

Local and National Planning Application Requirement List (Validation List)

April 2024

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1. Abridged list

Introduction

The National Planning Policy Framework requires that Local Planning Authorities publish a list of information requirements for applications for planning permission.

Peer review

For technical reports there may need to be a peer review for Affordable housing Financial Viability Assessment (FVAs), Energy and Daylight/sunlight assessments.

During the assessment of an application, a case officer may require additional information which does not appear on this list. This information will be essential for the timely determination of your application. If this information is not forthcoming, the Council may agree to an extension of time with the applicant/agent, or, should no agreement be reached, refuse the scheme due to the lack of the aforementioned appropriate information.

Climate Impact Assessments

There are a number of requirements that allow for a climate impact assessment of a scheme and these are as follows:

- Biodiversity Net Gain
- BREEAM Assessments
- Circular Economy Statement
- Energy and Sustainability Assessment
- Flood Risk Assessment (FRA)
- Green Infrastructure Assessment including Urban Greening Factor
- Sunlight/Daylight Assessment
- Sustainable Drainage Systems (SuDS) Strategy
- Whole life-cycle carbon assessment (WLCA)

These mitigate potential impacts from new developments on climate change by reducing energy use, carbon emissions, waste, surface water flows and increasing green infrastructure and habitats.

All measurement of area, unless specifically stated otherwise, is undertaken as Gross Internal Area (GIA) as specified in the Code of Measuring Practice produced by the Royal Institutions of Chartered Surveyors (RICS) [Code of Measuring Practice, 6th edition](https://www.rics.org) ([rics.org](https://www.rics.org)).

National list

Validation Requirement:	Applications which require this:
Completed Application Form	All
Ownership and Agricultural Holdings Certificate	All

Validation Requirement:	Applications which require this:
Design and Access Statement (DAS)	Major applications; listed building consents; applications for one or more new residential units; and applications where the floor space created is 100sqm or more within a conservation area.
Site Location Plan	All
Block Plan	All
Floor Plans	All
Elevations	All applications – excluding applications for changes of use with no external changes.
Roof Plans	All applications that involve changes to roofs or are for new buildings.
Sections and Site Levels	All major applications.
Fire Statement	All applications providing, modifying, or in the curtilage of, a residential or educational accommodation building that is 7 storeys and/or 18 metres in height or greater.
Biodiversity Net Gain	Major schemes only from 12th February 2024 All schemes from 1st April 2024 or May/June subject to Council approvals (except for householders, self builds, where not affecting priority habitat and less than 25sqm of habitat, where there is less than 5 metres length of hedgerow.)
Appropriate Fee	All

Local list

Key (this information is a guide only and you should refer to the full validation list for further details):

Minor – 1-9 new residential units or < 1,000 sqm.

Major – ≥ 10 residential units or ≥ 1,000 sqm (all gross).

GLA – referable to GLA, eg > 150 residential units or >30m (10 storeys) high.

Validation Requirement:	Major (10-99 residential units, 1,000 to 4,999 sqm non residential)	Major (100 or more residential units, 5,000 or more non – residential)	GLA	If relevant
Affordable Housing Statement	✓	✓	✓	
Affordable and Managed Workspace Management Plan	✓	✓	✓	
Air Quality Assessment (AQA)				✓
Air Quality Positive Statement			✓	
Arboriculture Impact Statement/Tree Survey				✓
Archaeological Assessment				✓
Basement Impact Assessment or Construction Method Statement for Basements				✓
BREEAM Assessment				✓
CIL Application Forms	✓	✓	✓	
Circular Economy Statement			✓	
Community Involvement Statement	✓	✓	✓	
Community Use Statement				✓
Contaminated Land Report				✓
Daylight and Sunlight Assessment	✓	✓	✓	✓
Ecological and Biodiversity Assessment				✓
Energy and Sustainability Assessment	✓	✓	✓	

Validation Requirement:	Major (10-99 residential units, 1,000 to 4,999 sqm non residential)	Major (100 or more residential units, 5,000 or more non – residential)	GLA	If relevant
Environmental Impact Assessment				✓
Financial Viability Assessment				✓
Fire Statement (Majors)	✓	✓	✓	
Fire Statement (non-majors)				
Flood Risk Assessment (FRA)				✓
Flues and Vents Assessment				✓
Green Infrastructure Assessment including Urban Greening Factor	✓	✓	✓	
Habitats Regulations Assessment	✓	✓	✓	
Health Impact Assessment			✓	
Heritage Statement				✓
Houses in Multiple Occupation (HMO) Management Plan				✓
Landscaping Plan (Hard/Soft)		✓	✓	
Lighting Assessment				✓
Noise Assessment				✓
Open Space, Sport, and Recreation Assessment				✓
Photographs of site	✓	✓	✓	
Planning Statement	✓	✓	✓	
Retail Impact Assessment				✓

Validation Requirement:	Major (10-99 residential units, 1,000 to 4,999 sqm non residential)	Major (100 or more residential units, 5,000 or more non – residential)	GLA	If relevant
Sequential Test (town centre)	✓	✓	✓	
S106 – Draft Heads of Terms	✓	✓	✓	
Student Housing Report				✓
Sustainable Drainage Systems (SuDS) Strategy	✓	✓	✓	✓
Tall Buildings Impact Assessment				✓
Transport Impact Assessment and Green Travel Plan	> 50 residential units	✓	✓	✓
Waste/Site Waste Management Plan/Service Delivery Plan				✓
Whole life-cycle carbon assessment (WLCA)			✓	

Detail of requirements

2. National Requirements

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
Completed Application Form	All	Completed Application Form – All necessary and required elements of the application form filled in, correctly.	National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2	Before submission: https://www.gov.uk/guidance/before-submitting-an-application Making an application: https://www.gov.uk/guidance/making-an-application
Ownership and Agricultural Holdings Certificate	All	Under the 1990 Town and Country Planning Act (read in conjunction with Article 7 of the General Development Procedure Order 1995) all applications for planning permission must be accompanied by the relevant certificates concerning the ownership of the application site. Please ensure you have completed the Ownership Certificate (A, B, C or D as applicable), (except for advertisement consent only applications), and the declaration. Ensure you sign and date each of these sections – otherwise, your application will be invalid. For a certificate an 'owner' is anyone with a freehold interest or a leasehold interest the	National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2	Before submission: https://www.gov.uk/guidance/before-submitting-an-application Making an application: https://www.gov.uk/guidance/making-an-application

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
		<p>unexpired term of which is not less than 7 years.</p> <ul style="list-style-type: none"> - Certificate A must be completed when the applicant is the sole owner of the site. - Certificate B must be completed when all the owner(s) of the site are known. If Certificate B has been completed notice must be served on all the owners of the site in question. - Certificate C must be completed when some of the owners of the site are known but not all. - Certificate D must be completed when none of the owners of the site are known. 		
Design and Access Statement (DAS)	Major applications; listed building consents; applications for one or more new residential units; and applications where the floor space created is 100sqm or more within a	<p>Report to illustrate the process that has led to the finally submitted development proposal, explaining the approach, justification, and detail of the design, and to describe the standards of accessibility that would be designed into the development, such as M4(2) and M4(3). This should include a demonstration of how the scheme takes into account local context. A perspective view of your proposal is recommended including adjacent buildings.</p> <p>An inclusive design statement should be included within the Design and Access</p>	<p>National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2</p> <p>For Inclusive Design London Plan Policy: D5</p>	https://www.planningportal.co.uk/faqs/faq/51/what-is-a-design-and-access-statement

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
	conservation area.	Statement or as a separate document, demonstrating how developments are designed for all, including allowing independent access for disabled users and suitable means of emergency escape.		
Site Location Plan	All	<p>Up to date map at a scale of 1:1250 or 1:2500 (with scale stated on the plan). Application site boundary must be clearly edged with a red line and include all land required for the proposed development.</p> <p>Any other land within the control or ownership of the applicant, that is adjacent or close to the application site, should be edged with a blue line.</p> <p>Also required: An arrow indicating the direction of North, and at least two surrounding named roads.</p>	<p>National Planning Policy Framework https://www.gov.uk/government/publications/national-planning-policy-framework--2</p>	<p>Before Submission: https://www.gov.uk/guidance/before-submitting-an-application</p> <p>Making an Application: https://www.gov.uk/guidance/making-an-application</p>
Block Plan	All	A block plan at a scale of either 1:200 or 1:500 (with scale stated on the plan) accurately showing; direction of north, proposed development in relation to the site boundaries and other existing buildings on site, all neighbouring buildings, roads and footpaths on land adjoining the site including access arrangements and all public rights of way crossing or adjoining the site.	https://www.gov.uk/government/publications/national-planning-policy-framework--2	<p>Before Submission: https://www.gov.uk/guidance/before-submitting-an-application</p> <p>Making an Application: https://www.gov.uk/guidance/making-an-application</p>

