

Full Planning Application Validation Checklist

Introduction

Submitting your application can be made easier by ensuring you have submitted all of the necessary information. Should important information be missing from your application, the application will be made invalid whilst we wait for the relevant information to be submitted.

This Validation Checklist covers most Full Planning applications, although in some instances additional information may be required. In these cases, you will be notified in writing by the Planning Officers.

Definition

This is an application for development, excluding householder developments. Development includes building, engineering or other works, in, on, over or under land, or the making of any material change in the use of any buildings or other land. As such it should be used for:

- Any works relating to a flat
- Applications to change the number of dwellings (flat conversions, building a separate house in the garden)
- Changes of use to part or all of the property to non-residential (including business) uses
- Anything outside the garden of the property

Checklist

Documentation Requirements

Submitting an Application via the Planning Portal

It is recommended that most Full Planning Applications be submitted using the Planning Portal. In this instance, the following requirements for file formats and sizes should be met.

File Type:

- All drawings should be attached as .pdf (Adobe Acrobat) files rather than .tif files.
- Other files types that will be accepted are .jpg, .doc and .xls files only. We are unable to accept CAD files.

File Size:

- The maximum size of any single attachment must be no more than 10MB.
- In the case of much larger documents like Design & Access Statements, Transport Assessments, Flood Risk Assessments etc. Where it proves difficult to create the entire document in less than 10mb, the document should be broken down into sections, labelled accordingly and sized at no more than 10mb.
- All drawings submitted electronically must be A3 or smaller.

Electronic Plan Information Requirements

All drawings must include the following information:

- The print (paper) size – preferably A3
- Drawing name;
- The relevant scale at that print size (e.g.: 1:50, 1:100);
- A scale bar showing the length of one metre and ten metres and key dimensions.
- PDF drawings need to have a measuring tool embedded in them (i.e. not just a scale bar on the plan). The measuring tool is an option that is made available upon creation of the drawing and may vary in process depending on what type of software you are using. Please refer to your software help desk should this not be apparent. This will allow for electronic scaling from plans and also accurately preserve them for historic purposes

National Requirements

The Town and Country Planning (Development Management Procedure) Order 2010 requires three copies plus the original (unless submitted electronically or unless a lesser amount is deemed acceptable by the local authority). The London Borough of Tower Hamlets requires only the original copies of all plans, forms and documents where the application is not submitted via Planning Portal. Additional paper copies are not required.

For large scale planning applications, please contact the planning department directly to agree the number of copies.

Completed Application Form

The form needs to be completed in full, signed and dated

Ownership Certificate (A, B, C or D as applicable)

The completed Ownership Certificate (A, B, C or D as applicable) as required by Part 12 of the Town and Country Planning (Development Management Procedure) Order 2010.

For this purpose, an owner is anyone with a freehold interest, or leasehold interest where the unexpired term is not less than 7 years.

Agricultural Holdings Certificate

Agricultural Holdings Certificate as required by Part 12 of the Town and Country Planning (Development Management Procedure) Order 2010.

The Fee

The correct fee as outlined in the planning fees practice guidance, 17th October 2014

Location Plan

- All applications must include copies of a location plan based on an up to-date map. This should be at a scale of 1:1250 or 1:2500 and should identify all the land to which the application relates. The original plus two copies (unless submitted electronically) should be submitted. Plans should identify buildings on land adjoining the application site to ensure that the exact location of the application site is clear.
- The application site should be edged clearly with a red line
- A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

The Site Plan

A site plan should be submitted, to a stated metric scale, showing:

- The direction of North;
- The development in relation to the site boundaries and other existing buildings on the site;
- All buildings, roads and footpaths on land adjoining the site, including access arrangements (where affected by the proposal);
- All public rights of way crossing or adjoining the site;
- The position of all trees on the site, and those on adjacent land (where affected by the proposal);
- The extent and type of hard surfacing (where affected by the proposal); and
- Boundary treatment including walls or fencing where this is proposed.

