

Introduction

This document has been produced to advise agents and applicants of the list of information required when submitting applications for planning permission of other similar consents to the London Borough of Hounslow.

On 6 April 2008 the Government introduced a mandatory Standard Application Form accompanied by changes to the procedures involved in the validation of applications.

There are two elements to the validation requirements:

- A national list of mandatory information that must be submitted with every planning application; and
- A local list of additional information that may be required when making an application to the London Borough Of Hounslow

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires, as a minimum, that an application for planning permission includes the items set out in the national list. The National Planning Practice Guidance on validation requirements states that a local list must be:

- Reasonable, having regard in particular to the nature and scale of the proposed development; and
- Be about a matter that is reasonable to think it will be a material consideration in the determination of the application.

In addition, the local planning authority must consult on a draft local list, formally adopt the local list and publish it on its website, and review the local list every two years.

The local requirements list includes a list of documents that are likely to be required so that a full assessment of the application can be made. To avoid any delay, it is in the interests of applicants to ensure all the relevant information is provided at submission. The list is not exhaustive and it is possible that, once an application has been validated, further information may have to be submitted in order for the application to be determined. The list does not therefore limit the Council's ability to request additional information should further issues arise during the planning application determination period.

The local list suggests a number of different documents that may be required to help assess and determine an application. Not everything on the list will be required and each application will be dealt with on a case by case basis. If you are unsure on what information to submit, then please contact the planning team.

To understand which items can be required for different types of applications, use the application type checklists.

Number of copies of applications to be submitted

For all major applications, at least 2 (two) paper copies and 1 (one) copy of the application on a CD are required. One copy of the application will be sent to a library / libraries of Council's choosing for public viewing.

For applications that are likely to be controversial and of significant public interest further paper copies and CDs may be requested prior to the validation of the application.

For minor applications, one electronic copy should be submitted. Only in exceptional circumstances will a paper copy of an application be accepted instead of an electronic submission.

Pre-application advice service

The Council offer a pre-application service for all applications to discuss proposals prior to formal submission. Further information and the relevant application form may be found on the following link:

https://www.hounslow.gov.uk/info/20063/pre-application_advice

Validation criteria

For any application to be registered as a valid application it must be accompanied by the relevant forms, plans and associated details necessary to provide sufficient information for the determination of the application. The specified national criteria are mandatory and must be adhered to if an application is to be accepted as valid.

An email address for both the applicant and / or agent must be provided on the application form. Where an application is invalid, the Council will write contact the agent via email to explain what information is required to be submitted and within what timeframe.

Submission of planning applications

Online planning applications are simple to make using the Planning Portal: www.planningportal.co.uk . You can use the forms and tools to create your proposal, calculate your fee and add any attachments. You can also pay the fee online on the Planning Portal.

Alternatively, you can send an electronic copy of the application to: planning@hounslow.gov.uk

Consultation

This checklist has been through 6 (six) weeks of public consultation between 14 October and 29 November 2019.

Reserved Matters Checklist

This checklist covers the information required to be submitted to accompany a Reserved Matters Application. The level of information and detail required will depend on the scale of the development. This list is not exhaustive and the Council may request additional information to be submitted to enable a proper assessment of your proposal.

QUICK CHECKLIST

NATIONAL REQUIREMENTS

Application form	
Location Plan	
Block Plan	
Existing and proposed elevations	
Existing and proposed floor plans	
Existing and proposed sections	
Existing and proposed roof plans	
Proposed envelope plan	
Other relevant details	
Environmental Statement	

LOCAL REQUIREMENTS

Planning Statement	
Design and Access Statement	
Cover Letter	
Financial Viability Assessment	
Transport Assessment and Travel Plan	
Energy Statement	
Design and Construction Method Statement	
Air Quality Statement	
Sunlight / Daylight Assessment	
Lighting Assessment	
Noise Impact Assessment	
Land Contamination Assessment	
Drainage Assessment Form	
Flood Risk Assessment	
Proposed Planning Obligation(s) / Draft Heads of Terms	
CIL additional information requirement form	
Listed Building and Conservation Area Appraisal	

Historical and Archaeological Assessment	
Nature Conservation and Ecological Assessment	
Retail / Office Assessment	
Landscape Plans	
Statement of Community Engagement	
Road Safety Audit	
Health Impact Assessment	
Data Required by the GLA Planning Data Standard	

If you are unsure what documents you need to provide, or what any of the above documents are, a full detailed checklist can be found overleaf. In the event that you are still unsure after reviewing this detailed checklist, you should contact the Hounslow Planning Department for further guidance.