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
		A red line around the site boundary is not required, but if one is included, then this must match the red boundary on the site location plan.		
Floor Plans	All	<p>Drawings at a scale of 1:50/1:100/1:200 (with scale stated on the plan) showing floorplans of the existing building(s) & the proposed building(s), identifying each relevant floor/part floor, roof, and means of access.</p> <p>Where possible, please show existing and proposed floor plans next to each other. Where existing buildings or walls are to be demolished, these must be clearly shown. The proposed plans for new developments (other than householder applications) should be shown in context with the site boundary and the outline of adjacent buildings. Applications for change of use need to be accompanied by floor plans annotated where helpful to indicate the extent of the existing and proposed use within the land or building.</p>	https://www.gov.uk/government/publications/national-planning-policy-framework--2	<p>Before Submission: https://www.gov.uk/guidance/before-submitting-an-application</p> <p>Making an Application: https://www.gov.uk/guidance/making-an-application</p>
Elevations	All applications – excluding applications for changes of use with no	<p>Drawings at a scale of 1:50/1:100/1:200 (with scale stated on the plan), illustrating all relevant external parts.</p> <p>Where possible, please show existing and proposed elevations next to each other.</p>	https://www.gov.uk/government/publications/national-planning-policy-framework--2	<p>Before Submission: https://www.gov.uk/guidance/before-submitting-an-application</p> <p>Making an Application: https://www.gov.uk/guidance/making-an-application</p>

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
	external changes.	The proposed elevations of new developments (other than householders and change of use) should be shown in context, describing the relationship between the buildings and the relative positions of openings, parapets, levels etc. on each property. Blank elevations (e.g. end elevations which are blank) should also be included for clarity.		
Roof Plans	All applications that involve changes to roofs or are for new buildings (including outbuildings).	Drawings at a scale of 1:50/1:100/1:200 (with scale stated on the plan) to show shape and materials of roofs. The proposed plans for new developments (other than householders and change of use) should be shown in context with the site boundary and the outline of adjacent buildings.	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Before Submission: https://www.gov.uk/guidance/before-submitting-an-application Making an Application: https://www.gov.uk/guidance/making-an-application
Sections and Site Levels	All major applications.	Drawings at a scale of 1:50/1:100/1:200 (with scale stated on the plan) showing cross-sections through the proposed buildings containing details of existing site levels, and finished floor levels with the levels related to a fixed datum point offsite, and showing the proposals in relation to adjacent buildings. Use spot levels and cross/long sections as necessary. Annotation may be very useful.	https://www.gov.uk/government/publications/national-planning-policy-framework--2	Before Submission: https://www.gov.uk/guidance/before-submitting-an-application Making an Application: https://www.gov.uk/guidance/making-an-application

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
Fire Statement	All applications that meet the criteria in the adjacent column.	<p>Higher risk buildings as defined by Building Safety Act 2022, the Building Act 1984 (as amended by the Building Safety Act 2022) and the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023, which include, but are not limited to, buildings for residential or educational use that are either 7 storeys or 18m high or more.</p> <p>Fire statements must be submitted on a form published by the Secretary of State (or a form to similar effect) (see Annex C) and contain the particulars specified or referred to in the form, which includes information about (not exhaustive list):</p> <ul style="list-style-type: none"> • the principles, concepts and approach relating to fire safety that have been applied to each building in the development • the site layout • emergency vehicle access and water supplies for firefighting purposes • what, if any, consultation has been undertaken on issues relating to the fire safety of the development; and what account has been taken of this • how any policies relating to fire safety in relevant local 	<p>Building Safety: Planning Gateway One https://www.gov.uk/guidance/building-safety-planning-gateway-one</p>	<p>Templates for the national Fire Statement requirements are available here: https://www.gov.uk/government/publications/planning-application-forms-templates-for-local-planning-authorities</p> <p>Applicants should ensure they meet the requirements of both national requirements and London Plan policies in their Fire Statement.</p> <p>The focus of this statement is on fire safety so far as it is relevant to land use planning.</p> <p>Exceptions regarding Fire Statements paragraph 6: https://www.legislation.gov.uk/uksi/2021/746/article/4/made</p> <p>Further guidance: https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021</p>

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
		<p>development documents have been taken into account.</p> <p>NB: You may need to submit both a Fire statement form using the template on the gov.uk website, as well as a separate statement to demonstrate compliance with the London Plan requirements.</p> <p>Exemptions: Applications for planning permission will be exempt from the requirement to submit a fire statement where the application is for:</p> <ul style="list-style-type: none"> • a material change in use of a relevant building and the material change of use would result in the building no longer being a relevant building • a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings • outline planning permission • permission to develop land without compliance with conditions under section 73 of the Town and Country Planning Act 1990 		
Biodiversity Net Gain	Major applications	<ul style="list-style-type: none"> • A statement as to whether the applicant believes that planning 	Environment Act 2021	*Exceptions include householders (but not flat extensions) and small

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
	<p>(from 12 February 2024).</p> <p>All applications from 2 April 2024 (see exceptions*).</p>	<p>permission, if granted, would be subject to the biodiversity gain condition</p> <ul style="list-style-type: none"> The pre-development biodiversity value of the onsite habitat on the date of application (or an earlier date with justification) including the completed metric calculation tool used showing the calculations, the publication date and version of the biodiversity metric used to calculate that value A statement confirming whether the biodiversity value of the onsite habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation') in which case the value is to be taken as immediately before the carrying on of the activities, and if degradation has taken place supporting evidence of this; A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations [2024]) on the land to which the application relates, that exists on 	<p>Draft biodiversity net gain planning practice guidance - GOV.UK (www.gov.uk)</p> <p>The Environment Act 2021 requires that new developments must provide a minimum 10% net gain in biodiversity habitats secured for at least 30 years calculated using Natural England's Biodiversity Metric tool and approval of a biodiversity gain plan.</p>	<p>HMOs, self builds, not affecting priority habitat and less than 25sqm of habitat, where there is less than 5 metres length of hedgerow.</p> <p>Biodiversity net gain - GOV.UK (www.gov.uk)</p> <p>Draft biodiversity net gain planning practice guidance - GOV.UK (www.gov.uk)</p> <p>Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk)</p> <p>See list of exceptions: https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments</p> <p>Habitat management and maintenance plan template: https://www.gov.uk/guidance/creating-a-habitat-management-and-monitoring-plan-for-biodiversity-net-gain</p>

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
		<p>the date of application, (or an earlier date);</p> <ul style="list-style-type: none"> • A plan, drawn to an identified scale which must show the direction of North, showing onsite habitat existing on the date of application (or and earlier date), including any irreplaceable habitat. • If significant onsite biodiversity enhancements are proposed, then applicants are encouraged to provide a draft Habitat Management and Monitoring Plan as part of the application which sets out the proposals for long term maintenance of habitats to be secured through planning condition or planning obligation. • If an off-site biodiversity gains site specifically to provide gains for the development is proposed; then applicants are encouraged to provide the local planning authority with draft heads of terms clearly setting out the obligations that they are likely to be bound by in a section 106 agreement, should permission be granted. 		<p>Latest Biodiversity Metric 4.0: Statutory Biodiversity Metric Calculation Tool__Macro_disabled__131223.xlsx (live.com)</p> <p>Small sites metric: Small Sites Metric Statutory Biodiversity Metric Calculation Tool.xlsm (live.com)</p> <p>Natural England User Guides: Statutory biodiversity metric tools and guides - GOV.UK (www.gov.uk)</p> <p>https://www.redbridge.gov.uk/planning-and-building/planning-policy/biodiversity-net-gain/</p>

Validation Requirement:	Applications requiring this:	What information is required:	Relevant Policy:	Guidance Information:
Appropriate Fee	All	<p>Full payment of statutory fee at the time of submission through the Planning Portal.</p> <p>Redbridge automated phone payment by debit or credit card (02087084708) – this service cannot be used to make payments on submission through the Planning Portal, can only be used for supplementary payments (such as for fast-track).</p>	https://www.gov.uk/government/publications/national-planning-policy-framework--2	https://www.redbridge.gov.uk/planning-and-building/planning/fees-and-fast-track/

Please note that these are national requirements and are essential for the validation and timely processing of your application. Please seek additional guidance from the Council via our pre-application advice services (<https://www.redbridge.gov.uk/planning-and-building/planning/>). Alternatively, you can contact a private planning consultant to advise you (<https://www.rtpiconsultants.co.uk/#/>).

All drawings must clearly be labelled as proposed or existing (or existing and pre-existing for retrospective applications). Applications will be made invalid for incorrectly labelled plans.

All plans must be submitted as separate single page PDF files. Other document types, or multiple page PDF files, will not be accepted. All other documents should also be in PDF format (unless they need to be an Excel document). Applications may be made invalid for incorrectly formatted plans/documents.

All drawings must state the scale and can also include a scale bar showing lengths of 1m and 10m.

Administration and other charges may be applicable to your application. These are required for validation and are detailed online - these are separate to the statutory application fee (<https://www.redbridge.gov.uk/planning-and-building/details-of-fees-and-charges/>). Administration charges (£227 for major applications, £136 for non-major commercial/new residential unit applications, £68 for all other applications) will be applied on invalidation of an application. These charges are a set amount, and we will not consider alterations to these, unless in exceptional circumstances. This charge will also be removed from any refund if an invalid application is withdrawn pre-validation.

