

## LOCAL REQUIREMENTS FOR INFORMATION TO BE SUBMITTED WITH PLANNING APPLICATIONS

### Context

The Town and Country Planning (Development Management Procedure) (England) Order 2015 requires that unless there is a list of information requirements published within the last two years of the date of submission of the application, the local planning authority cannot require information as part of its validation process. The information below and on attached links shows what we will expect all applicants to submit the following information to be submitted.

### The current statutory national requirements for all applications are:

1. Standard application form (three copies plus original unless submitted electronically)
2. Location plan on an up to date map at an identified standard metric scale (typically 1:1250 or 1:2500 to fit onto A4 or A3 paper) with the red line including all land necessary to carry out the proposed development and blue line for any other land owned by the applicant
3. Site plan – direction of North, proposed development in relation to the site boundaries with written dimensions (and public rights of way, trees, hard surfacing and boundary treatment where relevant) typically 1:500 or 1:200
4. Ownership certificate and notices
5. Agricultural land declaration
6. Fee
7. Design and access statement - where required by law in accordance with the Town and Country Planning (General Development Procedure) Order (England) 2015) and The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

As defined by Article 9. of the Town and Country Planning ( Development Management Procedure)Order 2015 Design and Access Statements are required for the following planning applications:

- Major developments ( those which involve the creation of 10 or more residential units; residential development of on a site of 0.5 hectares or more; development on a site of at least 1 hectare; or the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more;).
- Proposals where any part of the development is in a Conservation Area and consists of—
  - the provision of one or more dwellinghouses; or

- o the provision of a building or buildings where the floor space created by the development is 100 square metres or more.

A design and access statement shall—

- (a) explain the design principles and concepts that have been applied to the development;
- (b) demonstrate the steps taken to consider the context of the development and how the design of the development takes that context into account;
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) 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; and
- (e) explain how any specific issues which might affect access to the development have been addressed

Further guidance can be found at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/designaccess>

Design and Access statements are also required with all applications for Listed Building Consent.

## CIL

All developments generating a floorspace of more than 100 square metres or an additional residential unit are CIL liable and will be obliged to submit a **‘determining whether an application is CIL liable’ form and plan or drawing showing any chargeable development and gross internal area in square metres on each plan.**

The following table sets out our local information requirements. Information requested with a particular planning application will be considered in relation to the statutory tests that the information is reasonable having regard to the nature and scale of the proposed development and is about a matter which it is reasonable to think will be a material consideration in the determination of the application ( set out in Article 34 (3) (c) of the DMPO 2015)

Please note that Haringey requires all applications to have a scale bar and all proposed plans/elevations require one significant dimension. This is to ensure that the Planning Officer can accurately measure dimensions using measuring software. All drawings must be labelled with a drawing number and note of any revisions.

**Validation dispute** Local planning authorities should only request supporting information that is reasonable in regard to the nature and scale of the proposal and material to the application in question. If you do not consider a local information requirement to be needed as part of your application you must send the Council a notice setting out the reasons why you consider the information requested does not meet the statutory tests (known as an Article 12 notice) or “**Request for Waiver of Planning Application Requirement**” form listing the items and explaining the reasons why you do not think the information is needed, setting out a reason for each requirement.

We will consider the notice and must issue a validation notice stating that it no longer requires the information or a non validation notice stating that it still requires the information requested.

### Right of appeal

After receiving a non validation notice and after the relevant time period has passed (either 8 or 13 weeks) an applicant may appeal to the Planning Inspectorate against the non determination of the application. If In considering such an appeal the inspector will consider both the dispute regarding invalidity and the merits of the application itself.