Design and Access Statements

A Design and Access Statement is a short report accompanying and supporting a planning application that should seek to explain and justify the proposal in a structured way. The level of detail required in a Design and Access Statement will depend on the scale and complexity of the application, and the length of the statement will vary accordingly.

Design and Access statement are required for:

- Major applications;
- Applications in Conservation Areas or affecting World Heritage Sites, where the proposal is creating one or more dwellinghouses, or creating floorspace 100sqm or more.

Local Requirements

<p>Existing and Proposed Elevations (at a 1:50 or 1:100 scale)</p> <p>These should show clearly the proposed works in relation to what existing. All elevations of the proposal must be shown and these should indicate, where possible, the proposed building materials and the style, materials and finish of windows and doors. Blank elevations must also be included.</p> <p>Where a 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>	Required
<p>Existing and Proposed Floor Plans (at a 1:50 or 1:100 scale)</p> <p>These should explain the proposal in detail. 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 for the proposed development. New buildings should also be shown in context with adjacent buildings, including property numbers where applicable.</p>	Required
<p>Existing and Proposed Site Sections and Finished Floor and Site Levels</p> <p>Such plans drawn at a scale of 1:50 or 1:100 should show a cross section(s) through the proposed building(s).</p> <p>Full information should be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings.</p> <p>Levels should also be taken into account in the</p>	Required
<p>Roof Plans (at a 1:50 or 1:100 scale)</p> <p>A roof plan is used to show the shape of the roof and is typically drawn at a scale smaller than the scale used for the floor plans. Details such as the roofing material and their location are typically specified on the roof plan.</p>	Required

<p>Affordable Housing Statement</p> <p>Information concerning both the affordable housing and any market housing including the numbers of residential units, the mix of units with numbers of habitable rooms and/or bedrooms, or the floor space of habitable areas of residential units, plans showing the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units.</p>	<p>Required for applications providing 10 or more residential units</p>
<p>Affordable Housing/Viability Report</p> <p>Affordable housing is sought on all developments of 10 residential units or more. Validation of a planning application will be subject to a supporting viability report to include:</p> <ul style="list-style-type: none"> - Full copy of the Greater London Authority's Affordable Housing Toolkit Assessment Model (latest edition) or equivalent model - Details of Finance Costs calculation including assumptions on finance period and interest rates, where applicable, - TR1 (Land Registry Title), - Residential market sales report, - Commercial market report, where applicable, - QS build cost schedule, - Existing Use Value report in line with RICS Red Book, or market value for site report, where site purchase has been completed within 12 months, - Heads of Terms with Registered Housing Provider - Details of lease terms, including all break clauses, inside or outside of the lease. <p>NB – In exceptional circumstances, for large scale major applications, where a justifiable case can be made, alternative models to those detailed above may be agreed subject to prior discussion with the local authority.</p>	<p>Required for applications providing 10 or more residential units</p>
<p>Air Quality Assessment</p> <p>An air quality assessment allows a full consideration of the impact of the proposal on the air quality of the area.</p>	<p>Required if the proposal is likely to have an adverse impact on the quality of air. This includes all major applications</p>
<p>Biodiversity Survey and Report</p> <p>Where a proposed development may have possible impacts on wildlife and biodiversity, information should be provided on existing biodiversity interests and possible impacts on them to allow full consideration of those impacts. Where appropriate, accompanying plans should indicate any significant wildlife habitats or features and the location of habitats of any species protected under the Wildlife and Countryside Act 1981 or the Conservation (Natural Habitats etc) Regulations 1994.</p> <p>The details of ways in which a development will protect and enhance biodiversity through on-site measures, including green roofs and walls, planting and artificial nesting sites, should be set out. Enhancements should contribute to objectives in the Local Biodiversity Action</p>	<p>Required if proposal is likely to have an impact on wildlife and biodiversity.</p> <p>Applications that may trigger the requirement for a protected species survey include:</p> <ul style="list-style-type: none"> - if within 50m of woodland, water, lines of trees or Sites of Importance for Nature Conservation; - if affecting any buildings, structures, features or locations