3. Local Requirements

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Affordable Housing Statement	All major applications proposing residential uses of 10 or more units or 1000m ² of residential floorspace.	<p>To enable the LPA to understand how many affordable rented and intermediate homes are being provided, which flats are allocated for each type of affordable home, what Registered Provider (RP) is to manage them and at what rents they will be charged including service charges.</p> <p>The wheelchair units (10% overall) that are affordable under Standard M4(3) of the Building regulations should be shown as “accessible” (ie fully fitted out) from the outset and “adaptable” (capable of being fitted out at a later stage) if provided in the market housing.</p> <p>A net gain approach is applied. This requirement does not apply to an existing block of flats.</p>	<p>Local Plan Policy: LP 3 – Affordable Housing</p> <p>See also: LP5</p> <p>London Plan H4, H6</p> <p>Please also see NPPF, where relevant.</p>	<p>Mayor of London’s Affordable Housing and viability SPG: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/affordable-housing-and-viability-supplementary-planning-guidance-spg</p>
Affordable and Managed Workspace Management Plan	All major applications for office or mixed-use development including commercial floorspace.	<p>Prior to first occupation of the development, the Owners shall submit a Management Plan for approval in writing by the Local Planning Authority. The Management Plan shall demonstrate how the managed floorspace within the building will operate in accordance with the principles set out in Policies LP 15 and LP 16, and the corresponding supporting text in the Local Plan.</p> <p>Note: Major residential developments with less than 1,000 sqm of commercial development does not trigger this requirement.</p>	<p>Local Plan Policy: LP 15 – Managed Workspace,</p> <p>London Plan: E1, E2, E3, E5, E8, E11</p> <p>Please also see NPPF, where relevant.</p>	
Air Quality Assessment (AQA)	All major applications (exceptions listed)	All major applications will require an AQA where they face a main road to consider impacts mitigated from existing air pollution.	<p>Local Plan Policy: LP 24 – Pollution</p> <p>London Plan: SI 1</p>	<p>NPPG: Air Quality https://www.gov.uk/guidance/air-quality—3</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>Main roads are class A, B, part of the TfL or Strategic Road Network (TLRN or SRN) or motorways.</p> <p>Where not facing a main road, major schemes will require an AQA except for;</p> <ol style="list-style-type: none"> 1. car free schemes with appropriate disabled parking, or 2. where on-site parking levels would not exceed the car parking maximum standards of the London Plan (see policies T6, T6.1 to T6.5). <p>A statement is required that a condition will be accepted on approval that any gas boilers must limit their NOx emissions to no greater than 40 mg/KWh.</p> <p>AQAs shall provide details of how a scheme (or other sensitive uses) will be successfully accommodated with the area of particularly significant air quality.</p> <p>Assessment of the impacts of a scheme on local air pollution should include fixed plant, such as boiler and emergency generators, as well as expected transport-related sources. The impact assessment part of an Air Quality Assessment should always include all relevant pollutants. Industrial, waste and other working sites may need to include on-site vehicles and mobile machinery as well as fixed machinery and transport sources.</p> <p>Please note that all of Redbridge Borough is in an AQMA.</p> <p>For major developments, a preliminary Air Quality Assessment can be carried out before designing the development to inform the design process. The aim of a preliminary assessment is to assess:</p> <ul style="list-style-type: none"> • The most significant sources of pollution in the area • Constraints imposed on the site by poor air quality • Appropriate land uses for the site 	<p>London Mayor's Sustainable Design and Construction SPG</p> <p>London Mayor's Control of Dust and Emissions during Construction and Demolition SPG</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Open Spaces (for reference only) https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space</p> <p>Air Quality Neutral (AQN) guidance London City Hall</p> <p>Redbridge 2020-2025 Air Quality Action Plan https://www.redbridge.gov.uk/media/8046/aqap-executive-summary.pdf</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<ul style="list-style-type: none"> • Appropriate design measures that could be implemented to ensure that development reduces exposure and improves air quality. 		
Air Quality Positive Statement	Major development which has air quality scoped into EIAs and are referable to the Mayor of London under the following categories: Category 1A, Category 1B, Category 2C(1)(a)-(f), Category 2C(2), Category 2C(3), Category 2D. These include developments with a total floorspace over 15,000m ² ; over 150 residential units;	<p>To comply with the GLA's Air Quality Positive approach guidance, an Air Quality Positive Statement is required for developments that are referable to the Mayor under the following categories: Category 1A • Category 1B • Category 2C(1)(a)-(f) • Category 2C(2) • Category 2C(3) • Category 2D.</p> <p>In summary, these include developments that are over 150 residential units; total floorspace of more than 15,000m² ; sites that are subject to EIAs; development providing aircraft runway, heliport, air passenger terminal, railway station or tram station, tramways, railway, cable car, bus or coach station; development for the storage of buses or coaches; certain waste development.</p> <p>The AQP statement should be submitted as part of the EIA either alongside or as an appendix to the Environmental Statement and updated for reserved matters.</p> <p>An AQP Statement should be submitted that demonstrates how benefits to local air quality have been maximised, and how measures to minimise pollution exposure will be implemented. It needs to consider these measures: better design and reducing exposure; building emissions; transport emissions; innovation and futureproofing. The AQP Statement must demonstrate how all aspects of a development – including the buildings, public spaces, landscaping and infrastructure – will lead to beneficial outcomes for air quality. It must meet the minimum requirements of London Policy SI 1.</p> <p>It is recommended to complete the air quality positive matrix as in Appendix 2 of the Air Quality Positive London Plan Guidance.</p>	<p>London Mayor's Air Quality Positive Guidance</p> <p>London Plan: SI 1</p>	<p>Guidance: https://www.london.gov.uk/sites/default/files/2023-02/Air%20Quality%20Positive%20LPG.pdf</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Arboriculture Impact Statement/Tree Survey	All applications where trees within or adjacent to the site may be affected by the development.	<p>This information should be prepared by a qualified arboriculturalist to British Standard BS 5837:2012, Trees in relation to design, demolition and construction.</p> <p>It should include: Arboriculture report, tree survey/classification, tree protection plan and method statement.</p> <p>London Plan Policy G7 Trees and Woodlands necessitates the removal of trees there should be adequate replacement based on the existing value of the benefits of the trees removed, determined by, for example, i-tree or CAVAT or another appropriate valuation system.</p>	<p>Local Plan Policy: LP38 – Protecting Trees and Enhancing the Landscape See also: LP 31 London Plan: G5, G6, G7</p> <p>Please also see NPPF, where relevant.</p>	<p>Guidance: BS5837:2012, NPPG: Trees https://www.gov.uk/guidance/tree-preservation-orders-and-trees-in-conservation-areas</p> <p>CAVAT, https://www.ltoa.org.uk/resources/cavat</p> <p>i-Tree Eco, https://www.itreetool.s.org/</p>
Archaeological Assessment	<p>All applications within Archaeological Priority Areas likely to affect important archaeological remains.</p> <p>All applications that involve any form of excavation or piling within an Archaeological Priority Area.</p> <p>GLAAS requirement tiers 1-4.</p>	<p>Required where groundworks are proposed within an Archaeological Priority Area. Where such proposals include new basements, extensions to basements or other extensive groundworks, the results of an archaeological evaluation should be included.</p> <p>An assessment of potential archaeological heritage should be provided. This should be prepared by a qualified individual or organisation, and should use existing information to establish the archaeological significance of the site and the impact of the proposals on surviving monuments or remains. Small-scale archaeological fieldwork may be required to determine the actual extent and degree of survival on site.</p>	<p>Local Plan: LP 33 – Heritage</p> <p>London Plan: HC1</p>	<p>NPPG: Historic Environment https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</p> <p>Archaeological Priority Area Tier Guidance: https://historicengland.org.uk/images-books/publications/gr eater-london-archaeological-priority-area-guidelines/</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Basement Impact Assessment or Construction Method Statement for Basements	All applications that involve basement development	A Basement Impact Assessment must be carried out and signed by a Chartered Civil Engineer or Chartered Structural Engineer.	Local Plan Policy: LP 31 – Basement Development, See also: LP 26, LP 29, LP 32 London Plan: D10 Please also see NPPF, where relevant.	Redbridge Housing Design Guide SPD: https://www.redbridge.gov.uk/media/7276/modified-housing-design-guide-spd.pdf Planning Portal: Basements https://www.planningportal.co.uk/info/200130/common_projects/5/basements
BREEAM Assessment: BREEAM (Pre-Assessment) (Energy) New Build BREEAM Domestic Refurbishment Scheme (Energy)	All non-residential major applications Applicants should submit BREEAM pre-assessment as appropriate to demonstrate how the proposed development will achieve the necessary credits for final certification of the required level.	For both: A BREEAM assessment certified by an accredited assessor is required for non-residential, as set out in LP 32, which establishes the sustainability performance of buildings to strive for an 'excellent' rating. These include the refurbishment of non domestic buildings, new non domestic buildings over 1000sqm in size, and extensions to non domestic buildings where the proposed extension is equal to or greater than 50% of the existing floor space. Initial design SBEM calculation, technical details of proposed system(s), saving calculation following approved method summarised in an Energy Statement, as required by the London Plan. If not viable to undertake to this standard a statement explaining the implications will be required.	Local Plan Policy: LP32 – Sustainable Design and Construction London Plan: Chapter 9 Please also see NPPF, where relevant.	NPPG: Energy https://www.gov.uk/guidance/renewable-and-low-carbon-energy