Information Item	Types of Application that require this information	Geographic Location where this information is required	Policy Driver	What information is required and where to look for further advice
Existing and proposed plans (elevations, floor plans, roof plans and a section where appropriate) All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing	All applications	All	London Plan Policies 7.1, 7.2 and 7.4 Haringey Local Plan SP11, DM1 SPG1a Design Guidance	

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number and note of any revisions.				
One hard copy of all documents	All major applications and applications to discharge conditions in relation to major applications	All	Local Plan Policy SP11, DM1	
CIL liability form	All developments adding more than 100 sqm (GIA) of new development and/or proposing 1 or more new dwelling(s) (even if the floorspace of the new dwelling is under 100sqm)	All	London Plan Policy 6.5 Local Plan Policy SP17	<p>This requirement comes from the Mayor of London and Haringey CIL. More information can be found online at:</p> <p><a href="http://www.london.gov.uk/priorities/planning/mayoral-community-infrastructure-levy">http://www.london.gov.uk/priorities/planning/mayoral-community-infrastructure-levy</a></p> <p><a href="http://www.haringey.gov.uk/housing-and-planning/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil">http://www.haringey.gov.uk/housing-and-planning/planning/planning-applications/pre-application-guidance/community-infrastructure-levy-cil</a></p> <p>Please all floor space measurements should be Gross Internal Area (GIA)</p>

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Design Charter Response (to be included in a Design and Access Statement)  Together with submission of a shape/sketch up file to be <b>inserted into the Council's</b> Zmap of the borough	All proposals requiring a Design and Access Statment	All	Local Plan Policy SP11, DM1	Development Management DPD Policy DM1.  www.sketchup.com
Basement Impact Assessment- carried out by qualified and recognised assessor demonstrating that the development complies with the requirements of Policy DM18.	All applications proposing, new basement development	All	Local Plan Policy SP11, DM18	Policy DM18
Heritage statement	For all development affecting all heritage assets (conservation areas, statutorily or locally listed buildings, Scheduled Ancient Monuments, Registered Parks	All	Paragraph 128 of the National planning Policy Framework (NPPF)  S.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 (As Amended by the Enterprise and Regulatory Reform Act	Whether the development will preserve and enhance the character or appearance of any heritage asset affected by the proposal  Whether the development would impact on the setting of any statutorily or locally listed building.

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	<p>and Gardens and any other designations)</p> <p>Excluding Householder applications in Conservation Areas where the floor space created by the development is less than 100 square metres</p>		<p>(ERR) 2013.</p> <p>London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8</p> <p>Haringey Local Plan Policies SP11 and SP12, DM9</p> <p>SPG1a and SPG2</p>	<p>Statements should describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the <b>assets' importance and no more than</b> is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been</p> <p>consulted and the heritage assets assessed using appropriate expertise where necessary.</p> <p>Historic England has 3 Good Practice Advice notes:</p> <p><a href="http://www.historicengland.org.uk/images-books/publications/pps-practice-guide/">www.historicengland.org.uk/images-books/publications/pps-practice-guide/</a></p>

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<p>Accessibility statement</p> <p>Demonstrating compliance with Part M4.2 of Building Regulations 2015</p>	<p>All applications that involve the creation of any new residential units, including changes of use and conversions.</p>	All	<p>London Plan Policy 3.8.</p> <p>Haringey Local Plan SP2</p>	<p>Submit a statement that explains how your proposals comply with Part M4.2 of Building Regulations 2015. You can find out more information about the requirements at</p> <p><a href="https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m">https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</a></p>
<p>Bin storage details</p>	<p>All applications that involve the creation of any new residential units, including changes of use and conversions.</p> <p>Any new commercial building</p>	All	<p>Haringey Local Plan SP6 - Waste and Recycling and DM4 Provision and design of waste management facilities.</p>	<p>Details of the Waste Space Requirements are set out in Appendix A3 of the Sustainable Design and Construction SPD.</p> <p><a href="http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-guidance-documents/sustainable-design-and-construction-spd">www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-guidance-documents/sustainable-design-and-construction-spd</a></p>
<p>Water/waste water Utilities Assessment</p>	<p>Major Developments</p>	All	<p>London Plan Policy 5.14</p> <p>Haringey Local Plan SP5, DM29</p>	<p>The assessment should include a letter from the utility company stating that capacity exists within its network or confirmation that capacity can be</p>