DETAILED CHECKLIST

NATIONAL REQUIREMENTS

Application form	<p>A completed application form should be submitted as part of any application. The relevant certificate should be signed and a copy of the notice if certificate B, C or D has been completed.</p> <p>Certificate A should only be completed if the applicant is the sole owner of the land to which the application relates and there are no agricultural tenants.</p> <p>Certificate B should be completed if the applicant is not the sole owner or if there are agricultural tenants and the applicant knows the names and addresses of all the other owners and/or agricultural tenants (e.g. this certificate will need to be served if the proposals encroach onto adjoining land).</p> <p>Certificate C should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners and/or agricultural tenants.</p> <p>Certificate D should be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners and/or agricultural tenants.</p> <p>The relevant application forms are available to download from the Planning Portal on the following link: https://www.planningportal.co.uk/info/200126/applications/61/paper_forms</p>
Location Plan	<p>Required to be submitted for every application. An up to date map at a scale of 1:1250 or 1:2500 for larger sites.</p> <p>Application site must be clearly edged with a red line & include all land required for the proposed development (including any access). Any other land within the control or ownership of the applicant, that is adjacent or close to the application site, should be edged with a blue line.</p> <p>The location plan must not be sourced from Land Registry or the London Borough of Hounslow.</p>
Block Plan	<p>A site plan is required to be submitted for all planning applications, and is to include accurately show the proposed development and, where relevant, include:</p> <ul style="list-style-type: none"> • Boundary locations • Location of existing structures present on the site (including sheds, outbuildings and extensions) • Location of landscaping features and fences • Location of car parking, cycle parking and waste storage areas • Location of utility manholes

	<ul style="list-style-type: none"> • North point (true north) • Scale bar <p>Scaled at 1:500</p>
Existing and proposed elevations	Drawings at a scale of 1:50 or 1:100, illustrating all relevant external parts. Where a proposed elevation adjoins another building, or is in close proximity, the drawing should clearly show the relationship between the buildings & detail the relative positions of openings, parapets and levels etc on each property. Blank elevations should also be included for clarity. Elevations are to detail their aspect (north, south, east, west).
Existing and proposed floor plans	<p>Drawings at a scale of 1:50 or 1:100 showing floor plans of the existing buildings & the proposed building, identifying each relevant floor/ part floor, roof, and means of access. Where existing buildings or walls are to be demolished, these should be clearly shown.</p> <p>The proposed plans should be shown in context with the site boundary and any existing adjacent buildings.</p> <p>Applications for change of use need to be accompanied by floor plans to indicate the extent of the existing and proposed use within the land or building.</p>
Existing and proposed sections	Drawings at a scale of 1:50 or 1:100 showing cross-sections through the existing and proposed buildings containing details of existing site levels, and finished floor levels.
Existing and proposed roof plans	Scaled at 1:50 or 1:100
Envelope plan	Maximum envelope of the proposed building or proposed elevations, floor plans and sections. Scaled at 1:50 or 1:100.
Other details	Other plans or detailed to be considered (i.e. access arrangements, external appearance and internal room layout).
Environmental statement	Only for qualifying applications

LOCAL REQUIREMENTS	
Planning Statement	<p>A Planning Statement should to be submitted to support a planning applications, and is to (where relevant)</p> <ul style="list-style-type: none"> • Describe the site in detail (physical and operational) • Describe the proposed development in detail • Demonstrate that the environmental impacts of the development have been considered • Provide justification for any areas of non-compliance • Drawing numbers and accompanying documents list <p>Additional details may be required for certain development, including:</p> <ul style="list-style-type: none"> • Hours of operations / trading hours • Staff numbers • Use of car parking