<p>Plan.</p> <p>Further guidance on the detailed validation requirements for biodiversity is available from the Council.</p>	<p>where protected species are known to be present;</p> <ul style="list-style-type: none"> - if involving lighting of churches, listed buildings and open spaces; - if affecting trees (especially old or large trees), woodland and hedgerows; - if involving demolition or affecting the roof void of old (pre-1914) buildings; - if affecting derelict land, allotments, railway land, bridges tunnels, cellars and similar underground structures.
<p>Conservation Area Appraisal</p> <p>This can form part of Design & Access Statement where applicable or to be an individual statement where Design & Access Statement is not required-making reference to Conservation Area Appraisal where applicable and/or local context.</p>	<p>Conservation area appraisal required in or adjoining conservation areas.</p>
<p>Community Infrastructure Levy Additional Information Form</p> <p>With limited exceptions, CIL is payable on all developments granted full planning permission involving an increase in net floorspace of over 100sqm or involving the creation of a new residential units.</p> <p>To calculate the amount of CIL accurately, applicants for relevant applications as indicated in the validation checklist matrix should complete a CIL additional information form and forward it to us with your planning application.</p>	<p>Required for all applications</p>
<p>Daylight /Sunlight Assessment</p> <p>All major residential planning applications must provide a sunlight and daylight study.</p> <p>We may also require a sunlight and daylight study for smaller schemes where light may be a significant issue.</p> <p>Daylight and Sunlight studies shall assess the impact of a proposed scheme on the sunlight and daylight received by adjoining/neighbouring residential properties and buildings.</p> <p>The study shall be in accordance with the guidelines set out in the 1991 Building Research Establishment Ltd (BRE) publication “Site layout planning for daylight and sunlight – a guide to good practice” by P.J. Littlefair.</p> <p>The study shall also assess how the proposed scheme accords with internal daylight levels set out in the BRE guide.</p> <p>Please note, we require studies to use the Vertical Sky Component (VSC) measurement set out in the BRE guide. We do not accept Average Daylight Factor (ADF) measurements for existing neighbouring properties; however we do accept it for proposed developments.</p>	<p>Required if proposal is likely to have an adverse effect upon levels of light to adjoining sensitive land uses, and for new major residential schemes to assess the quality of light received within the new development.</p>
<p>Economic Statement</p>	<p>Required for applications accompanied by an EIA,</p>

<p>A supporting statement of any regeneration benefits from the proposed development, including: details of any new jobs that might be created or supported; the relative floorspace totals for each proposed use (where known); any community benefits; and reference to any regeneration strategies that might lie behind or be supported by the proposal.</p>	<p>or where the application is likely to have an impact on regeneration.</p>
<p>Energy Assessment</p> <p>This statement should outline the environmental sustainability measures that have been incorporated into the proposal. The outcomes of any energy rating assessment should be accompanying this information.</p>	<p>Required with proposals for:</p> <ul style="list-style-type: none"> - Buildings (new build or conversions) with a gross internal floorspace of 1,000 sq.m or more - Residential developments providing 10 or more residential units - Residential sites of 0.5ha or more - Any development on a site of 1ha or more.
<p>Environmental Statement</p> <p>An Environmental Impact Assessment (EIA) is a means of drawing together, in a systematic way, an assessment of the likely significant environmental effects arising from a proposed development.</p> <p>The requirement to carry out an EIA on certain planning proposals is transposed into English law through The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (the 'EIA Regulations').</p> <p>An EIA is compulsory for developments listed in Schedule 1 of the EIA Regulations. Developments listed in Schedule 2 of the EIA Regulations will only require an EIA where a development is likely to have significant effects on the environment by virtue of their nature, size or location. Clarification on the requirement for an EIA can be obtained from the Council by way of an EIA Screening Opinion.</p> <p>Further guidance can be obtained on the EIA Process from the Tower Hamlets' website: http://www.towerhamlets.gov.uk/lgsi/601-650/608_development_control/pre-application_advice/eia_scoping_guidance.aspx</p>	<p>See details of Schedule 1 and Schedule 2 of the Regulations from the Office of Public Sector Information.</p> <p>A screening opinion can be obtained by writing to Development Management at London Borough of Tower Hamlets and asking us to establish if a screening opinion is required.</p>
<p>Flood Risk Assessment (FRA)</p> <p>The FRA should identify and assess the risks of all forms of flooding to and from the development and demonstrate how these flood risks will be managed, taking climate change into account. The FRA should identify opportunities to reduce the probability and consequences of flooding. The FRA should include the design of surface water management systems including Sustainable Drainage Systems (SUDs) and address the requirement for safe access to and from the</p>	<p>Required for applications in Environment Agency Flood Zone relating to basement or ground floor extensions, or change to a more vulnerable use.</p>