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				provided in time to serve the development proposed
Flood risk assessment	<p>Proposals of 1 hectare or greater in Flood Zone 1; all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3, or in an area within Flood Zone 1 which has critical drainage problems (as notified to the local planning authority by the Environment Agency);</p> <p>Where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding.</p> <p>*minor development means—            (i) development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse, for any purpose incidental to the enjoyment of the dwellinghouse as such;            (ii) the extension of an existing building used for non-domestic purposes where the floorspace created by the development does not exceed 250 square metres; and</p>		<p>London Plan Policy 5.12            Local Plan Policy SP5, DM24,</p> <p>Footnote 20 of paragraph 103 of NPPF</p> <p>NPPF Paras 100 -108 &amp; Technical guidance on flood risk</p>	<p>The Environment Agency Flood Risk Map can be found on using the link below:</p> <p><a href="http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&amp;y=355134.0&amp;scale=1&amp;layerGroups=default&amp;ep=map&amp;textonly=off&amp;lang=e&amp;topic=floodmap">http://maps.environment-agency.gov.uk/wiyby/wiybyController?x=357683.0&amp;y=355134.0&amp;scale=1&amp;layerGroups=default&amp;ep=map&amp;textonly=off&amp;lang=e&amp;topic=floodmap</a></p> <p>Or on Haringey Mapping System  <a href="http://www.haringey.gov.uk/index/maps-online.htm">www.haringey.gov.uk/index/maps-online.htm</a></p> <p>Additional guidance can for these areas can be found on the Environment Agency &amp; General Advice can be found using the below link:</p> <p><a href="https://www.gov.uk/flood-risk-">https://www.gov.uk/flood-risk-</a></p>



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	(iii) the alteration of an existing building where the alteration does not increase the size of the building.			<a href="#">assessment-local-planning-authorities</a>
	All Major Development and any new residential units within a Critical Drainage Areas		Local Plan Policy DM26	Haringey's critical drainage areas can be found on the Environment Agency website: <a href="https://flood-warning-information.service.gov.uk/long-term-flood-risk">https://flood-warning-information.service.gov.uk/long-term-flood-risk</a>
Drainage details including a sustainable drainage plan and completed copies of the Council's drainage pro-formas	All major developments	All	London Plan Policy 5.13 'Sustainable drainage' Haringey Local Plan Policy SP5 - Water Management and Flooding DM24, DM25, DM26, DM27, DM28, DM29.	<p>See Haringey's Drainage Application Information requirements for technical assessment.</p> <p><a href="http://www.haringey.gov.uk/environment-and-waste/major-emergencies/drainage-and-flooding">http://www.haringey.gov.uk/environment-and-waste/major-emergencies/drainage-and-flooding</a></p> <p>NPPG- 'Reducing the causes and impacts of flooding'</p> <p>Haringey's Flood Plans can be viewed online:</p> <p><a href="http://www.haringey.gov.uk/environment-and-waste/major-emergencies/drainage-and-flooding/flooding#Flood%20plans%20">www.haringey.gov.uk/environment-and-waste/major-emergencies/drainage-and-flooding/flooding#Flood%20plans%20</a></p>

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				<a href="#">and%20risk%20assessments</a>
Arboricultural Impact Assessment and Method Statement	<p>Any development proposing tree works: including applications to alter trees with a TPO or works to trees in a conservation area</p> <p>Any development where there are trees within the application site or on adjacent sites including street trees.</p>	All	<p>Haringey Local Plan SP11, DM1(C)</p> <p>SPG 1a</p>	<p>Statement should include:</p> <p>A plan which identifies the tree or trees to which the application relates and shows boundaries and surrounding properties including distances between the tree in question and other relevant features and, where necessary, explaining ownership of affected trees which straddle boundaries with neighbouring properties.</p> <p>Information to specify the work for which consent is sought including photographic survey</p> <p>The applicant's reasons for making the application covering: the health and condition of the tree(s); and any other explanation or justification (for example, to avoid or address subsidence or other structural damage).</p>