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
CIL Application Forms	All applications where a new dwelling is created, and/or where 100sqm of floor space (GIA) is created.	<p>CIL is a charge on new development to pay for infrastructure (e.g. sports facilities, schools, parks, health facilities and transport).</p> <p>Proposals must include a completed 'Form1: CIL Additional Information' to assist the council in determining CIL liability. This requires details of new build and existing floorspace and the current use of the site. It is an offence to knowingly or recklessly provide inaccurate information.</p> <p>NOTE: Although not a validation requirement, it is also advisable to submit the "Form 2: Assumption of Liability" for CIL-Liable proposals at this stage to avoid delays later in the process.</p> <p>For potential CIL-liable applications, the inclusion of scale bars, clear measurements of proposed and existing floor areas are strongly recommended on the plans.</p>	<p>Local Plan Policy: LP 17 – Delivering Community Infrastructure, & LP 41 – Delivery and Monitoring</p> <p>London Plan: DF1</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: CIL https://www.gov.uk/guidance/community-infrastructure-levy</p> <p>Planning Portal forms and guidance: https://www.planningportal.co.uk/info/200136/policy_and_legislation/70/community_infrastructure_levy/5</p> <p>LBR CIL: https://www.redbridge.gov.uk/planning-and-building/planning-policy/community-infrastructure-levy/</p>
Circular Economy Statement	All major applications referable to the GLA/Mayor of London	<p>A Circular Economy Statement should be submitted, to 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 demands and enable building materials, components and products to be disassembled and re-used at the end of their useful life 3) opportunities for managing as much waste as possible on site 4) adequate and easily accessible storage space and collection systems to support recycling and re-use 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 6) how performance will be monitored and reported. 	London Plan Policies SI 7, SI 8	<p>See also: NPPG: Waste https://www.gov.uk/guidance/waste</p> <p>Mayor of London's Circular Economy Statement Guidance https://www.london.gov.uk/what-we-do/regeneration/advice-and-guidance/about-</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>Developers should use the guidance and templates provided by the GLA in the Mayor of London's Circular Economy Statement Guidance.</p> <p>This should link to the construction management plan.</p>		good-growth-design/design-circular-economy
Community Involvement Statement	All major applications.	<p>All major applications need to be supported by a statement setting out how the applicant has complied with the requirements for pre- application consultation set out in the local planning authority's adopted statement of community involvement and demonstrating that the views of the local community have been sought and taken into account in the formulation of development proposals.</p> <p>The SCI should provide details of community engagement, meetings etc. and the outcomes of this e.g. Where it was held, on how many occasions, times, dates, photographs, questionnaires, level of response, number of attendees.</p> <p>The SCI should also demonstrate how the scheme has changed due to engagement. This should be set out in a clear and concise way.</p>	<p>Local Plan Policy: LP 41 – Delivery and Monitoring</p> <p>See also: Redbridge Statement of Community Involvement (December 2020)</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Consultation https://www.gov.uk/guidance/consultation-and-pre-decision-matters</p> <p>Redbridge Statement of Community Involvement: Redbridge - Local Plan</p>
Community Use Statement	Where there is an application which includes the loss of a community use.	To enable the LPA to understand whether there is no longer a need within the local community for the existing use or for reuse, the building is no longer suitable or the facilities are being re-provided elsewhere in the borough.	Local Plan Policy: LP17 – Delivering Community Infrastructure	
Contaminated Land Report	All applications with a sensitive end use and on land with risk of potential contamination in view of the nature of	General: Information is required to be submitted to characterise contamination risks to receptors at the site and show whether these can be satisfactorily reduced to render the site suitable for its proposed use.	<p>Local Plan Policy: LP24 – Pollution</p> <p>London Plan: SD1, G9</p>	A checklist and additional guidance for reporting requirements can be found under the Land Contamination

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
	<p>the former use at the site.</p> <p>NB: sensitive end uses include: residential, allotments, schools, nurseries and crèches, children's playing areas and playing fields.</p>	<p>Investigations and reports submitted should be undertaken in accordance with 'CLR 11: Model procedures for the Management of Land Contamination' and 'British Standard 10175:2011+A2:2017 'Investigation of Potentially Contaminated Sites— Code of Practice'.</p> <p>New build development: A Phase 1 desk study report should be submitted. Where the potential for significant pollutant linkages has been identified, proposals for site investigations should be included in this report.</p> <p>Phase 2 Site investigations may be undertaken at this stage, particularly where there is a significant risk of significant contamination, alternatively, this requirement can be conditioned on the planning permission.</p>	<p>Please also see NPPF, where relevant.</p>	<p>section of the Council website. https://www.redbridge.gov.uk/business-and-regeneration/environmental-health/pollution/</p> <p>CLR 11: Model Procedures for the Management of Land Contamination http://www.claire.co.uk/information-centre/water-and-land-library-wall/45-model-procedures/187-model-procedures</p> <p>The CL:AIRE Water and Land Library comprises a freely available, extensive list of links to past and present water and land references published by the Environment Agency, AGS, BRE, CIRIA and other useful industry publishers</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
				https://www.claire.co.uk/information-centre/water-and-land-library-wall NPPG: Land Affected by Contamination https://www.gov.uk/guidance/land-affected-by-contamination NPPG: Hazardous Substances https://www.gov.uk/guidance/hazardous-substances
Daylight and Sunlight Assessment	All major applications.	<p>The assessment should show indicative levels of existing and proposed sunlight and daylight before and after the new development. Please note that if amendments are requested, it may be necessary for the daylight/sunlight assessment to be recalculated if there is likely to be a significant/material change to the development.</p> <p>The assessment should conform to the methodology identified in the Building Research Establishment guidance 'Site layout planning for daylight and sunlight: A guide to good practice' (2022).</p> <p>A written undertaking to meet the reasonable costs of the Council, should it feel it is necessary, to have the assessment independently assessed by an accredited expert must be provided.</p>	<p>Local Plan Policy: LP 26 – Promoting High Quality Design, & LP 29 – Amenity and Internal Space Standards</p> <p>London Plan: D3, D6, D8, D9</p> <p>Please also see NPPF, where relevant.</p>	NPPG: Design https://www.gov.uk/guidance/design

