



HARINGEY LOCAL VALIDATION LIST

LOCAL REQUIREMENTS FOR INFORMATION TO BE SUBMITTED WITH PLANNING APPLICATIONS

Draft for Consultation 29th Feb 2024

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.

This 'local list of validation requirements' has been prepared in accordance with National Planning Practice Guidance and paragraph 44 of the National Planning Policy Framework (NPPF).

The information below and on attached links shows what we will expect all applicants to submit.

It is recommended that planning applications are submitted electronically via the **Planning Portal**. You can pay the application fee online at the point of submitting.

Feb 2024

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
 - 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 <https://www.gov.uk/guidance/making-an-application#Design-and-Access-Statement>

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 a development 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.

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<p>Existing and proposed plans: All plans to have a scale bar and one significant dimension. All drawings must be labelled with a drawing number and note of any revisions.</p> <p>Existing and proposed plans must be set out on the same drawing to enable comparison.</p>	All applications	All	London Plan Local Plan (DMDPD)	<p>Block Plan: drawn to at least 1:500 scale showing properties either side and to rear of site with North point.</p> <p>Floor plans of each floor: drawn to 1:100 or 1:50: including the outline of the neighbouring property at the same floor level or 5m beyond boundary (whichever is least) on each side.</p> <p>Elevations: drawn to 1:100 or 1:50. for principal street elevations, showing the neighbouring two properties to each side or 10m (whichever is least), to all other elevations the immediate neighbouring property or 5m (whichever is least)</p> <p>Sections: showing finished floor and ground levels</p> <p>Outline applications: plans showing upper and lower limits of for height, width and length of each building</p>

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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 Local Plan	CIL Regulations Please note: all floor space measurements should be Gross Internal Area (GIA)
Site photographs with affidavit confirming they have been taken within 21 days of the application submission	All	All	Local Plan DMDPD	Policy DM1
Information required for the Planning London Datahub as set out on the Planning Portal 1APP form	All applications	All	The Town and Country Planning (Mayor of London) Order 2008	If you have any questions, please contact: GLA Planning Data Team at planningdata@London.gov.uk
Design Charter Response (to be included in a Design and Access Statement)	All proposals requiring a Design and Access Statement	All	Local Plan DMDPD	Brief description setting out response to Policy DM1 requirements normally as part of the Design & Access Statement.

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<p>Accessibility statement (to be included in a Design and Access Statement)</p> <p>Demonstrating compliance with Part M4.2 of Building Regulations 2015</p>	All applications that involve the creation of any new residential units, including changes of use and conversions.	All	London Plan Policy Haringey Local Plan SP2	<p>Submit a statement that explains how your proposals complies with Part M4.2 of Building Regulations 2015. You can find out more information about the requirements at</p> <p>https://www.gov.uk/government/publications/access-to-and-use-of-buildings-approved-document-m</p>
Independent fire strategy produced by a third party suitably qualified assessor	All major applications	All	London Plan	See Policy D11 of the London Plan.
Gateway 1 Fire Statement Form	<p>The provision of a relevant building</p> <p>Development of an existing relevant building</p> <p>Development within the curtilage of a relevant building</p> <p>Relevant buildings: Contain two or more</p>	All	Building a safer future: proposals for reform of the building safety regulatory system	<p>Further details are available here: https://www.gov.uk/guidance/building-safetyplanning-gateway-one</p> <p>The template form can be found at: https://www.gov.uk/guidance/building-safetyplanning-gateway-one#annex-c-draft-firestatement-form</p>

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	dwellings or educational accommodation and exceed 18m or more in height, or 7 or more storeys whichever is reached first			
Bin storage details (to be included in a Design and Access Statement)	All applications that involve the creation of any new residential units, including changes of use and conversions. Any new commercial building	All	Haringey Local Plan SP6 - Waste and Recycling and DM4 Provision and design of waste management facilities.	Details of the Waste Space Requirements are set out in Appendix A3 of the 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
Geo-located 3D Massing Model in fbx file format	Development of 25 residential units or 2,500sqm of commercial floorspace or more.	All	Local Plan	A 3D massing model exported in fbx format which has been created in any of the following software packages; AutoCAD, 3DS Max/Maya, Rhino,