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				<p>Technical supporting evidence from a qualified arboriculturalist and, where subsidence or other structural damage is alleged, a report by a qualified structural engineer or chartered surveyor)</p> <p>Statement and planting plan for any replacement trees identifying species chosen.</p> <p>Applicants may wish to supplement site plans with photographs to help clarify the trees (or parts thereof) and the works proposed to be carried out.</p> <p><b>CLG publication “Protected Trees: A Guide to Tree Preservation Procedures” clarifies the situations</b> when permission is require to fell, lop or otherwise carry out works to a tree.</p> <p>For further guidance see BS 3998 'Recommendations for Tree Work' and BS5837: Trees in relation to</p>

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				design, demolition and construction'.
Supporting planning statement including justification for lighting scheme associated with advertisement	Advertisements	All	Haringey Local Plan SP11, DM3 , DM8 London Plan Policy 7.4  SPG 1a, SPG6b	You are advised to consult with the Greater London Authority <a href="mailto:Boroughplanning@tfl.gov.uk">Boroughplanning@tfl.gov.uk</a> before submitting any advertisement which may affect Transport for London Road Network (TLRN) which includes: A10 Tottenham High Road (south), Broad Lane/Monument Way, Bruce Grove, Great Cambridge Road and the A406 (North Circular Road ), Archway Road A1, Seven Sisters Road.
Ventilation/extraction details and technical details including acoustic details	All applications where commercial extraction flues will be introduced and all application involving a change of use to Use Classes A3, A4 or A5	All	Local Plan Policy DM47  SPG1a	
Acoustic Report	Applications proposing air conditioning units	All	Local Plan Policy DM1(D) DM47	

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Archaeological assessment	All applications that may have an impact on archaeology within Areas of Archaeological Potential (consult with GLAAS)	Area of Archaeological Potential	<p>A desk based assessment in line with the requirements of Paragraph 128 and 132 of The NPPF</p> <p>London Plan (2015) Policy 7.8 heritage assets and archaeology</p> <p>Local Plan Policy DM9 (H&amp;I)</p>	<p>Para 128 requires that where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.</p> <p><a href="#">Historic Environment Good Practice Advice in Planning Notes 1, 2 and 3</a> and <a href="#">‘Making Changes to Heritage Assets’</a></p> <p><a href="https://historicengland.org.uk/images-books/publications/pps-practice-guide">https://historicengland.org.uk/images-books/publications/pps-practice-guide</a></p> <p>Areas of Archaeological Potential can be found on Haringey Mapping System</p> <p><a href="http://www.haringey.gov.uk/index/maps-">www.haringey.gov.uk/index/maps-</a></p>

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				<a href="#">online.htm</a> For further advice contact the Greater London Archaeology Advisory Service (GLAAS)
Biodiversity survey and report	All applications	Site designated for its biodiversity value (such as: Sites of Importance for Nature Conservation (SINCS), Local Nature Reserves, Ecological Corridors) or where significant wildlife interest or protected species is known to be present or is reasonable likely to be present.	NPPF paragraphs 116 and 118 London Plan Policy 7.19 Local Plan Policy SP13, DM19 Sustainable Design and Construction SPD  Section 28I of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000)  ODPM Circular 06/2005:	Natura 2000 network (Special Protection Areas and Ramsar Sites) site conservation objectives are also available <a href="http://www.naturalengland.org.uk/ourwork/conservation/designations/sac/conservationobjectives.aspx">www.naturalengland.org.uk/ourwork/conservation/designations/sac/conservationobjectives.aspx</a>  Natural Englands Standing Advice pages highlight when surveys should take place e.g. pre 20th Century building by water, etc and gives advice on protected species.  <a href="http://www.naturalengland.org.uk/Images/Decision-tree_tcm6-21619.pdf">www.naturalengland.org.uk/Images/Decision-tree_tcm6-21619.pdf</a>  An ecological survey, assessment and mitigation report to be carried out by a suitably qualified professional. The