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Ecological and Biodiversity Assessment	All major applications where site is on or adjacent to designated SSSIs, SAC, SINCS or local wildlife sites (LWS) (both statutory and non-statutory), rivers, brownfield and open space, and/or where protected species may be in the locality.	<p>An Ecological Impact Assessment (EclA) following CIEEM technical Guidance. External lighting plans including times of operation, spectrum details and contextualised lux spill maps. Contextualised daylight / sunlight plans.</p> <p>A Construction Environment Management Plan (CEMP) detailing method statements, timeframes and post clearance monitoring.</p> <p>Detailed design ecological mitigation and improvement following EclA and lighting plans, in the form of detailed architectural, Mechanical and Electrical (M&E) landscape drawings with specification</p> <p>A biodiversity net gain approach should be applied:</p> <p>Where the benefits of the development proposal clearly outweigh the impacts on biodiversity, the following mitigation hierarchy should be applied to minimise development impacts: 1) avoid damaging the significant ecological features of the site 2) minimise the overall spatial impact and mitigate it by improving the quality or management of the rest of the site, and 3) deliver off-site compensation of better biodiversity value.</p> <p>Developers may complete and submit the latest version of Natural England's Biodiversity metric tool (currently 4.0) to support their Ecological and Biodiversity Assessment showing net gain.</p>	<p>Local Plan Policy: LP 37 – Green Infrastructure and Blue Ribbon Networks, LP 39 – Nature Conservation and Biodiversity</p> <p>See also: LP19-25, and 34 -39</p> <p>London Plan: G6</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Natural Environment https://www.gov.uk/guidance/natural-environment</p> <p>Mayor of London's Urban Greening and Biodiversity Net Gain Guide: https://www.london.gov.uk/what-we-do/urban-greening-biodiversity-net-gain-design-guide</p> <p>Natural England's Biodiversity Metric: https://publications.naturalengland.org.uk/publication/6049804846366720</p>
Energy and Sustainability Assessment	All major applications.	<p>This assessment is in order to establish the likely significant effects of the development proposed upon the climate. This information will be taken into account in the decision making process.</p> <p>The first stage of the impact assessment is to provide scoping to identify the key climate issues and public concerns.</p> <p>The assessment of climate impacts should be made using available evidence of who will be impacted, a baseline, prediction, significance, and mitigation of impacts.</p>	<p>Local Plan Policy: LP 32 – Sustainable Design and Construction, & LP 19 - 25</p> <p>London Plan: Chapter 9</p>	<p>NPPG: Energy https://www.gov.uk/guidance/renewable-and-low-carbon-energy</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>All major development should be net-zero-carbon. They should follow the energy hierarchy as set out in the London Plan as follows:</p> <ul style="list-style-type: none"> 1) be lean: use less energy and manage demand during operation 2) be clean: exploit local energy resources (such as secondary heat) and supply energy efficiently and cleanly 3) be green: maximise opportunities for renewable energy by producing, storing and using renewable energy on-site 4) be seen: monitor, verify and report on energy performance. <p>A detailed energy strategy is required to demonstrate how the zero-carbon target will be met within the framework of the energy hierarchy. This includes notifying the Council that energy data has been submitted to the GLA in line with be seen. The outputs generated from SAP/SBEM software should be attached to this document to justify the findings.</p> <p>A minimum on-site reduction of at least 35 per cent beyond Building Regulations is required for major development. This should be demonstrated through the submission of a completed GLA carbon emissions spreadsheet. The SAP calculation outputs should be appended to the sustainability document. Residential development should achieve 10 per cent, and non-residential development should achieve 15 per cent through energy efficiency measures. Where it is clearly demonstrated that the zero-carbon target cannot be fully achieved on-site, any shortfall should be provided, in agreement with the borough through a cash in lieu contribution to the borough's carbon offset fund.</p> <p>Details of the carbon offset calculation will be required using guidance and templates provided by the GLA.</p>	<p>London Plan Policies SI 2, SI 3, SI 4 Please also see NPPF, where relevant.</p>	<p>Mayor of London's Energy Guidance: Energy Planning Guidance London City Hall</p> <p>https://www.london.gov.uk/what-we-do/planning/planning-applications-and-decisions/pre-planning-application-meeting-service-0</p> <p>Mayor of London's "Be Seen" Energy Monitoring Guidance: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/be-seen-energy-monitoring-guidance</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>Major development proposals outside Heat Network Priority Areas should select a low-carbon heating system that is appropriate to the heat demand of the development, provides a solution for managing peak demand, as with heat networks, and avoids high energy bills for occupants.</p> <p>The Energy Assessment should be easy to read and understand. It should include clear data tables, and comply with the requirements set out in the various policies.</p> <p>To include the following topics;</p> <ul style="list-style-type: none"> • Managing heat risk using the cooling hierarchy as outlined in London Plan Policy SI 4. • Cooling and use of passive ventilation to minimise energy use; • Mitigation measures • Design to minimise energy use otherwise (ie orientation and materials, variation in window size and landscaping); and • Use of renewable energy (eg photovoltaic, solar thermal, geothermal) • District heating connection assessment if development is located within District Heating Network Priority Area • The requirements stated in paragraph 9.2.12 of the London Plan <p>The heat source for communal heating systems should follow the heating hierarchy as detailed in the London Plan Policy SI 3 Energy Infrastructure.</p> <p>Conclusions and recommendations of the assessment should remove or mitigate negative impacts on the climate or to enhance positive.</p> <p>The assessment should provide details to monitor the impacts on the climate and enhance existing evidence bases.</p>		

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Environmental Impact Assessment	See next column.	<p>Requirements: EIA is a National Statutory Requirement and the applicant should consult The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 and National Planning Practice Guidance as to whether their proposals meet the thresholds for Schedule 1 or Schedule 2 Development.</p> <p>An EIA is required for all Schedule 1 Development. For Schedule 2 Development – A Local Planning Authority can determine if EIA is required via a screening process and, if required, a scoping opinion is also discretionary, but recommended, to focus on the topics to be covered in the EIA and the mitigation to be offered for any significant environmental impacts.</p> <p>Requirements will vary according to the site context and specific development proposals – it would be very rare for an application involving an EIA to be submitted without a thorough preapplication discussion, and particular requirements should be identified in that process.</p> <p>Where an EIA is required, Schedule 4 to the regulations sets out the information that should be included in an Environmental Statement.</p>	<p>Local Plan Policy: LP 18 -25</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: EIA https://www.gov.uk/guidance/environmental-impact-assessment</p>
Financial Viability Assessment	All major applications where there is a planning policy requirement that is not met within the development.	<p>(ie the development provides under 35% affordable housing, or under 50% affordable housing for development on public/industrial land) or where the affordable housing is not a 60/40% split between affordable rented and intermediate tenures at rents set by the London Plan SPG).</p> <p>The assessment should include a full Viability report, which may be published in full by the Council, and an executive summary, this may also be published. The reports should be written in plain English. It is encouraged that affordable housing viability is fully assessed and discussed at preapplication stage.</p>	<p>Local Plan Policy: LP 41 – Delivery and Monitoring,</p> <p>See also: LP 3, LP 15, LP 16, & LP 20</p> <p>London Plan: H4, H5, DF1</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Viability https://www.gov.uk/guidance/viability</p> <p>GLA: Homes for Londoners SPG https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/supplementary-planning-</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>A written undertaking to meet the reasonable costs of the Council to have the FVA independently assessed by an accredited expert must be provided.</p> <p>Any element of the report which is required to be redacted prior to publication will need to be fully justified, and agreed by the Council. The redacted elements will be assessed by the Council's assessors.</p>	Planning Obligations SPD	<p>guidance/affordable-housing-and</p> <p>NPPG: Obligations https://www.gov.uk/guidance/planning-obligations</p> <p>Redbridge Planning Obligations SPD: https://www.redbridge.gov.uk/media/9278/planning-obligations-spd-2019.pdf</p>
Fire Statement (majors)	All major applications.	<p>London Plan 2021 requirement: The statement should detail how the development proposal will function in terms of:</p> <ol style="list-style-type: none"> 1) the building's construction: methods, products and materials used, including manufacturers' details 2) the means of escape for all building users: suitably designed stair cores, escape for building users who are disabled or require level access, and associated evacuation strategy approach 3) features which reduce the risk to life: fire alarm systems, passive and active fire safety measures and associated management and maintenance plans 4) access for fire service personnel and equipment: how this will be achieved in an evacuation situation, water supplies, provision and positioning of equipment, firefighting lifts, stairs and lobbies, any fire suppression and smoke ventilation systems proposed, and the ongoing maintenance and monitoring of these 5) how provision will be made within the curtilage of the site to enable fire appliances to gain access to the building 6) ensuring that any potential future modifications to the building will take into account and not compromise the base build fire safety/protection measures. 	London Plan Policy D12 Fire safety	<p>https://www.london.gov.uk/sites/default/files/draft_guidance_sheet_fire_statements_d12_b_070720_web.pdf</p> <p>https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance-and-spgs/draft-fire-safety-guidance-pre-consultation-information</p>

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		<p>A Fire Statement should only be produced by a competent professional. Typically, such a person will be a fire engineer with the ability to demonstrate knowledge and experience relevant to the complexity of the development proposed. Evidence of competency of the author of the Fire Statement should be detailed in a clearly identified section at the beginning of the Fire Statement, and should demonstrate that the author meets the following criteria:</p> <p>a) is a registered fire engineer with the Engineering Council with iEng (Incorporated Engineer) or CEng (Chartered Engineer) after their name, and is registered with the Institute of Fire Engineers with MIFireE after their name</p> <p>b) clearly details evidence of suitable training, skills, experience, knowledge and behaviours (relevant to the development in question) indicating the author's ability to write the Fire Statement.</p> <p><u>Exemptions</u> Applications for planning permission will be exempt from the requirement to submit a fire statement where the application is for:</p> <ul style="list-style-type: none"> • a material change in use of a relevant building and the material change of use would result in the building no longer being a relevant building • a material change in use of land or buildings within the curtilage of a relevant building and the material change of use would not result in the provision of one or more relevant buildings • outline planning permission • permission to develop land without compliance with conditions under section 73 of the Town and Country Planning Act 1990 		

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Fire Safety (non major) Planning Fire Safety Strategy (PFSS) or Reasonable Exceptions Statement (RES)	Non-major developments, including householder applications	<p>All non-major developments should provide either a</p> <ul style="list-style-type: none"> - Planning Fire Safety Strategy (PFSS) or a - Reasonable Exception Statement (RES), if it is considered that parts or all of policy D12A of the London Plan are not relevant. <p><u>Planning Fire Safety Strategy (PFSS)</u> A PFSS must demonstrate they have suitable fire safety knowledge, understanding and qualifications, commensurate with the size, scope and complexity of the proposed development.</p> <p>The PFSS must:</p> <ul style="list-style-type: none"> • Identify suitably positioned unobstructed outside space for fire appliances to be positioned on • Identify suitably positioned unobstructed outside space appropriate for use as an evacuation assembly point • Are designed to incorporate appropriate features which reduce the risk to life and the risk of serious injury in the event of a fire, including appropriate fire alarm systems and passive and active fire safety measures • Are constructed in an appropriate way to minimize the risk of fire spread • Provide suitable and convenient means of escape, and associated evacuation strategy for all building users • Develop a robust strategy for evacuation which can be periodically updated and published, and which all building users can have confidence in • Provide suitable access and equipment for firefighting which is appropriate for the size and use of the development <p><u>Reasonable Exception Statement (RES)</u> Householder proposals only can provide a RES; this can be provided as a covering letter stating that current fire safety measures are either</p>	London Plan Policy D12 London Plan Guidance on Fire Safety	https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/fire-safety-lpg