development in areas at risk of flooding.	
<p>Foul Sewage and Utilities Assessment</p> <p>All new buildings need separate connections to foul and storm water sewers. If an application proposes to connect a development to the existing drainage system then details of the existing system should be shown on the application drawing(s). It should be noted that in most circumstances surface water is not permitted to be connected to the public foul sewers.</p> <p>An application should indicate how the development connects to existing utility infrastructure systems. Most new development requires connection to existing utility services, including electricity and gas supplies, telecommunications and water supply, and also needs connection to foul and surface water drainage and disposal</p> <p>The applicant should demonstrate:</p> <ul style="list-style-type: none"> - that, following consultation with the service provider, the availability of utility services has been examined and that the proposals would not result in undue stress on the delivery of those services to the wider community; - that proposals incorporate any utility company requirements for substations, telecommunications equipment or similar structures; - that service routes have been planned to avoid as far as possible the potential for damage to trees and archaeological remains; - where the development impinges on existing infrastructure the provisions for relocating or protecting that infrastructure have been agreed with the service provider. 	Required if proposal involves connection to or changes to the existing utility infrastructure systems.
<p>Flues and Ventilation Extraction Details</p> <p>The submitted plans should include details of the external appearance and written details outlining the technical specification of the proposed plant. The technical specification should include:</p> <ul style="list-style-type: none"> - A schematic of the proposed ducting showing the location of all components (fan, filters, silencers etc). - The noise levels generated by the fan in decibels (dB) at a specified distance (ie 1.0m, 3.0m etc). - Details of the means of mounting the ducting to the structure including details of all anti-vibration measures proposed. 	All applications relating to the sale or preparation of cooked food, laundrettes and other uses where air conditioning or extraction equipment is required.
<p>Heritage Assessment</p> <p>A statement which considers the special significance of heritage assets, and the harm or impacts caused by the development proposal.</p> <p>For Listed Buildings, the assessment should include a schedule of works to the listed building (s). An analysis of the significance of archaeology, history and character of the building/ structure, the principles of and justification for the proposed works and their impact on the special character of the listed building or structure, its setting and the setting of the adjacent listed buildings maybe required.</p>	Required where the application impacts on the setting of heritage assets, listed buildings or conservation areas or involve demolition in listed building or conservation areas or involve disturbance of ground within an Area of Archaeological Potential