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			<p>Biodiversity and Geological Conservation –Statutory Obligations and their impact within the Planning System</p> <p>Regulation 61 of the Habitats Regulations 2010 (as amended),</p>	<p>report should detail how these habitats, and any protected species are to be safeguarded during site preparation and construction phases, and maintained in the future. Where proposals are being made for mitigation and/or compensation measures relating to protected habitats and species, information to support those proposals will be required.</p> <p>Designated areas can be found on The Haringey Mapping System <a href="http://www.haringey.gov.uk/index/maps-online.htm">www.haringey.gov.uk/index/maps-online.htm</a></p>
Energy Statement	Major developments	All	<p>London Plan Policy 5.2 5.3</p> <p>Haringey Local Plan Policies SP4, DM21, DM22</p> <p>Sustainable Construction and Development SPD</p>	<p>All proposals are required to deliver a carbon reduction on site as set out in Policy 5.2 or offset the remaining emissions. All proposal must maximise the opportunities for renewable energy generation and work towards the local requirement of 20% of the total carbon emissions from the site being offset by on site</p>

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				renewable energy generation. <a href="http://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0">Statements should be set out in accordance with the GLA guidance on preparing energy assessments www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0</a>
Sustainability statement and sustainable design and construction checklist	Any new buildings	All	London Plan Policy 5.3 Haringey Local Plan Policies SP4, DM21, DM22 Sustainable Construction and Development SPD	You must provide details of sustainable design and construction measures showing how you propose to reduce the energy, water and materials used in design and construction.  the Haringey Council SPD or the GLA guidance can be followed see - <a href="http://www.haringey.gov.uk/sites/haringeygovuk/files/sustainable_design_and_construction_spd_adopted_march_2013.pdf">www.haringey.gov.uk/sites/haringeygovuk/files/sustainable_design_and_construction_spd_adopted_march_2013.pdf</a>  or <a href="http://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and%20">www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and%20</a>



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				<p>All new non-residential development shall be built to at least BREEAM “very good” standard and should aim to achieve BREEAM “excellent” or the current nationally agreed standard. All new non-residential development shall be zero carbon from 2019. Combustion plant in all new developments should comply with the requirements of the London Plan <a href="#">Sustainable Design and Construction SPG</a></p> <p><a href="http://www.bre.co.uk">www.bre.co.uk</a></p>
Transport assessment	<p>Proposal including &gt; 1000 sqm Retail(A1) or Business (B1). &gt; 2000 sqm Non-food retail (A1), Hospital (D1), School, higher and further education</p>	All	<p>London Plan 2015 6.3, 6.11 and 6.12</p> <p>Haringey Local Plan Policy SP7, DM31, DM32</p>	<p>Clear confirmation that TfL have been consulted and agree the methodology for strategic planning applications referred to the Mayor ' TfL's Transport Assessment Best Practice Guidance</p> <p>Advice on eligible schemes and the methodology required to be submitted with the application can be found at:</p>

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	<p>(D1), Cinema (D2), Other Assembly and Leisure (D2). &gt; 2500 sqm Industrial (B2), Warehousing (B8) Hotel (C1).</p> <p>Any proposals which are likely to have a significant transport impact including all new churches</p>			<p><a href="http://www.tfl.gov.uk/assets/downloads/transport-assessment-best-practice-guidance.pdf">http://www.tfl.gov.uk/assets/downloads/transport-assessment-best-practice-guidance.pdf</a></p> <p><b>TFL Guidance: 'Travel planning for new development in London'</b></p> <p><a href="http://www.lscp.org.uk/newwaytoplan/resources/file/Travel%20planning%20for%20new%20development%20in%20London.pdf">http://www.lscp.org.uk/newwaytoplan/resources/file/Travel%20planning%20for%20new%20development%20in%20London.pdf</a> Travel Plans should <b>be informed by TFL's ATTrBuTE</b> application</p> <p><a href="http://www.attrbute.org.uk/">www.attrbute.org.uk/</a></p> <p>Further guidance can be found in SPG 7a,</p> <p>For further information on travel plans contact: Transportation Planning Level 6, River Park House,</p> <p>Wood Green, London, N22 8HQ, Tel:</p>
	Any proposal	Where a development is located in a sensitive area (Areas where redevelopment proposals could impact on the SRN or TLRN, bus standing/garages/interchanges, operational railway lines and/or London Underground tunnels, in line with London Plan	Haringey Local Plan Policy SP7 DM31, DM32, DM36  London Plan 2011 6.3, 6.11 and 6.12	