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				SketchUp, and Revit. The model must be geo-located in Ordinance Survey space, in meters (m) units. The model is intended for the evaluation of massing and should not be a large-set BIM model with full structural information. Instead, it should have less than 65,000 vertices, and does not require internal information (only external). Please contact the Planning Authority for further information regarding requirements.
Basement Impact Assessment- carried out by qualified and recognised assessor demonstrating that the development complies with the requirements of Current Policy.	All applications proposing, new basement development (inc. extensions to existing basements)	All	Local Plan	Policy DM18
Heritage statement	For all development affecting all heritage assets (conservation areas, statutorily or	All	National Planning Policy Framework (NPPF)	Statements should describe the significance of any heritage asset

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	<p>locally listed buildings, Scheduled Ancient Monuments, Registered Parks 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>S.66 and s.72 of the Listed Buildings and Conservation Areas Act 1990 (As Amended by the Enterprise and Regulatory Reform Act (ERR) 2013.</p> <p>London Plan Local Plan</p>	<p>affected, including any contribution made by their setting.</p> <p>The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.</p> <p>As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.</p> <p>Statements should include an assessment of impact of the proposed development on the affected assets and their setting.</p> <p>A clear and convincing justification statement is required where the proposed works would lead to any</p>

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				harm or loss of significance of the heritage assets or their setting.
Water/waste water Utilities Assessment	Major Developments	All	London Plan Local Plan	The assessment should include a letter from the utility company stating that capacity exists within its network or confirmation that capacity can be provided in time to serve the development proposed

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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 (iii) the alteration of an existing building where the alteration does not increase the size of the building.</p>		<p>London Plan Local Plan</p> <p>NPPF & Technical guidance on flood risk</p>	<p>The Environment Agency Flood Risk Map can be found online</p> <p>Or on Haringey Mapping System www.haringey.gov.uk/index/maps-online.htm</p> <p>Additional guidance can for these areas can be found on the Environment Agency & General Advice can be found using the below link: https://www.gov.uk/flood-risk-assessment-local-planning-authorities</p>

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	All Major Development and any new residential units within a Critical Drainage Areas		Local Plan Policy	Haringey's critical drainage areas can be found on the Environment Agency website: https://flood-warning-information.service.gov.uk/long-term-flood-risk
Drainage details including a sustainable drainage plan and completed copies of the Council's drainage pro-formas	All major developments	All	London Plan Local Plan	See Haringey's Drainage Application Information requirements for technical assessment. http://www.haringey.gov.uk/environment-and-waste/major-emergencies/drainage-and-flooding
Aboricultural Impact Assessment and Method Statement	Any development proposing tree works: including applications to alter trees with a TPO or works to trees in a conservation area Any development where there are semi-mature or		Local Plan	Statement should include: 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

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	mature trees within the application site or on adjacent sites including street trees.			<p>boundaries with neighbouring properties.</p> <p>Information to specify the work for which consent is sought and 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> <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>
Supporting planning statement including justification for	Advertisements	All	Local Plan	<p>You are advised to consult with the Greater London Authority Boroughplanning@tfl.gov.uk before</p>

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lighting scheme associated with advertisement				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	Acoustic report to be included
Archaeological assessment	All applications that may have an impact on archaeology within or adjacent to Areas of Archaeological Potential / Archaeological	Area of Archaeological Potential	The NPPF London Plan Local Plan	Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest an appropriate desk-based assessment should be submitted and, where necessary, a field evaluation undertaken.