Design and Access Statement	<p>A Design and Access Statement is required if the site is within a conservation area and creates 100m² or more of floorspace or one or more dwelling houses. The Design and Access Statement is to:</p> <ul style="list-style-type: none"> • Explain the design principles and concepts that have been applied to the development • Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account • Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account • State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation • Explain how any specific issues which might affect access to the development have been addressed <p>Section 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 describes in detail when a Design and Access Statement is required.</p>
Cover Letter	<p>Where a Planning Statement is not submitted, a Cover Letter must be submitted which, at a minimum, includes a list of the drawing numbers and accompanying documents.</p>
Financial Viability Assessment	<p>A full un-redacted viability assessment should be provided at the time of submission. In order to fully assess whether the case made by an applicant for not meeting the policy requirements is reasonable and justifiable the London Borough of Hounslow will require the applicant to submit a residual valuation with all the following information:</p> <ol style="list-style-type: none"> a. Existing Use Value supported by an independent valuation; b. Land acquisition price and the basis of its purchase; salient terms of acquisition (e.g. subject to planning, soils, ground conditions survey, etc.); c. Purchase process (e.g. private treaty, open market bid, auction, etc.); d. Purchase costs including legal and agents fees; e. Estimated sales values with independent supporting evidence including schedule of unit sizes; f. Estimated construction costs supported by Tender costs or QS schedule to include a specified contingency, contract related fees and itemised/defined 'abnormals'; g. Itemised preliminary costs; h. Professional fees presented under each respective heading; i. S106/CIL costs as advised by the LPA; j. Financing rate + evidence of financing terms/details (e.g. debt/equity ratio, etc.); k. Estimated profit together with contextual information appropriate to the developers target returns l. Value/cost of the affordable housing provision, where relevant, together with tenure assumptions and calculation of any commuted sum.

	<p>Valuations using standard viability models such as HCA, RICS, Three Dragons, etc., will be acceptable providing they provide all the above information and are supported by an appropriate cash flow analysis.</p> <p>This information should be provided to the London Borough of Hounslow in its entirety. Applicants should be aware that the assessment will be made available online as part of the application documents.</p>
<p>Transport Assessment and Travel Plan</p>	<p>A Transport Assessment and Travel Plan, prepared by a suitably qualified traffic consultant, is required for all applications that generate significant additional traffic and/or parking requirements, or seek to reduce existing parking provisions (with the exception of individual dwellings).</p> <p>The assessment must address all traffic and parking related issues including potential conflicts with vehicles, pedestrians and cyclists (and any other road users). The assessment should consider sustainable modes of transport in accordance with the London Plan and NPPF. The assessment should be supported by a parking survey where the following criteria apply:</p> <ul style="list-style-type: none"> • Developments in an area with a low PTAL and not covered by a CPZ • Developments surrounding stations and not covered by a CPZ • Developments within area not covered by a CPZ and within a close proximity to Town Centres
<p>Energy Statement</p>	<p>Required for all new builds, and all applications for major developments to provide an assessment of how they will contribute towards energy and carbon reduction targets. The energy assessment should be produced in accordance with the Greater London Authority's guidance on preparing energy assessments.</p> <p>It should include a BREEAM pre-assessment where a BREEAM "Excellent" rating is required, and dynamic thermal modelling where there is a risk of overheating (such as single aspect south or west facing homes)</p>
<p>Design and Construction Method Statement</p>	<p>Applications for major developments, or any develop which includes the creation of a basement, should submit details of how onsite impacts will be managed during the demolition/construction phase (particularly on homes, other sensitive uses and biodiversity), including traffic management, dust, noise, vibration and stability.</p> <p>Further information is available in the Mayor's Sustainable Design and Construction SPD which is available on the following link; https://www.london.gov.uk/sites/default/files/gla_migrate_files_destination/Sustainable%20Design%20%26%20Construction%20SPG.pdf</p>
<p>Air Quality Statement</p>	<p>The Air Quality Assessment should be submitted and confirm whether air quality is an issue and demonstrate what mitigation measures will be implemented to ensure the inhabitants of the proposed development are not negatively affected by the existing poor air quality.</p>

	<p>The Council's draft Air Quality SPD (2013) sets out the information required for air quality assessments and further guidance on air quality considerations.</p>
Sunlight / Daylight Assessment	<p>A daylight and sunlight assessment should be submitted to illustrate that the development does not cause unacceptable loss of amenity to adjacent occupiers by reducing the amount of daylight or sunlight. It should conform to the methodology identified in the Building Research Establishment guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2011). It should identify and examine the impacts upon existing properties and sites with extant planning permissions.</p> <p>The report should also cover the final daylight and sunlight values achieved within the proposed scheme to ensure the adequate daylight and sunlight levels are achieved.</p>
Lighting Assessment	<p>Proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a listed building or a conservation area, or open countryside, where external lighting would be provided or made necessary by the development, should be required to be accompanied by details of external lighting and the proposed hours when the lighting would be switched on. These details should include a layout plan with beam orientation, a schedule of the equipment in the design and the light/lux levels for proposed lighting.</p>
Noise Impact Assessment	<p>A Noise Impact Assessment should be submitted where the development proposal would generate noise disturbance issues for adjoining occupants and for developments where noise pollution is already poor and could have an adverse impact on the proposed development.</p> <p>The Noise Impact Assessment should confirm whether noise is an issue and demonstrate what mitigation measures will be implemented to ensure the inhabitants of the proposed development are not negatively affected by the existing noise pollution. British Standards 8233:1999 ('Sound insulation and noise reduction for buildings'), A233 4142:1997 ('Method for rating industrial noise affecting mixed residential and industrial areas') and BS 6472-1:2008 (Guide to evaluation of human exposure to vibration in buildings) should inform noise assessments.</p> <p>The Council's Development Control for Noise Generating and Noise Sensitive Development SPD with the London boroughs of Hillingdon and Richmond provides guidance on the location and design of new development with regard to noise.</p>
Land Contamination Assessment	<p>A land contamination assessment will be required where there is a land contamination history or there is the potential for a development site to be contaminated. Any site investigation information should be</p>