<p>The scope and degree of detail necessary in the written justification will vary according to particular circumstances of each application.</p> <p>Further guidance can be found in PPS5:Planning for the Historic Environment, Practice Guide.</p>	
<p>ICNIRP Statement for Telecommunications Apparatus</p> <p>All prior approval and full planning applications need to provide evidence of consultation with local schools and day nurseries. All applications must also be accompanied by a statement that the proposal, when operational, will meet the ICNIRP (international Commission on Non-Ionizing Radiation Protection) guidelines.</p>	<p>Required for all prior approval and full planning applications for telecommunications and mobile phone masts.</p>
<p>Land Contamination Assessment Applications may also need to be accompanied by a land contamination assessment which should include an extended assessment of contamination. Sufficient information should be required to determine the existence or otherwise of contamination, its nature and the risks it may pose and whether these can be satisfactorily reduced to an acceptable level.</p>	<p>Required for contaminated sites, sites previously used for industrial processes, major developments and those on or adjoining public open space.</p>
<p>Landscaping Scheme</p> <p>Applications may be accompanied by landscaping details and include proposals for long term maintenance and landscape management. There should be reference to landscaping and detailed landscaping proposals which follow from the design concept in the Design and Access Statement, if required. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.</p>	<p>Required for all major applications (except outline applications) showing layout of hard and soft landscaping, details of structure planting and materials. Outline applications accompanied by a Design and Access Statement should include a landscaping scheme.</p>
<p>Lighting Assessment</p> <p>Need to provide details of external lighting and the proposed hours when the lighting would be switched on. These details shall include a layout plan with beam orientation, a schedule of the equipment in the design. An assessment that covers matters such as light spillage, hours of illumination, light levels, column heights, specification and colour, treatment for lamps and luminaries, the need for full horizontal cut off, no distraction to the highway, levels of impact on nearby dwellings, use of demountable columns, retention of screening vegetation, use of planting and bunding to contain lighting effects should also be submitted.</p>	<p>Required for 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, provision of flood lighting and tall buildings.</p>
<p>Noise Impact Assessment and Sound Insulation Details</p> <p>A Noise Impact Assessment should outline the potential sources of noise generation, and how these may have a negative effect on local amenity. The assessment should also outline how the developer intends to overcome these issues.</p>	<p>Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be</p>

<p>Sound insulation details normally relate to the type of glazing to be installed, but can include soundproofing to walls, floors or ceilings and may need to include details of any proposed ventilation where the glazing may need to be closed to safeguard the internal acoustic environment. Where noise is likely to be an issue, applicants are advised to contact The Pollution Group prior to the submission of a planning application.</p> <p>Further information on use classes can be found at www.planningportal.gov.uk</p>	<p>noise sensitive and which are close to existing sources of noise should be supported by a noise assessment prepared by a suitably qualified acoustician.</p> <p>Sound insulation details will be required for the following types of applications: Change of use to A3, A4, A5; conversion of buildings to residential use; new residential development sited on classified roads; new residential nearby to licensed premises; development adjacent to the A12; new commercial development within Use Classes B2 or B8 nearby to existing residential development; any application for nightclub or equivalent use. Certain developments such as day nurseries, play areas, smoking shelters and educational/places of worship can generate noise and may warrant noise assessments/ sound insulation details but this will be determined on a site by site basis.</p>
<p>Parking and Access Details (Parking Provision) Plans should include details of any existing / proposed access and a proposed parking layout.</p>	<p>Required for all applications where parking/access are part of the proposal.</p>
<p>Photographs and Photomontages These provide useful background information and can help to show how developments can be satisfactorily integrated within the street scene.</p>	<p>Required where the proposal involves demolition or development affecting a conservation area or listed building.</p>
<p>Planning Obligations – Draft Head(s) of Terms Planning obligations (or “section 106 agreements”) are private agreements negotiated between local planning authorities (LPA) and persons with an interest in a parcel of land (or “developers”), and are intended to make acceptable, development which would otherwise be unacceptable in planning terms. Planning obligations should be in line with the Councils</p>	<p>Required for all major developments. The following is a list of common matters we may seek contributions for. Please note that not all are applicable to every development.</p>