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		policies to smooth traffic flow and safeguard land for transport).		020 8489 5575,
Retail assessment	For retail development over 2,500 sq metres	All	National Planning Policy Framework  Haringey Local Plan Policy SP10, DM41	
Air quality assessment	All applications for major development  Applications for proposals which are likely to have an impact on air quality	Air Quality Management Areas (AQMA)	London Plan Policy 7.14  Haringey Local Plan Policy SP4, SP6, DM23(A)  London Plan <a href="#">Sustainable Design and Construction SPG</a>	The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO2 (Nitrogen Dioxide) and PM10 particulates which are the most prominent air pollutants. The dominant source of NO2 and PM10 emissions in Haringey is road transport and combustion plant and other sources contributing to emissions. This has implications for air quality, which is being addressed through the <b>measures outlined in the Council's Air Quality Action Plan</b>

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				<p>For further advice and guidance contact Environmental Health Pollution Team</p> <p><a href="mailto:pollution@haringey.gov.uk">pollution@haringey.gov.uk</a></p> <p>See: London Councils Air Quality Planning guidance and The Mayors Sustainable Design and Construction SPG section 4.3</p> <p><a href="https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and">https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-guidance/sustainable-design-and</a></p>
Dust and Emissions Assessment including Non Road Mobile Machinery (NRMM)	All Major development	AQMA (All of Haringey)	London Plan Policy 7.14	<p><a href="#">The Control of Dust and Emissions during Construction and Demolition SPG</a></p> <p><a href="http://nrmm.london/nrmm">http://nrmm.london/nrmm</a></p>
Noise impact assessment	When proposal will result in a change to the qualitative or	All	NPPF (paragraph 123) London Plan Policy 7.15	

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	quantitative acoustic environment brought about by the development and/or where a noise generating use is to be located in close proximity to housing or housing is to be located adjacent to major roads, railway lines and industrial activity – please seek advice from EHO		Local Plan Policy DM23(D &E)  SPG1a	
Tall buildings statement and verified views	All buildings which are 10 storeys and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, as set out in the London Plan or are likely, in the views of the	All	London Plan Policy 7.7  Local Plan Policy SP11, DM6	Verified views must be prepared in accordance with GLVIA 2013 (“ <b>Guidelines for Landscape and Visual Impact Assessment, 3rd Edition</b> ”, by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013).  Refer also CABE/ English Heritage

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	local planning authority, to have a significant impact on the skyline			"Guidance on Tall Buildings" (2007)
Sunlight/daylight assessment	<p>All major new build applications and tall buildings as defined under the tall buildings statement requirement</p> <p>Major developments adjacent to an area of public open space or Canal and river environments proposals are likely to have a detrimental effect on habitable rooms of amenity space in neighbouring dwellings, workspaces and public open space.</p>	All	Local Plan Policy DM1	<p>Please consult the Council on 020 8489 1478 for advice on this before submitting a planning application</p> <p>Refer also CABE/ English Heritage "Guidance on Tall Buildings" (2007)</p> <p>BRE guidance "Site Layout Planning for Daylight and Sunlight – A guide to good practice" (Littlefair, 2011). <a href="#">LINK</a></p>
S106 Draft heads of terms	All developments of 1 or more net new housing units -	All	Local Plan Policies SP2(for housing), SP16 and SP17	The Council strongly urges that you phone 020 8489 1478 to arrange an appointment with a planning officer to