	<p>prepared by a competent person with a recognised relevant qualification, sufficient experience in dealing with the type(s) of pollution or land instability, and membership of a relevant professional organisation.</p> <p>Further information is available in the Council’s Contaminated Land Strategy: https://www.hounslow.gov.uk/download/downloads/id/630/contaminated_land_strategy.pdf</p>
<p>Drainage Assessment Form</p>	<p>Developers will need to show that the excess runoff will be managed effectively and not cause an increase in flood risk anywhere else, i.e. both to and from the site. The Lead Local Flood Authority (LLFA) will also be checking that developers are utilising sustainable drainage methods wherever possible, as required for major planning applications, and that the sustainable drainage systems (SuDS) chosen are effective and suitable to the location. A detailed drainage plan and how this will be maintained and managed will need to be submitted.</p> <p>A Drainage Assessment Form will need to be completed and submitted with the application form. This is available on the following link; https://www.hounslow.gov.uk/downloads/file/662/drainage_assessment_form</p> <p>The Flood Risk and Drainage Document requires the following information to be addressed in the FRA (where applicable) for all Major, and a number of minor planning applications:</p> <ul style="list-style-type: none"> • Hounslow Drainage Assessment Form • Drainage layout drawings • Infiltration feasibility assessment • Evidence that all levels of the drainage hierarchy have been considered and justified • Greenfield runoff rate drainage calculations • Pre-development runoff rate drainage calculations • Post-development runoff rate drainage calculations with mitigation proposed • Design storage volume calculations • Drainage design calculations demonstrating the scheme meets policy • Most up to date and appropriate climate change allowance incorporated in the design • Maintenance and adoption plan • Consultation with Thames Water if connecting to the sewer network <p>Consultation with the Environment Agency is in Flood Zone 2 or 3</p>
<p>Flood Risk Assessment</p>	<p>The Flood Risk Assessment (FRA) identifies and assesses the risks of all forms of flooding to and from the development and demonstrates how these flood risks will be managed. An FRA needs to accompany development proposals of one hectare or greater in Flood Zone 1 and all proposals for new developments located in Flood Zones 2 and 3.</p>
<p>Proposed Planning Obligation(s) / Draft</p>	<p>Section 106 of the Town and Country Planning Act 1990 (as amended) enables planning obligations to be secured through a S106 agreement</p>

Heads of Terms	<p>between a council and a landowner. This mechanism is designed to make a development proposal acceptable in planning terms that would not otherwise be acceptable. Planning obligations provide a means to ensure that a proposal for development contributes towards the creation of sustainable communities and should be used to mitigate the negative site specific impacts of a development.</p> <p>The introduction of CIL has imposed limitations on planning obligations, which must now meet the tests set out in Regulation 122 and 123 of the CIL Regulations 2010 when constituting a reason for the granting of planning permission. The tests under Regulation 122(2) are that a planning obligation must be:</p> <ul style="list-style-type: none"> i) Necessary to make the development acceptable in planning terms ii) Directly related to the development; and iii) Fairly and reasonably related in scale and kind to the development. <p>The Council have published Planning Obligations and CIL SPD which is available on the following link; https://www.hounslow.gov.uk/info/20034/planning_policy/1156/supplementary_planning_documents_and_guidance</p>
CIL additional information requirement form	<p>In February 2019 the Mayor of London adopted a new charging schedule (MCIL2) which came into effect on 1 April 2019. Additional information on the Mayoral CIL is available on the following link; https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/mayoral-community-infrastructure-levy</p> <p>CIL additional information requirement form available from the planning portal – link to form: https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf</p> <p>This form will enable the Council to establish whether or not your development is liable for a charge, and if so to calculate it accurately from the floor areas you provide. It should be submitted with your application.</p> <p>Hounslow Council’s Community Infrastructure Levy (CIL) charge came into force on the 24th July 2015. For rates and more information please see the CIL page – link: https://www.hounslow.gov.uk/info/20033/hounslows_community_infrastructure_levy_cil/1094/community_infrastructure_levy</p> <p>For further information regarding the charging schedule please contact our Policy Team on 020 8583 5207. For information about the process of CIL and payment please contact the CIL Team on 020 8583 4898.</p>
Listed Building and Conservation Area Appraisal	<p>Required if the proposal involves works to a listed building and is within a conservation area.</p>