<p>‘Planning Obligations SPD’.</p> <p>Pre-application discussions on Planning Contributions can decrease the time spent on the legal agreement once the planning application has been submitted.</p>	<p>In addition, it may be necessary to add other Heads of Terms to cover Planning Contributions unique to the proposed development. For more information see the London Borough of Tower Hamlets Planning Contributions SPD.</p>
<p>Planning Statement</p> <p>A planning statement identifies the context and need for a proposed development and includes an assessment of how the proposed development accords with relevant national, regional and local planning policies. It may also include details of consultations with the local planning authority and wider community/statutory consultees undertaken prior to submission. Alternatively, a separate statement on community involvement may also be appropriate.</p>	<p>A supporting planning statement will be required for all major applications, major change of use applications or listed building applications.</p>
<p>Open Space Assessment</p> <p>Applications should be accompanied by plans showing any areas of existing or proposed open space within or adjoining the application site. Planning consent is not normally given for development of existing open spaces which local communities need. However, in the absence of a robust and up-to-date assessment by a local authority, an applicant for planning permission may seek to demonstrate through an independent assessment that the land or buildings are surplus to local requirements. Any such evidence should accompany the planning application.</p>	<p>Required for development within open spaces, or when a proposal involves the loss of open space, playing fields, bowling greens etc.</p>
<p>Retail Impact Assessment</p> <p>Include quantitative and qualitative merits of the proposal when tested against national and local planning policies. In particular, it should consider the scale of the proposal, assess the effect of the scheme on existing centres within the locality and its wider catchment area and examine the qualitative improvements that would result from the scheme, if approved.</p>	<p>Required for all retail and leisure developments over 2,500 sqm gross floor space, and may be required for smaller developments which are likely to have a significant impact on smaller centres.</p> <p>Impact assessments should also be provided for applications for other main town centre uses when they are in an edge of centre or out of centre location and not in accordance with the local plan.</p>
<p>Schedule of Materials and Finishes</p> <p>This schedule should clearly indicate the proposed materials, finishes and colours for the proposed building works.</p>	<p>Required for all major applications, and when the development affects a locally or statutory listed building, the setting of a locally or statutory listed building, the development is within a conservation</p>

	area or affects the setting of a conservation area.
<p>Site Waste Management Plan</p> <p>Proposed new development should be supported by site waste management plans.</p>	May be required to indicate the type and volume of materials to be demolished/ excavated, to identify opportunities for reuse of materials, and to demonstrate management of disposal.
<p>Statement of Community Involvement</p> <p>A statement setting out how the applicant has complied with the requirements for pre-application consultation and demonstrate that the views of the local community have been sought and taken into account in the formulation of development proposals.</p>	Required for all major applications and sensitive schemes where significant public interest is likely.
<p>Structural Survey</p> <p>A structural survey may be required in support of an application if the proposal involves substantial demolition. This should demonstrate that they are capable of conversion without major alterations or rebuilding of the property.</p>	A structural survey will be required in the following circumstances: i) The demolition of a listed building(s), ii) The conversion of a listed building.
<p>Sustainability Assessment</p> <p>Examines the social, environmental and economic effects of the national strategies and policies in a local development document to ensure that a proposal is in accordance with sustainable development practice.</p>	Required with proposals for: - Buildings (new build or conversions) with a gross internal floorspace of 1,000 sq.m or more, - Residential developments providing 10 or more residential units, - Residential sites of 0.5ha or more, - Any development on a site of 1ha or more.
<p>Sustainable Urban Drainage Systems (SuDS) Report</p> <p>Sustainable drainage systems are designed to control surface water run off close to where it falls and mimic natural drainage as closely as possible. They provide opportunities to:</p> <ul style="list-style-type: none"> - Reduce the causes and impacts of flooding - Remove pollutants from urban run-off at source - Combine water management with green space with benefits for amenity, recreation and wildlife. <p>Your SuDS report should clarify the following:</p> <ol style="list-style-type: none"> 1. Detailed site layout at an identified scale 2. Topographical survey of the site 3. Plans, drawings and specification of SuDS proposed. This should include detail of hard construction, soft landscaping and planting 4. Calculations of discharge and run-off rates, water storage capacity of the proposals, and demonstration that they meet the requirements of the site 5. Details of any offsite works required, together with 	Required for all major planning applications