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	Priority Areas (consult with GLAAS)			<p>Historic Environment Good Practice Advice in Planning Notes 1, 2 and 3 and ‘Making Changes to Heritage Assets’</p> <p>Areas of Archaeological Potential can be found on Haringey Mapping System</p> <p>www.haringey.gov.uk/planning-and-building-control/planning/planning-policy/design-and-conservation/archaeology-and-industrial-heritage</p>
<p>Biodiversity survey and report</p> <p>Including-</p> <ul style="list-style-type: none"> - Preliminary Ecological Appraisal (also known as Extended Phase 1 or Ecological Assessment) - Ecological Impact Assessment and setting out 	All applications	Any 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	<p>NPPF</p> <p>London Plan</p> <p>Local Plan</p> <p>Section 281 of the Wildlife and Countryside Act, 1981 (as amended by the Countryside and Rights of Way Act 2000)</p>	An ecological survey, assessment and mitigation report to be carried out by a suitably qualified professional. The 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

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biodiversity enhancement measures		likely to be present or affected (such as those adjacent to a site designated for biodiversity value.).	Regulation 61 of the Habitats Regulations 2010 (as amended)	habitats and species, information to support those proposals will be required. Designated areas can be found on The Haringey Mapping System www.haringey.gov.uk/index/maps-online.htm
Biodiversity Net Gain Metric Calculation	Non-small sites development (from 12th f February 2024) and small sites (from 2 nd April 2024)	All	Environment Act 2021	https://www.gov.uk/guidance/complying-with-the-biodiversity-duty#prepare-for-biodiversity-net-gain https://nepubprod.appspot.com/publication/6049804846366720
Landscape Report (including Urban Greening Factor assessment)	All major development	All	London Plan Policy G5 walls, and rain gardens	Urban Greening Factor Showingshowing that Urban Greening has been maximised by meeting the interim targets through, street trees, green roofs, green walls, and rain gardens

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<p>Energy Statement Including plans annotated with the location of air/ground source heat pumps, solar PV arrays and living roofs, where relevant.</p> <p>Where necessary- Unilateral Undertaking agreeing to payment contributions in respect of carbon offsetting where a statement does not demonstrate 100% reduction in carbon emissions, and a final draft undertaking to pay council's legal checking fees, for review by the Council.</p> <p>To also include:</p> <ul style="list-style-type: none"> - GLA Carbon Emission Reporting Spreadsheet - Strategy to reduce overheating risk - SAP/BRUKL worksheets for representative sample dwellings or units - Plans annotated with the location of 	<p>All majors developments and minor developments creating new residential and/or commercial units</p>	<p>All</p>	<p>London Plan Policies SI2 and SI3 Local Plan Policy SP4</p>	<p>Majors</p> <p>Energy Statements should demonstrate a 100% reduction below Building regulations Part L 2013 following the Energy Hierarchy, as required by current London Plan Policy SI2 and Local Plan Policy SP4. All Statements should:</p> <ul style="list-style-type: none"> - provide full detail of how the development will reduce emissions under Be Lean, Be Clean and Be Green compared to the notional building with summary tables and by setting out proposed fabric efficiencies, how overheating risk is reduced under the cooling hierarchy, what the proposed space heating/cooling and hot water system(s) are, set out which renewable energy technologies are viable or not viable in the proposed development and confirm what the location, capacity and efficiency of the proposed renewable energy technology/ies will be

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air/ground source heat pumps, mechanical ventilation, solar PV arrays and living roofs, where relevant.				<ul style="list-style-type: none"> - set out the fabric energy efficiency improvement and space heating demand - be accompanied by the SAP/BRUKL worksheets to evidence the proposed reduction in emissions (for the baseline, be lean and be green scenarios) - submit the latest GLA Carbon Emissions Reporting Spreadsheet - calculate the carbon offset contribution if the development cannot meet a 100% reduction in carbon emissions on site <p>The spreadsheet and further guidance on how to structure the Energy Statement can be found on the GLA website: https://www.london.gov.uk/whatwe-do/planning/planning-applications-anddecisions/pre-planning-application-meetingservice-0</p> <p>Minors</p> <p>Energy Statements should demonstrate a 100% reduction below Building regulations Part L 2013</p>