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	contributions required – or major commercial development		Local Plan Policy SP13, DM48  Haringey Open Space and Recreation Standards SPD	review s106 contributions that you will be expected to provide before you submit your planning application. An officer can give written advice to you.  Haringey Open Space and Recreation Standards SPD, Table 1.7 shows the eligibility criteria for assessing whether open space deficiencies exist and what type of contribution would be required.
Affordable housing statement	10 or more net new residential units	All	London Plan Policy 3.11  Local Plan Policy SP2, DM13	The statement will need to include: <ul style="list-style-type: none"> <li>• the number of residential units</li> <li>• the mix of units with numbers of habitable rooms</li> <li>• if you are proposing different levels or types of affordability or tenure for different units you should explain this clearly and fully.</li> </ul> <p>You should also show the location of units and their number of habitable rooms and/or bedrooms, and/or the</p>

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				<p>floor space of the units on the floor plans</p> <p>If a financial is to be provided in lieu of onsite provision you should provide details of why on sit provision is not feasible</p> <p>You can find out more of the financial contribution you will be expected to provide by going to</p> <p><a href="http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-documents-spds#planning_obligations_spd">http://www.haringey.gov.uk/housing-and-planning/planning/planning-policy/local-development-framework-ldf/supplementary-planning-documents-spds#planning_obligations_spd</a></p> <p>The Council strongly urges that arrange a pre-application meeting before you submit your planning application.</p>



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<p>Viability Assessment &amp; redacted copy excluding any commercially sensitive information which can be <b>published on the Council's</b> website when the application is submitted, The default position is that the full viability assessment will be published when the affordable housing level has been agreed with officers prior to the committee report being published. Applicants will need to provide reasons for any information to be redacted at this stage.</p>	<p>Any application for more than 10 residential units, or providing more than 1000 sqm of floorspace, which is for less than 100% affordable</p>	<p>All</p>	<p>London Plan Policy 3.11, 3.12  Local Plan Policy SP2, DM13</p>	<p><b>The Greater London Authority's</b> Development Control Toolkit (Three Dragons Toolkit)  <b>Housing and Communities Agency's</b> (HCA) Economic Appraisal Toolkit</p>
<p>Contaminated Land Assessment</p>	<p>All applications excluding householder</p>	<p>Sites known or suspected to be affected by land contamination such as a landfill site, railway land, waste disposal site, scrapyards, petrol stations and other industrial</p>	<p>London Plan Policy 5.21  Local Plan Policy DM23(G)</p>	<p>According to the individual site circumstances, the Council will require applicants to undertake the following steps:</p> <p>i. a desk top study documenting all previous and existing uses of the site and adjacent land, to include</p>

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		uses.		<p>assessment of the potential contamination and a description of potential risks to local receptors.</p> <p>ii. where land uses have resulted in soil and/or groundwater contamination, a site investigation will be required and reported in the form of a quantitative risk assessment.</p> <p>iii. where contamination is present and there exists a significant possibility of significant harm being, or likely to be caused to local receptors a remediation strategy must be submitted for approval by the Council. The strategy should include where necessary, subsequent management and monitoring activities.</p> <p>iv. any remediation works should be fully implemented and verified in a remediation report by a suitably experienced person before occupation</p>

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				<p>of the site. If necessary, monitoring reports after completion of remediation works will be required.</p> <p>All investigations of land potentially affected by contamination should be carried out in accordance with established procedures (such as BS10175 (2001) Code of Practice for the Investigation of Potentially Contaminated Sites) and be undertaken by competent persons</p>
Crime prevention statement	All major applications	All	<p>London Plan Policy 7.3, 7.13</p> <p>Local Plan Policy SP11, DM2</p>	<b>For further guidance see 'Safer Place's and 'Secured by Design' websites</b>
Statement of Community Involvement	All major applications	All	<p>Haringey Statement of Community Involvement (Adopted May 2007) (updated February 2011)</p>	<p>A Statement of Community Involvement should identify the consultation undertaken and its results, together with how this has been incorporated into the submitted planning application. We will expect developers to employ a mixture of</p>