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>1. Appropriate and will not be adversely affected by the development, or</p> <p>2. Are altered stating the mitigation measures required to ensure fire safety is maintained.</p> <p>Also a RES would apply to schemes where no additional dwellings or commercial units are created, no lifts are provided, the external materials are not altered and there are no alterations to the internal or external communal areas that support the evacuation strategy for the property).</p>		
Flood Risk Assessment (FRA)	<p>Site-specific Flood Risk Assessments for all new developments that meet the following criteria:</p> <ol style="list-style-type: none"> 1) Sites of one hectare or greater in Flood Zone 1 (low probability). 2) All new development (including minor development and changes of use) in Flood Zones 2 (medium probability) and Flood Zone 3 (high probability). 	<p>The FRA should contain information as detailed in the latest Environment Agency, government guidance, National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).</p> <p>The assessment should demonstrate how flood risk will be managed now and over the development's lifetime, taking climate change into account, and with regard to the vulnerability of its users (see National Planning Policy Framework Annex 3 – Flood Risk Vulnerability).</p> <p>What to include in your assessment</p> <p>For all developments the FRA should include:</p> <ul style="list-style-type: none"> • an assessment of the flood risk from all sources of flooding for your development, plus an allowance for climate change • the estimated flood level for your development, taking into account the impacts of climate change over its lifetime • details of the finished floor levels • details of your flood resistance, resilience and emergency plans • any supporting plans and drawings • any other information the relevant Environment Agency standing advice tells you to include <p>The estimated flood level is the depth of flooding anticipated on your development site in a:</p>	<p>Local Plan Policy: LP 21 – Water and Flooding</p> <p>London Plan: SI 12, SI 13</p> <p>The Environment Agency website also provides detailed maps on flood risk.</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Flood Risk https://www.gov.uk/guidance/flood-risk-and-coastal-change</p> <p>Further National Guidance: https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications</p> <p>NPPG Site-specific flood risk assessment: Checklist :Flood risk and coastal change - GOV.UK (www.gov.uk)</p> <p>Environment Agency's Standing Advice: Preparing a flood risk assessment: standing advice - GOV.UK (www.gov.uk)</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
	<p>3) Land within Flood Zone 1 which has critical drainage problems (as notified by the Environment Agency).</p> <p>4) Land identified within the Council's Strategic Flood Risk Assessment and/or Environment Agency as being subject to surface water flooding.</p> <p>5) Sites that fall within an area identified in the Council's Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2.</p> <p>6) Development within Flood Zone 3 which introduces a sensitive or more vulnerable end use.</p>	<ul style="list-style-type: none"> river flood with a 1 in 100 annual probability plus an allowance for climate change tidal flood with a 1 in 200 annual probability plus an allowance for climate change <p>If flood defences are present, the estimated flood level should account for the residual flood risk if they breached or overtopped.</p> <p>The objectives of a site-specific flood risk assessment are to establish:</p> <ul style="list-style-type: none"> whether a proposed development is likely to be affected by current or future flooding from any source; whether it will increase flood risk elsewhere; whether the measures proposed to deal with these effects and risks are appropriate; the evidence for the local planning authority to apply (if necessary) the Sequential Test, and; whether the development will be safe and pass the Exception Test, if applicable. <p>Please provide the information as set out in the NPPG Site-specific flood risk assessment Checklist</p> <p>For minor development:</p> <ul style="list-style-type: none"> As a minimum, the assessment needs to show that the development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk. Use the Environment Agency's Standing Advice and you may use the appropriate products or packages of information from the Environment Agency to help you complete your flood risk assessment: Flood risk assessments if you're applying for planning permission - GOV.UK (www.gov.uk) 		<p>Non Statutory SUDS Guidance: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards</p> <p>Council's Strategic Flood Risk Assessment: lbr-2611-strategic-flood-risk-assessment-level-1.pdf (redbridge.gov.uk)</p> <p>https://www.redbridge.gov.uk/media/10515/lbr-2612-strategic-flood-risk-assessment-level-2.pdf</p> <p>https://www.redbridge.gov.uk/media/10516/lbr-2613-strategic-flood-risk-assessment-level-2-addendum.pdf</p> <p>Sensitive and vulnerable end uses</p>

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	<p>7) Within flood zone 1 where the SFRA shows it will be at risk of flooding from rivers or the sea in future.</p> <p>8) That increases the vulnerability classification and is in flood zone 1.</p>	<p>You should follow the Environment Agency's standing advice if you're carrying out a flood risk assessment of a development classed as:</p> <ul style="list-style-type: none"> • a minor extension (household extensions or non-domestic extensions less than 250 square metres) in flood zone 2 or 3 • 'more vulnerable' in flood zone 2 (except for landfill or waste facility sites, caravan or camping sites) • 'less vulnerable' in flood zone 2 (except for agriculture and forestry, waste treatment, mineral processing, and water and sewage treatment) • 'water compatible' in flood zone 2 <p>You also need to follow standing advice for developments involving a change of use into one of these vulnerable categories or into the water compatible category.</p> <p>Surface water flood extent from the Environment Agency's modelling and Redbridge's SFRA to be treated the same as in Flood Zone 3.</p> <p>Where the Sequential Test is applicable, please ask the Redbridge Planning Service during your pre-application or planning application on the appropriate catchment boundary.</p> <p>Definition of Major development</p> <p>Major development means the following:</p> <p>(a) the winning and working of minerals or the use of land for mineral-working deposits;</p> <p>(b) waste development;</p> <p>(c) the provision of dwellinghouses where—</p> <p style="padding-left: 40px;">(i) the number of dwellinghouses to be provided is 10 or more;</p> <p style="padding-left: 40px;">or</p>		<p>from NPPG and Environment Agency:</p> <p>https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/6000/2115548.pdf</p> <p>https://www.gov.uk/guidance/flood-risk-and-coastal-change#flood-zone-and-flood-risk-tables</p>

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		<p>(ii)the development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c)(i);</p> <p>(d)the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</p> <p>(e)development carried out on a site having an area of 1 hectare or more</p> <p><u>Definition of non-major development</u></p> <p>Non-major development is any development falling below the major development threshold but excluding minor development. For example, a planning application for 8 dwellings an office building creating 750 square metres of floor space, or a development with a site area of 0.4 hectares.</p> <p><u>Definition of minor development</u></p> <p>Minor development means:</p> <ul style="list-style-type: none"> • minor non-residential extensions (industrial/commercial/leisure etc): extensions with a floorspace not in excess of 250 square metres. • alterations: development that does not increase the size of buildings, e.g. alterations to external appearance. • householder development: for example, sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling (e.g. subdivision of houses into flats) or any other development with a purpose not incidental to the enjoyment of the dwelling. 		

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
Flues and Vents Assessment	All applications where the installation of plant, flues, ventilation, extraction or air conditioning equipment is proposed in detail.	Details of the position and design of any equipment shall be provided, including predicted noise levels/and odour abatement measures, providing manufacturers specifications, and how they are to be maintained and frequency of filter changes/cleaning regime.	Local Plan Policy: LP 26 – Promoting High Quality Design, & LP 24— Pollution London Plan: SI 1, SI 2 Please also see NPPF, where relevant.	NPPG: Air Quality https://www.gov.uk/guidance/air-quality---3
Green Infrastructure Assessment including Urban Greening Factor	All major applications.	<p>An assessment of existing green infrastructure onsite. The proposals should help to achieve a minimum 10% net gain in tree canopy cover for the Mayor of London’s target and also contribute towards national requirements for Biodiversity Net Gain as per the Environment Act 2021.</p> <p>An assessment and calculation of the Urban Greening factor (UGF) to be implemented and long-term maintenance of green infrastructure.</p> <p>The Urban Greening Factor for a proposed development is calculated in the following way: (Factor A x Area) + (Factor B x Area) + (Factor C x Area) etc. divided by Total Site Area.</p> <p>The interim targets from the London Plan are: 0.4 minimum for major new residential developments and 0.3 minimum for major new commercial developments (excluding B2 & B8 uses).</p> <p>The applicant should also detail the gain to biodiversity levels on the site as a result of the development taking place.</p>	<p>London Plan Policies: G1 and G5</p> <p>Please also see Environment Act 2021 and Mayor of London’s Environment Strategy.</p>	<p>London Plan: https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf</p> <p>GLA’s Urban Greening Factor Guidance: Urban Greening Factor (UGF) guidance London City Hall</p>