Historical and Archaeological Assessment	An assessment of potential archaeological heritage should be provided if the site is in an archaeological priority area. This should be prepared by a qualified individual or organisation, and should use existing information to establish the archaeological significance of the site and the impact of the proposals on surviving monuments or remains. Small-scale archaeological fieldwork may be required to determine the actual extent and degree of survival on site.
Nature Conservation and Ecological Assessment	Required if the site is in a nature conservation and / or affects protected species.
Retail / Office Assessment	<p>If the proposal involves the loss of retail floorspace in a town centre location or the location of 2,500sqm of retail or other main town centre uses in an edge-of-centre or out-of-centre location then a retail impact assessment will be required. The assessment should include an assessment of the proposal on existing, committed and planned public and private investment and the impact of the proposal on town centre vitality and viability. Any proposal for 500sqm of retail or 2,500sqm of other main town centre uses in an edge-of-centre or out-of-centre location should demonstrate that there are no available or suitable sites in a town centre where an edge-of-centre or out-of-centre location is proposed for retail or other main town centre uses, using a sequential approach as set out in the NPPF.</p> <p>If the proposal involves the loss of B1, B2 or B8 then an assessment demonstrating the following will be required:</p> <ul style="list-style-type: none"> (i) Evidence of active marketing of the site for employment uses for a period of at least two years in SILs, LSISs and Key Existing Office; (ii) Locations, or for a period of at least one year in other locations; (iii) An assessment demonstrating that the site is not viable for its existing employment use; (iv) Evidence that the site does not contribute significantly to employment floorspace supply and economic diversity, either individually or cumulatively; (v) Evidence that surrounding employment uses/sites are not undermined; (vi) Be monitored on a site-specific basis against the 6ha benchmark; and (vii) Where a mixed used development is proposed, retain an appropriate number of jobs.
Landscape Plans	Required for all major schemes or minor schemes that significantly modify garden areas. Landscape plans must include the layout of the garden, existing landscape features and boundary treatments. A landscape plan must be accompanied by a planting schedule.
Statement of Community Engagement	Required for all large-scale major applications where consultation with the local community is required before the submission of an application. The statement should provide full details of community consultation and engagement on the proposed development, demonstrating how this has influenced the design of the scheme.

Road Safety Audit	Required where a change to vehicle access is proposed.
Health Impact Assessment	<p>Hounslow needs Health Impact Assessments (HIAs) to be submitted as part of major planning applications for residential and commercial uses.</p> <p>An HIA should accompany all applications for:</p> <ul style="list-style-type: none"> • Residential developments of 10 or more homes (including Residential development under Use Classes C2, C3, or Sui Generis); • Developments with 1000m² or more of additional commercial or visitor floor space. <p>For Major developments of 10 to 99 net homes (see above), or 1,000 to 9,999 of additional commercial or visitor floorspace:</p> <ul style="list-style-type: none"> • A rapid assessment should be undertaken using the NHS London Healthy Urban Development's Rapid Health Impact Assessment Tool. This assessment shall be submitted with the planning application. <p>For Large Scale Major developments of 100 or more net homes (see above), or 10,000sqm or more of commercial or visitor floorspace:</p> <ul style="list-style-type: none"> • A Comprehensive Health Impact Assessment is likely to be required. You should contact Hounslow Public Health through the Development Management Team (planning@hounslow.gov.uk) for guidance and advice on the HIA, and the potential health impacts on which to focus. This should be undertaken at the earliest opportunity.
Data required by the Greater London Authority Planning Data Standard	<p>The GLA Planning Information Combined Data Standard sets out the additional information required to be submitted as part of any planning application in the GLA area.</p> <p>When completing a planning application form for any development in the GLA area, all fields will be mandatory for the relevant application type.</p> <p>The data standard can be viewed at the link below: https://www.london.gov.uk/sites/default/files/combined_planning_data_standard_0.pdf</p>