<p><i>necessary consents</i></p> <p><i>6.Management and maintenance plan for all SuDS.</i></p>	
<p>Tall Buildings Assessment</p> <p>For development of tall buildings, application proposals shall be accompanied by an assessment of the plans to demonstrate compliance with the relevant policies in the Local Plan</p>	<p>Required for all buildings over 18 metres in height</p>
<p>Telecommunications Development – Supplementary Information</p> <p>Planning applications for mast and antenna development by mobile phone network operators in England should be accompanied by a range of supplementary information including the area of search, details of any consultation undertaken, details of the proposed structure, and technical justification and information about the proposed development.</p> <p>Planning applications should also be accompanied by a signed declaration that the equipment and installation has been designed to be in full compliance with the requirements of the radio frequency (RF) public exposure guidelines of the International Commission on Non-Ionizing Radiation Protection (ICNIRP).</p>	<p>Required for all prior approval and full planning applications for telecommunications and mobile phone masts.</p>
<p>Town Centre Uses – Evidence to Accompany Applications</p> <p>The level and type of evidence and analysis required to address the key considerations should be proportionate to the scale and nature of the proposal.</p>	<p>Impact assessments should also be provided for applications for other main town centre uses when they are in an edge of centre or out of centre location and not in accordance with the development plan.</p>
<p>Transport Assessment (TA)</p> <p>The coverage and detail of the TA should reflect the scale of the development and the extent of the transport implications of the proposal. For smaller schemes the TA should simply outline the transport aspects of the application, while for major proposals, the TA should illustrate accessibility to the site by all modes of transport, and the likely modal split of journeys to and from the site. It should also give details of proposed measures to improve access by public transport, walking and cycling, to reduce the need for parking associated with the proposal, and to mitigate transport impacts.</p>	<p>A Transport Assessment (TA) should be submitted as part of any major planning application and any planning application where the proposed development has significant transport implications.</p>
<p>Draft Travel Plan</p> <p>A Travel Plan is a package of measures to manage the transport and travel needs of an organisation. A successful Travel Plan will reduce the impacts of transport on the local environment and increase access to the site. It should include measures to increase travel choice and reduce dependency on the car (for example offering discounted bus tickets or implementing a car share scheme) and measures to discourage</p>	<p>A travel plan should be submitted alongside planning applications which are likely to have significant transport implications. This could include major commercial and residential developments, or minor</p>

<p>unnecessary car use (for example by restricting access to car parks). The Travel Plan should address journeys to and from work, but it can include business travel, fleet management, visitors to the site and deliveries. It can also apply to residential development.</p> <p>Further advice is available in Planning Policy Guidance 13: Transport. – Further advice is available in the Best Practice guide ODPM and DfT, 2002, also making residential travel plans work: Good practice guidelines for new development: DfT, A guide to development related travel plan (Addison & Associates) Guidance for residential travel planning in London (TfL)</p> <p>Guidance for workplace travel planning for development (TfL).</p>	<p>change of use which would result in an increase in trips rates; for example a Place of Worship.</p>
<p>Tree Survey / Arboricultural Implications</p> <p>A plan must be provided showing the location of all trees on site and within influencing distance of the proposal. An accompanying report must be submitted in accordance with the recommendations of BS5837: 2005 Trees in Relation To Construction to include a survey of the trees, an arboricultural implications assessment, a concise list of trees which are desired to be retained/removed any other tree surgery works and a method statement outlining how the trees will be physically protected during the works. Also a drawing showing new tree planting either as mitigation for proposed tree losses or new landscaping. Applicants are encouraged to discuss proposals with an Arboricultural Officer before submission.</p>	<p>Where the application involves works that affect any trees on or off the site that are protected by Tree Preservation Order (TPO) or Conservation Area legislation. Also where the application would affect other sizeable trees that are not covered by a TPO or in a Conservation Area.</p>
<p>Wind Impact Statement</p> <p>Should prepared by a suitably qualified wind engineer indicating the impact of the proposal on the comfort level of the public spaces within and surrounding the development.</p>	<p>Required for applications for development of a building of significant height and built to the street alignment</p>

Further Information

Please contact the Duty Planning Officer if you have any queries about the information provided in this document, or have any further questions.

Either face to face or via telephone: Monday to Friday 9am–1pm;
0207 364 5009