

VALIDATION CHECKLIST AND GUIDANCE NOTES

Application for Prior Notification of Proposed Demolition

Document/Plan	Additional Notes	Provided (circle as appropriate)
NATIONAL REQUIREMENTS	One Copy	
A completed form or written description of the proposed development		Y
Statement	A statement that the applicant has displayed a site notice in accordance with A. 2(b) (iii) of Part 31 of Schedule 2 to the General Permitted Development Order 1995.	Y
Appropriate fee		Y
LOCAL REQUIREMENTS - may include some or all of the following	One copy – if required the information can be placed in one document depending upon the amount to be provided	
Biodiversity Survey and Report	Information should be provided on existing biodiversity at a site (habitats, protected species) Further advice is available at the Government's website at www.communities.gov.uk in PPS9 – Biodiversity and Geological Conservation. A survey should be provided where protected species are known or suspected to be present	Y N
Photographs/photomontages	Not essential but can provide useful background information.	Y N
Planning Statement	A planning statement should identify the context and need for the demolition and should also identify and consider the possible detrimental impact upon existing infrastructure and any remedial measures that are required.	Y N
Structural survey	Can help to justify the need for demolition	Y N
Tree survey/Arboricultural implications	Where there are trees within the application site or on land adjacent to it that could influence or be affected by the demolition (including street trees) information will be required on which trees are to be lost/retained, any works to trees and on the means of protecting trees during demolition works. BS5837:2005 "Trees in relation to construction Recommendations" offers guidance. See www.bsi-global	Y N

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