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Habitats Regulations Assessment Unilateral Undertaking (UU) S106 Agreement (Contribution towards costs of Strategic Access Management and Mitigation Strategy SAMMS and Suitable Alternative Greenspace Strategy SANGS)	<p>All non-major residential proposals within 0-6.2km Zone of Influence of Epping Forest Special Area of Conservation (SAC)</p> <p>Major residential proposals within the Zone of Influence do not require this Agreement. This must be included in the S106 Draft Heads of Terms.</p>	<p>Template Unilateral Undertaking Agreement is available to download on our webpage. This must be completed in full and submitted with the application. https://www.redbridge.gov.uk/planning-and-building/planning-policy/epping-forest-sac/ Additional information, including details of charges, is also available on the above webpage.</p> <p>Applies to all non-major residential developments that involve any of the following within the 0-6.2km Zone of Influence:</p> <ul style="list-style-type: none"> - Net gain of one or more residential units, student rooms, co-living rooms, hostels, residential institutions. - Creation/change of use to C4 small HMOs up to and including 6 people (change of use specifically from C3 dwelling to C4 is exempt). - Change of use to Sui generis large HMOs over 6 people and new Sui generis large HMOs over 6 people. - An existing Sui generis large HMO increasing the number of people. - Net gain in care home rooms (excluding nursing homes). - Creation/increase in number of gypsy/traveller pitches/showperson's accommodation - Creation/increase in number of caravan site plots with permanent living. - Prior approval change of use to residential units* <p>Retrospective applications do not need to provide a Habitats Regulations Assessment Unilateral Undertaking (UU) S106 Agreement</p>	<p>The Conservation of Habitats and Species Regulations 2017 affords Epping Forest the highest level of protection and is in a declining state as a result of recreational pressure arising from its increased use as a place for leisure activities. Accordingly, all new residential development is required to demonstrate that Likely Significant Effects through increased recreational pressure, when considered either 'alone' or 'in combination' with other development have been assessed via a project level Habitats</p>	<p><u>*Prior Approvals:</u> Although not a national validation requirement any additional residential units will alternatively be refused prior approval for not entering into a Unilateral Undertaking S106.</p> <p>To check if your development site falls within the 0-6.2km Zone of Influence of Epping Forest SAC, please see here on the Redbridge interactive map: Map (redbridge.gov.uk)</p>

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		at validation stage. However, it may be required during the planning assessment.	Regulations Screening and Appropriate Assessment and the necessary mitigation provided.	
Health Impact Assessment	All major applications of 150+ dwellings.	<p>Health and wellbeing impacts must be clearly demonstrated and presented.</p> <p>The HIA should assess the potential impacts of development proposals and Development Plans on the mental and physical health and wellbeing of communities, in order to mitigate any potential negative impacts, maximise potential positive impacts, and help reduce health inequalities.</p> <p>The level of detail required will be determined during screening (where relevant) and will be dependent on the scale and type of development proposed.</p>	<p>Local Plan Policy: LP 18 – Health and Wellbeing, LP 17 – Delivering Community Infrastructure, LP 24 - Pollution</p> <p>London Plan: GG3, E9</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Health and Wellbeing https://www.gov.uk/guidance/health-and-wellbeing</p> <p>NHS Guidance: https://www.healthysociety.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/</p> <p>LBR Health and Wellbeing Strategy https://www.redbridge.gov.uk/media/4814/health-wellbeing-strategy-2017-2021.pdf</p>
Heritage Statement	All applications that directly affect, or	Information must be provided on the following:	Local Plan Policy: LP33 – Heritage	NPPG: Historic Environment

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	affect the setting of, a statutory listed building, registered park or garden,; non-designated heritage asset; or conservation area.	<ul style="list-style-type: none"> • Requirement for a Structural Impact Assessment – Schedule of Works for Listed buildings. • The impact on the Outstanding Universal Value of a World Heritage Site, set out in a Statement of Outstanding Universal Value, indicates its importance as a heritage asset of the highest significance. • The significance of the heritage asset affected, including any • contribution made by their setting; • The principles of and justification for the proposed works; and • The impact of the proposal on the significance of a heritage asset and/or does it cause substantial harm or total loss of significance. <p>The information should explain;</p> <ul style="list-style-type: none"> • The sources that you have considered; • The expertise that you have consulted; and • The steps that have been taken to avoid or minimise any adverse impacts on the significance of the heritage asset. <p>Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, applicants will be required to submit an appropriate desk based assessment and, where necessary, a field evaluation.</p>	<p>See also LP 34-40</p> <p>London Plan: HC1-HC5, HC7</p> <p>Please also see NPPF, where relevant.</p>	<p>https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment</p> <p>NPPG: Design https://www.gov.uk/guidance/design</p> <p>Please Consult the LBR Guidance and Character Appraisals on the LBR website: https://www.redbridge.gov.uk/planning-and-building/protected-buildings-and-conservation-areas/</p> <p>Archaeological Priority Area Tier Guidance: https://historicengland.org.uk/images-books/publications/gr eater-london-archaeological-priority-area-guidelines/</p>
Houses in Multiple	All applications for conversions/change of use to HMOs.	The HMO management plan should demonstrate how the HMO is laid out, and how it complies with LP6: Dwelling Conversions, Houses in	Local Plan Policy: LP4 – Specialist Accommodation,	For reference: https://www.gov.uk/government/publicatio

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Occupation (HMO) Management Plan		<p>Multiple Occupation and Buildings in Multiple Residential Occupation with particular attention to;</p> <ul style="list-style-type: none"> - Avoiding nuisance to occupiers of site and neighbours from noise by managing anti social behaviour; - Timely pest control; - Managing communal internal areas (bathroom, living and kitchen areas); and - Managing communal external areas (front and rear garden, cycle parking and refuse and recycling storage) 	<p>LP 5 – Dwelling Mix, & LP 6 – Dwelling Conversion, Houses in Multiple Occupation and Buildings in Multiple Residential Occupation</p> <p>London Plan Policies: D6, H1, H9, H16</p> <p>Please also see NPPF, where relevant.</p>	<p>ns/licensing-of-houses-in-multiple-occupation-in-england-a-guide-for-landlords-and-managers</p> <p>Redbridge guidance: https://www.redbridge.gov.uk/planning-and-building/protected-buildings-and-conservation-areas/article-4-direction-c4-hmos/</p>
Landscaping Plan (Hard/Soft)	All major applications over 100 residential units.	<p>You must provide details of the planting of trees and/or shrubs, surface materials, boundary screen walls and fences.</p> <p>The scheme should describe:</p> <ul style="list-style-type: none"> • materials, • species, • tree and plant sizes, numbers and planting densities, • levels, gradients and any earthworks required • timing of the implementation of the scheme. <p>It should also include proposals for long term maintenance and landscape management, as well as ecological benefits, climate change adaption measures, approaches to trees and sustainable drainage.</p>	<p>Local Plan Policy: LP 26 – Promoting High Quality Design, LP 29 – Amenity and Internal Space Standards, LP 38 – Protecting Trees and Enhancing the Landscape</p> <p>London Plan: D8, D10, HC1, G1, G3, G4, G5, G9</p>	<p>NPPG: Design https://www.gov.uk/guidance/design</p>

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			Please also see NPPF, where relevant.	
Lighting Assessment	All major applications which contain external lighting; all applications which include, or are for, floodlighting.	<p>The assessment should include information regarding to lighting levels, hours of operation and light spills diagrams, as well as the following:</p> <ul style="list-style-type: none"> • wavelength • column heights • layout plan with beam orientation, • equipment design, • impact (inc. levels and extent of spillage) on nearby dwellings or roads or habitats and use of features to mitigate impacts • size/power of light fittings 	<p>Local Plan Policy: LP 24 – Pollution See also: LP 27 & LP 28</p> <p>London Plan: D3, D8, D9, S5</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Light Pollution https://www.gov.uk/guidance/light-pollution</p>
Noise Assessment	If your proposal is for a noise sensitive development and is adjoining an existing noise source (upper floor of a pub/night club/industrial site/railway line) or your proposal has the potential to generate noise.	<p>Noise: You must submit a noise impact assessment prepared by a qualified acoustician, and in line with British Standards and World Health Organisation guidelines. Provide details of the following:</p> <ul style="list-style-type: none"> • the existing noise levels measured over 24hrs, including background noises • proposed noise levels or outputs (where appropriate) • the measures proposed to reduce noise [e.g. design, orientation, insulation] • examples of the calculations and assumptions made; and • the measuring equipment and calibration certificate <p>Vibration: For sites adjoining the main line railway a vibration assessment should also be submitted</p> <p>Please note the agent of change principle to changes of use.</p>	<p>Local Plan Policy: LP 24 - Pollution</p> <p>London Plan: D13, D14</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Noise https://www.gov.uk/guidance/noise--2</p>