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				<p>following the Energy Hierarchy. Provide SAP/BRUKL worksheets to evidence the proposed reduction in emissions on site and submit summary tables of the Energy Hierarchy of reducing emissions under Be Lean, Be Clean and Be Green. Set out how emissions are reduced on site, providing detail behind the inputs and outputs of the SAP/BRUKL calculations, the development's fabric efficiencies, the proposed space heating/cooling and hot water strategy and proposed renewable energy technology.</p> <p>Further guidance on how to structure the Energy Statement can be found on the GLA website: https://www.london.gov.uk/what-we-do/planning/planning-applications-anddecisions/pre-planning-application-meetingservice-0</p> <p>Demonstrating a 100% reduction below Building Regulations Part L 2021 following the Energy Hierarchy, as required by current policy.</p>

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				<p>All statements should be accompanied by the SAP/BRUKL worksheets to evidence the proposed reduction in emissions, for the Baseline, Be Lean and Be Green scenarios</p> <p>Statements should include:</p> <ul style="list-style-type: none"> - Assumptions included in the baseline model - Technical specifications of the proposed building fabric, ventilation, space heating/cooling, hot water and water storage, and renewable energy solutions - Reporting of carbon emission reduction against the Energy Hierarchy, improvement against target fabric energy efficiency, Primary Energy Factor, Energy Use Intensity and space heating demand - How the development reduces overheating risk incorporating measures following the Cooling Hierarchy

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				Further guidance can be found on the GLA website: https://www.london.gov.uk/programmes-strategies/planning/planning-applications-and-decisions/pre-planning-application-meeting-service/energy-planning-guidance
Information required for the GLA's planning stage 'Be Seen' energy reporting template	All major applications	All	London Plan Policy SI2	To find out more about the Be Seen reporting, visit: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/be-seen-energy-monitoring-guidance
Overheating Assessment (based on Dynamic Thermal Modelling)	Major developments	All	London Plan Policy SI4 Local Plan Policy DM21	Residential developments (where people will sleep), including dwellings, residential institutions, care homes, sheltered accommodation and temporary accommodation need to be modelled in line with CIBSE TM59 with TM49 weather files. Non-residential areas where people will spend significant amount of time during the day need to be modelled in line with CIBSE TM52. Further advice on full planning application requirements can be found here:

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				https://www.haringey.gov.uk/sites/haringeygovuk/files/haringeys_summary_key_overheating_planning_application_requirements_nov_2021.pdf
Sustainability statement and sustainable design and construction checklist	Any new buildings	All	London Plan SI2, SI4, SI5, SI7 Local Plan Policy DM21	Provide details of sustainable design and construction measures showing how the development proposes to reduce the energy, water and materials used in design and construction in accordance with current London Plan and Local Plan requirements. To demonstrate how the development incorporates circular economy principles.
BREEAM Pre-Assessment (or equivalent)	All non-residential proposals	All	Local Plan Policy SP4	Submit a BREEAM Pre-Assessment report demonstrating a minimum score of 'Very Good' but aiming for 'Excellent'. Submit a table to demonstrate which credits will be met (out of the total available and under which category), which could be achieved and which will not be met.
Transport Assessment / Transport Statement	Proposal including > 1000 sqm Retail (A1) or Business (B1).	All	London Plan	Confirmation that TfL have been consulted and agree the methodology for strategic planning applications