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			<p>and 2015</p> <p>The Statement of Community Involvement can be viewed on the website at:  <a href="http://www.haringey.gov.uk/sci">www.haringey.gov.uk/sci</a></p>	<p>consultation tools listed in Appendix 2 ‘Community Involvement Methods’ of Haringey’s Statement of Community Involvement to achieve meaningful engagement with the communities likely to be affected by their proposals. The choice of appropriate mechanisms will, however, be at the discretion of the developer.</p> <p>We will also recommend applicants consider talking to neighbours, amenity groups, Conservation Advisory Groups Conservation Advisory Committees and other appropriate groups, to maximise the benefit of local knowledge and, through early discussions, increase the likelihood that the application will be unopposed.</p>
Waste Management Plan	All major applications	All	London Plan Policy 5.18 Haringey Local Plan SP6,	A Waste Management Plan should identify volume and types of demolition and construction waste and to demonstrate how waste will be

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			DM4(A)  Sustainable Design and Construction SPD	<p>minimized and managed during construction and occupation.</p> <p>New waste management facilities will be required to take into account and minimise pollution and nuisance issues.</p> <p>For further guidance see the Sustainable Design and Construction SPD</p> <p>Reference should be made to the Site Waste Management Plan Regulations 2008  <a href="http://www.legislation.gov.uk/ukxi/2008/314/contents/made">www.legislation.gov.uk/ukxi/2008/314/contents/made</a></p>
Architectural details at a scale of 1:20 to show all new doors, windows, shop fronts, pilasters, cornices, railings and other decorative details	Listed building consent	All	Haringey Local Plan Policies SP11 and SP12, DM9  London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8  SPG1a and SPG2	

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Structural/Historic building survey	Listed building consent– as required.	All	London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8  Haringey Local Plan Policies SP11 and SP12 DM9  SPG1a and SPG2	Please seek advice from the Design and Conservation Team before submitting an application
Statement clarifying reasons for submitting an outline application and whether sufficient information has been submitted to enable the local planning authority to determine the application	Outline application	All	Haringey Local Plan SP11, DM1	
Submission of statement including relevant supporting documents and plans to enable the local planning authority to discharge the condition or reserved matter	Discharge of a planning condition or reserved matter for an outline planning application	All	Haringey Local Plan SP11	Identification of relevant planning permission
Telecommunications application Supporting	Prior approvals and planning	All	Haringey Local Plan Policy	Supporting planning statement must

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planning statement	applications for telecommunications applications		SP11, DM3(D) SPG1a	<p>cover the following matters:</p> <p>Area of search</p> <ul style="list-style-type: none"> <li>• Technical information including the frequency, modulation characteristics, power output and the height of the proposed antenna</li> <li>• Technical justification - details about the purpose of the site and why the particular development is required</li> <li>• Details of alternative sites rejected with a justification for rejecting them - this should include existing masts, structures and other buildings within the search area</li> <li>• An explanation if no alternatives considered</li> <li>• Visual impact assessment where relevant</li> <li>• Acoustic report where relevant</li> </ul>

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				Any other relevant information
ICNIRP Statement for telecoms apparatus	Prior approvals for telecommunications application		Haringey Local Plan Policy SP11 DM3(D)  SPG1a	
Map showing relationship of application of site to other telecommunications equipment in the vicinity including a north point.	Prior approvals and planning applications for telecommunications application	All	Haringey Local Plan Policy SP11, DM3(D)  SPG1a	
Photos/photomontages	Development affecting a conservation area or a listed building  Proposals which will have a significant effect on the existing streetscene and prior approvals for		London Plan Policy Policies 7.1, 7.2, 7.4, 7.6 and 7.8  Haringey Local Plan Policy SP11 SP12, DM3(D)  SPG1a	



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	telecommunications application (at the applicant's discretion)			
Sport England Checklist of Recommended Information Requirements	Planning applications affecting playing field land	Playing field land	Paragraph 74 of the NPPF Policy 7.18 Protecting open space and addressing deficiency  Local Plan Policy SP13 & DM20	The checklist can be found at: