



Planning Application document checklist for flood risk and drainage policy requirements

The checklist should be completed by all applicants who are submitting a full planning application. This document should be provided with their application or as soon as possible after.

A decision on an application cannot be given until the listed documents have been provided to a satisfactory standard in line with Hounslow's policy.

If the applicant is unsure as what standard is required. Please contact the Lead Local Flood Authority (LLFA) for more information:

Email: flooding@hounslow.gov.uk

FAO: Lauren Nevin (Primary contact)

Tom Whitworth (Secondary contact)

CHECKLIST TO BE COMPLETED AND RETURNED BY THE APPLICANT VIA THE ABOVE EMAIL

Evidence Documents	Application stage		Provided to the LLFA (Y/N)
	Full (Outline Design stage)	Discharge of Condition (Detailed Design stage)	
Hounslow's Drainage Assessment Form	✓	<i>The evidence documents listed will only need to be re-submitted at condition stage if anything has changed or not been submitted to a satisfactory standard as part of the full application</i>	
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	✓		
Consultation with the Environment Agency if in Flood Zone 2 or 3	✓		



Below is a list of the relevant policies the application needs to align with as discussed within the Drainage Assessment Form:

National

National Planning Policy Framework & National Planning Policy Guidance

The Non-Statutory Technical Guidance for SuDS

Designing for Exceedance in urban drainage

Regional

London Plan Policy 5.13

London Plan Sustainable Design and Construction Supplementary Planning Guidance, section 3

Local

Hounslow Strategic Flood Risk Assessment

Hounslow Local Flood Risk Management Strategy

Hounslow Local Plan

Important condition stage information (Please read):

Please note that Hounslow's LLFA will seek an acceptable level of information prior to the determination of the applicant. If for any reason any information is outstanding, pre-commencement condition will be required.

This is likely to cover the following wording:

Prior to commencement of works (excluding site investigations and demolition), the applicant must submit for review and approval by the Local Planning Authority, final detailed drainage designs (including drawings) of the proposed scheme agreed at full application stage.

This must include(List outstanding issues if required).....

If you have concerns with the above condition process please contact the LLFA to discuss further as soon as possible.

Note: A prior to occupation condition may also apply to the development. This will be a request for evidence to demonstrate that the drainage strategy has been implemented in line with approved application. Any questions or guidance on this please contact the LLFA.