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	<p>> 2000 sqm Non-food retail (A1), Hospital (D1), School, higher and further education (D1), Cinema (D2), Other Assembly and Leisure (D2).</p> <p>> 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>		Local Plan	<p>referred to in the Mayor's / TfL's Guidance</p> <p>For further information on travel plans contact transport.planning@haringey.gov.uk</p>
	Any proposal	Where a development is located in a sensitive area (Areas where redevelopment proposals could impact on the SRN or TLRN, bus	Haringey Local Plan Policy SP7 DM31, DM32, DM36 London Plan	

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		standing/garages/interchanges, operational railway lines and/or London Underground tunnels, in line with London Plan policies to smooth traffic flow and safeguard land for transport).		
Retail assessment	For retail development over 2,500 sq metres	All	National Planning Policy Framework Local Plan	
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 Local Plan	The whole of the borough of Haringey is an Air Quality Management Area (AQMA) for the pollutants of NO ₂ (Nitrogen Dioxide) and PM ₁₀ particulates which are the most prominent air pollutants. The dominant source of NO ₂ and PM ₁₀ emissions in Haringey is road transport and combustion plant and other sources contributing to emissions. This has implications for air quality, which is

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				<p>being addressed through the measures outlined in the Council's Air Quality Action Plan</p> <p>For further advice and guidance contact Environmental Health Pollution Team</p> <p>pollution@haringey.gov.uk</p>
Dust and Emissions Assessment including Non Road Mobile Machinery (NRMM)	All Major development	AQMA (All of Haringey)	London Plan	<p>The Control of Dust and Emissions during Construction and Demolition SPG</p> <p>http://nrmm.london/</p>
Noise impact assessment	When proposal will result in a change to the qualitative or quantitative acoustic environment brought about by the development and/or where a noise generating use is to	All	NPPF London Local Plan	

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	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			
Tall buildings statement and verified views	All buildings which are 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, or are likely, in the views of the local planning authority, to have a significant impact on the skyline	All	London Plan Local Plan	Verified views must be prepared in accordance with GLVIA 2013 (“Guidelines for Landscape and Visual Impact Assessment, 3rd Edition”, by the Landscape Institute and the Institute of Environmental Management and Assessment, 2013). Refer also Historic England Advice Note 4 “Tall Buildings” (2022)

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Microclimate study	All buildings which are 6 storeys or 18 metres measured from ground to the floor level of the uppermost storey and over or are otherwise larger than the threshold sizes set for referral to the Mayor of London, or are likely, in the views of the local planning authority, to have a significant impact on the skyline.	All	Local Plan	Wind Impact Assessment or more detailed study as appropriate that shows the tall building will not impact negatively on the microclimatic conditions immediately surrounding the proposed development and identifying appropriate mitigation measures if a potential negative impact could occur.
Sunlight/daylight assessment	All major new build applications and tall buildings as defined under the tall buildings statement requirement Major development proposals are likely to have a detrimental effect on habitable rooms of	All	Local Plan	BRE guidance “Site Layout Planning for Daylight and Sunlight – A guide to good practice” (Littlefair, 2022).

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	amenity space in neighbouring dwellings, workspaces and public open space.			
S106 Draft heads of terms Not required but recommended: An undertaking to pay the Council's reasonable legal costs	All major developments	All	Local Plan	The Council strongly urges that you use our pre-application advice service in these circumstances https://www.haringey.gov.uk/planning-and-building-control/planning-applications/pre-application-guidance/pre-application-advice-service
A completed draft S106	All development proposing a new building that is not zero carbon (thus requiring a carbon offset payment) or proposed to be 'car free' (thus requiring an obligation to	All	Local Plan	A template S106 will be provided on the Council's website to complete and submit with such applications.

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	exclude residents from receiving parking permits)			
Affordable housing statement	More than 10 net residential units	All	London Plan Local Plan	<p>The statement will need to include:</p> <ul style="list-style-type: none"> • the number of residential units • the mix of units with numbers of habitable rooms • if you are proposing different levels or types of affordability or tenure for different units you should explain this clearly and fully. <p>You should also show the location of units and their number of habitable rooms and/or bedrooms, and/or the floor space of the units on the floor plans</p> <p>The Council strongly urges that you arrange a pre-application meeting before you submit your planning application.</p>

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<p>Viability Assessment & redacted copy excluding any commercially sensitive information which can be published on the Council's 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 the relevant affordable housing threshold set out in the London Plan (35% or 50% on Industrial or Publicly owned land</p>	<p>All</p>	<p>London Plan Local Plan</p>	<p>Viability Assesments should be undertaken using a standard, accepted methodology.</p>
<p>Circular Economy Statement</p>	<p>All applications that are refereable to the Mayor of London</p>	<p>All</p>	<p>London Plan Policy SI 7 Reducing waste and supporting the circular economy</p>	<p>Circular Economy Statement should demonstrate:</p> <ol style="list-style-type: none"> 1) how all materials arising from demolition and remediation works will be re-used and/or recycled 2) how the proposal's design and construction will reduce material

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				<p>demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life</p> <p>3) opportunities for managing as much waste as possible on site</p> <p>4) adequate and easily accessible storage space and collection systems to support recycling and re-use</p> <p>5) how much waste the proposal is expected to generate, and how and where the waste will be managed in accordance with the waste hierarchy</p> <p>6) how performance will be monitored and reported.</p> <p>Guidance on the assessment can be found here: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs</p>

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Whole Life Carbon Assessment	All applications that are referable to the Mayor of London	All	London Plan Policy SI2	<p>Submit the GLA's Whole Life-Cycle Carbon Assessment template, which should include the main elements:</p> <ul style="list-style-type: none"> - Baseline WLC assessment against each life-cycle module for different building elements by material type, quantity and proportion of recycled materials - Two assessments: current status of electricity grid and second of the expected decarbonisation - Key actions to reduce the development's WLC carbon emissions and further opportunities <p>Queries or feedback on the WLC template should be submitted to ZeroCarbonPlanning@london.gov.uk</p>

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				<p>Guidance on the assessment can be found here: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/.</p>
Contaminated Land Assessment	All applications excluding householder	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 uses.	London Plan Local Plan	<p>According to the individual site circumstances, the Council will require applicants to undertake the following steps:</p> <ul style="list-style-type: none"> i. a desk top study documenting all previous and existing uses of the site and adjacent land, to include assessment of the potential contamination and a description of potential risks to local receptors. 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.

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				<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 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</p>

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				Contaminated Sites) and be undertaken by competent persons
Crime prevention statement	All major applications	All	London Plan Local Plan	For further guidance see 'Secured by Design' websites
Statement of Community Involvement	All major applications	All	Haringey Statement of Community Involvement The Statement of Community Involvement can be viewed on the website at: www.haringey.gov.uk/sci	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.
Waste Management Plan	All major applications and applications for larger HMOs	All	London Plan Local Plan	A Waste Management Plan should identify volume and types of demolition and construction waste and to demonstrate how waste will be minimized and managed during construction and occupation. New waste management facilities will be required to take into account and

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				<p>minimise pollution and nuisance issues.</p> <p>Reference should be made to the Site Waste Management Plan Regulations 2008</p> <p>www.legislation.gov.uk/uksi/2008/314/contents/made</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 London Plan	
Structural/Historic building survey	Listed building consent- as required.	All	London Plan Haringey Local Plan	<p>Please seek advice from the Design and Conservation Team before submitting an application</p> <p>https://www.haringey.gov.uk/planning-and-building-control/planning-applications/pre-application-guidance/pre-application-advice-service</p>

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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 telecomms application (at the applicant's discretion)		London Plan Haringey Local Plan	
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	Identification of relevant planning permission
Telecommunications application Supporting planning statement and ICNIRP certificate	planning applications for	All	Local Plan	Supporting planning statement must cover the following matters:

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

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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: https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport?section=playing_fields_policy