<p>Applicants are advised to seek specialist expertise and to discuss their proposals in the first instance with Walsall Council's Pollution Control Team on 01922 653348 at an early stage in the design and planning process to establish whether a Noise and Vibration Appraisal is required to be submitted alongside the planning application.</p> <p>Guidance, procedures, recommendations and information to assist in the completion of a suitable noise and/or vibration survey and assessment may be found in the policies and guidance set out in the adjacent column. Additional technical information in support of proposed noise surveys will be available from the Pollution Control Team.</p> <p>Vibration surveys in particular shall be conducted having regard to the advice, recommendations or requirements contained in British Standards BS 6472: 2008 <i>'Guide to Evaluation of human exposure to vibration in buildings Part 1: Vibration sources other than blasting, Part 2: Blast-induced</i></p>	<p>UDP Policies ENV10, ENV13, H10, S9, JP4.2, LC2.</p> <p>Noise Policy Statement for England, March 2010.</p> <p>Planning Policy Guidance PPG 24 <i>Planning and Noise</i>, 1994.</p> <p>Minerals Policy Statement 2: Controlling and</p>	<input type="checkbox"/>

		<p>All applications that introduce or expose noise and/or vibration-sensitive development(s) into areas and locations where noise and/or vibration is likely to have an adverse impact.</p>	<p><i>vibration</i> and BS 7385-2: 1993 Evaluation and measurement for vibration in buildings Part 1: <i>Guide for measurement of vibrations and evaluation of their effects on buildings</i> Part 2 '<i>Guide to damage levels from ground-borne vibration</i>'.</p>	<p>Mitigating the Environmental Effects of Minerals Extraction in England. 2005.</p> <p>Calculation of Road Traffic Noise, 1988.</p> <p>Calculation of Railway Noise, 1995.</p> <p>World Health Organisation Guidelines for Community Noise .</p> <p>World Health Organisation Night Noise Guidelines for Europe .</p> <p>National Noise Actions Plans.</p> <p>Environmental Protection Act 1990.</p> <p>Clean Neighborhoods Act 2005.</p> <p>Licensing Act 2003.</p>	
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