

**Hounslow Local Plan (2020-2041)**

**Examination**

# **Transport Note**

**March 2026**



**London Borough  
of Hounslow**

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## 1.0 Introduction

1.1. This Transport Note responds to requests from the Inspectors during the Matter 5 (Transport) hearing session of the Stage 1 Hounslow Local Plan 2020-2041 (**S1**)<sup>1</sup> hearings, held on Week 2 of the sessions, on Wednesday 28<sup>th</sup> January 2026. The details of the tasks undertaken in this section of the Note are set out in Documents Requested by Inspectors in Hearings Week 2 Update February 2026 (**EX41**)<sup>2</sup> as follows:

- **Set out the full details of the intended approach in the Plan to contributions to transport expected from development proposals, including how they would be calculated, secured and allocated to identified projects.**
- **Explanation of any relevant proposed modifications to Policies EC1 to EC4 and relevant supporting text, arising from hearing discussions and the task listed above (NB. proposed modifications requested during Weeks 1 and 2 of the Stage 1 Hearings to be compiled in an update to Document S11(pending document 7 requested during Week 1) by 20/03/26.**

1.2. The Council sets out its Note in response to each of the above requests from the Inspectors. At the end of each section, the Council has included a Table showing proposed Modifications if it is considered that they are needed in answering the question. As well as those modifications relevant to this Note, there are further modifications made in light of the discussions at the examination hearings shown in document **S11**. The modifications combined are then shown in a table of section 4 of this document.

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<sup>1</sup> [Hounslow Local Plan 2020-2041 Proposed Submission Version](#)

<sup>2</sup> [Documents Requested by Inspectors in Hearings Week 2](#)

**2. Set out the full details of the intended approach in the Plan to contributions to transport expected from development proposals, including how they would be calculated, secured and allocated to identified projects.**

2.1. NPPF (ORD3)<sup>3</sup> paragraph 114 states that in assessing sites that may be allocated, it should be assured that (a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location and (d) any significant impacts from the development can be cost effectively mitigated to an acceptable degree.

2.2. Only once Transport Assessments are submitted at the planning application stage and fully assessed for predicted impact, will it become apparent which contributions are required for each individual application and for which project; this will be set out clearly in the Officers Report. At the plan making stage, the specifics of development schemes including for example the mitigation measures that may be necessary to make a scheme acceptable from a transport perspective, would not yet be known.

2.3. Contributions can be delivered via either a 278 and/or a S106 contribution or Grampian Conditions (less common) and these would be calculated via an assessment taken from the Transport Assessment of a planning application. Given this, the Council believes that *“and the findings of the Transport Assessment or other appropriate studies”* of EC1 part P makes it clear as to when the Council would seek contributions. It should be noted, that Policy EC1 is more strategic in nature with more specific details outlined in EC2 part L, which explains the requirements of individual developments in more detail in regard to contributions and obligations.

2.4. Notwithstanding the above, the Council would be amenable to a modification to the supporting text of EC1, and EC2 part L to alter and add text to these clauses to assist with clarity in regard to contributions.

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<sup>3</sup> [National Planning Policy Framework 2023](#)

3. Explanation of any relevant proposed modifications to Policies EC1 to EC4 and relevant supporting text, arising from hearing discussions and the task listed above (NB. proposed modifications requested during Weeks 1 and 2 of the Stage 1 Hearings to be compiled in an update to Document S11(pending document 7 requested during Week 1) by 20/03/26.

Modifications arising from this Note (and as shown in S11)

Modification code	Policy Map/ Figure	Paragraph/ Clause	Page No.	Modification	Reason for modification
EIP_C10_01	EC1	Supporting text	233	10.2 Supporting Text EC1: The scoping of Transport Assessments (TA) for major development sites identified within the Local Plan <b>shall form the basis for the calculation of contributions to take place. These TAs will also</b> be agreed with adjoining LPAs where appropriate. In cases where a TA subsequently concludes there to be any cross-boundary impact on the local transport network in the adjoining LPA, it should be ensured that there is a mechanism for contributions or other suitable mechanisms such as legal agreements under the Highways Act or Grampian style planning conditions, towards appropriate improvements beyond the Borough boundary.	To help with clarity and consistency in accordance with request from the Inspectors from the EIP hearing session and subsequent Note request.
EIP_C10_03	EC2	L	237	EC2 (l) Demonstrate that severe traffic and <del>significant unacceptable</del> road safety impacts on the transport network are avoided, including <b>the</b> preparation of Transport Assessments for all major schemes, and providing contributions or improvements to transport <b>networks if required, in accordance with Paragraphs 114 and 115 of the NPPF or any subsequently amended NPPF Paragraphs. Where transport improvements or remedial actions are identified as required through consideration of a planning application, these will be secured through section 106 planning obligations, conditions or section 278 agreements in accordance with the planning obligations tests in the NPPF (para 57).</b>	To help with clarity and consistency in accordance with request from the Inspectors from the EIP hearing session and subsequent Note request and to bring language closer to that used in NPPF.