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		<p>Noise sensitive uses include:</p> <ul style="list-style-type: none"> • Residential development • Student accommodation • Care homes • Hotels • Schools • Hospitals <p>Noise generating uses include:</p> <ul style="list-style-type: none"> • Rail infrastructure • Pubs / Bars / Music Venues / Nightclubs • Leisure uses [former D2 use class] • B8 Logistics / Distribution uses • Motor car/bike tracks/speedways • BMX, skateboard, scooter, mountain bike tracks • MUGAs • Sport stadia • B2 Use Class developments [industrial] • Wind Turbines • Gymnasias 		
Open Space, Sport, and Recreation Assessment	All applications for proposals affecting designated Green Belt, Metropolitan Open Land or playing pitches.	<p>The assessment should include plans showing any areas of existing or proposed open space within or adjoining the application site, be it private or public. The assessment should also provide justification for the loss of open space, and how/if it is being mitigated or replaced.</p> <p>For non-major developments, it may be appropriate to include this information in the Design and Access statement.</p>	<p>Local Plan Policy: LP 34 - 40</p> <p>London Plan: GG2, G1, G2, G3, G4, G5, S5</p> <p>Please also see NPPF, where relevant.</p>	<p>NPPG: Open Space Guidance https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space</p> <p>NPPG: Natural Environment</p>

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				https://www.gov.uk/guidance/natural-environment
Photographs	All applications	<p>Photographs of the existing site and specifically the parts of the site / building to be altered;</p> <ul style="list-style-type: none"> - Facing outwards of the site (taken from within the site) showing the position and detail of any buildings or features (especially windows within neighbouring buildings, trees potentially affected by the proposed development, and any changes in ground levels), - Showing the relationship of the host building/site to adjoining buildings/sites, and - Taken from adjoining roads to show the context for proposals which would be visible from those roads (either front / rear or side). <p>Note: Please respect the privacy of any neighbouring occupiers when taking photos and to seek consent when it is reasonable to do so. Please ensure there are no people, including children, within the photographs.</p>	Local Plan policies LP26, LP30, LP38	<p>PDF format preferable</p> <p>No more than 6 images unless essential</p> <p>NB These will not be published but can be requested under any Freedom of Information request.</p>
Planning Statement	All major applications.	<p>The 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 to include:</p> <ul style="list-style-type: none"> • A commitment that new build residential units shall be M4(2) or M4(3) compliant or reasons why they cannot be built to these standards, and • A schedule of residential units by number of bedrooms, habitable rooms and tenure. 	<p>Local Plan Policy: LP 26 – Promoting High Quality Design, LP33 Sustainable Design</p> <p>Please also see NPPF, where relevant.</p>	<p>National Planning Policy Guidance – Before Submission: https://www.gov.uk/guidance/before-submitting-an-application</p> <p>Making an Application:</p>

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		For non-major developments it may be appropriate to include this information within the Design and Access Statement.		https://www.gov.uk/guidance/making-an-application When Permission is Required: https://www.gov.uk/guidance/when-is-permission-required Determining an Application: https://www.gov.uk/guidance/determining-a-planning-application
Retail Impact Assessment	All applications for retail uses above 2,500 sqm floorspace where on the edge, or out of, a town centre.	A Retail Impact Assessment should be carried out in accordance with the requirements of LP10 and LP11. The Assessment should consider the factors set out in the policies, and the NPPF, where appropriate.	Local Plan Policy: LP 9 – Ensuring the Future Vitality and Viability of Town Centres, LP 10 – Managing Town Centres and Retail Uses, LP 11 – Managing Clustering of Town Centre Uses, LP 12 – Night Time Economy London Plan: E4, E9, T6.3	NPPG: Vitality of Town Centres https://www.gov.uk/guidance/ensuring-the-vitality-of-town-centres

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			Please also see NPPF, where relevant.	
Sequential Test (town centre)	Change of use or development of new main town centre uses (incl. retail, leisure, offices, arts, culture, hotels and conference facilities)	An assessment as to whether, in a reasonable time and realistically in other respects, the use could: <ul style="list-style-type: none"> - Be in a town centre or edge of centre site and, if not, the reasoning; - Be more flexibly accommodated in such site(s); and - Have specific market requirements for the location. 	Local Plan policy LP10: Managing Town Centres and Retail Uses NPPF	Sequential Test Town centres and retail - GOV.UK (www.gov.uk)
S106 – Draft Heads of Terms	All major applications.	The draft heads of terms should set out the areas into which the applicant and the Council will agree on, whereby payments may have to be made. This should be discussed at pre-application advice meetings.	Local Plan Policy: LP 41 – Delivery and Monitoring, See also: LP 3, LP 15, LP 16, & LP 20 London Plan: H4 – H7, DF1 Please also see NPPF, where relevant.	NPPG: Obligations https://www.gov.uk/guidance/planning-obligations LBR Planning Obligations SPD https://www.redbridge.gov.uk/media/9278/planning-obligations-spd-2019.pdf
Student Housing Report	All applications that relate to, or involve, the development of student accommodation.	The Student Housing Report should include a Student Management Plan, and how the development is linked to an educational institution, as per Local Plan Policy LP 4. The Management Plan should include a Code of Conduct to ensure safety and a prevention of anti-social behaviour.	Local Plan Policy: LP4 – Specialist Accommodation, & LP 5 – Dwelling Mix London Plan: H15	NPPG: Housing https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment

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			Please also see NPPF, where relevant.	
Sustainable Drainage Systems (SuDS) Strategy	<p>Required for: All major applications</p> <p>All new developments that meet the following criteria:</p> <ol style="list-style-type: none"> 1 Sites of one hectare or greater in Flood Zone 1 (low probability). 2 All new development (including minor development and changes of use) in Flood Zones 2 (medium probability) and Flood Zone 3 (high probability). 3 Land within Flood Zone 1 which has critical drainage 	<p>What to include in your assessment</p> <ul style="list-style-type: none"> • A SuDS Proforma - The GLA's London Sustainable Drainage Proforma for Redbridge available here: https://www.london.gov.uk/programmes-strategies/environment-and-climate-change/climate-change/climate-adaptation/surface-water-flooding/london-sustainable-drainage-proforma <p>SUDS strategy should include:</p> <ul style="list-style-type: none"> • identification of flood risk & existing surface water drainage for the site; • assessment of existing run-off rates and volumes; • calculation of greenfield run-off rates; • calculation of proposed run-off rates and volumes; • proposal of measures for managing, restricting and discharging surface water from the site by using SuDS and accounting for climate change; • demonstration of how the drainage hierarchy options have been followed, an explanation of why particular SuDS features have been proposed selected and a full, technical justification as to why certain SuDS features have been excluded; • multifunctional benefits of the sustainable drainage system including green infrastructure, reduction of causes and impacts of flooding onsite and elsewhere; and • plans for operation and maintenance of the proposed SuDS features throughout the lifetime of the development, including the owner of this maintenance schedule 	<p>Local Plan Policy: LP 21 – Water and Flooding</p> <p>London Plan: SI 12, SI 13</p> <p>London Sustainable Drainage Action Plan</p>	<p>DEFRA's SUDs non-statutory technical standards for SUDs: Sustainable Drainage Systems: Non-statutory technical standards for sustainable drainage systems (publishing.service.gov.uk) CIRIA's SUDs manual ICE's SUDs route maps</p> <p>NPPG SUDs</p> <p>Building Regulations Part H: drainage and waste disposal. Read section H3 rainwater drainage.</p> <p>You can follow Water UK's Design and Construction Guidance to design and construct SuDS.</p>

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	<p>problems (as notified by the Environment Agency).</p> <p>4 Land identified within the Council's Strategic Flood Risk Assessment and/or Environment Agency as being subject to surface water flooding.</p> <p>5 Sites that fall within an area identified in the Council's Strategic Flood Risk Assessment (SFRA) Level 1 and Level 2.</p> <p>6 Development within Flood Zone 3 which introduces a sensitive or more vulnerable end use.</p> <p>7 Within flood zone 1 where the SFRA shows it will be at risk</p>	<p>It may not be necessary to submit the SUDS proforma if all the information required in the SuDS proforma is contained in the separate Sustainable Drainage Strategy. Please state clearly near the top of your Strategy document if there are any sections of the Proforma that have not been completed, with justifications for why this is the case.</p> <p>New developments must meet the 4 pillars of SUDs. SuDS must provide multifunctional benefits such as water quantity, water quality, biodiversity, amenity, amelioration of urban heating and air pollution.</p> <p><u>Surface water</u> Greenfield development proposals must achieve greenfield runoff rates. Brownfield development proposals should aim to achieve greenfield run-off rates and ensure that surface water run-off is managed as close to its source as possible. There should also be a preference for green over grey features, in line with the drainage hierarchy as listed in London Plan Policy SI 13 Sustainable drainage.</p> <p>If a development is to occur in the surface water flood extent area, SuDS would be required to ensure that the proposed development does not increase the surface water runoff.</p> <p>Surface water flood extent from the Environment Agency's modelling, Redbridge Surface Water Management Plan and Redbridge's SFRA is treated the same as in Flood Zone 3.</p> <p>The management of surface water needs to meet the requirements set out in the latest versions of the NPPF, NPPG, Building Regulations, Redbridge's Surface water management plan, SFRA & SuDS guidance.</p> <p>Supporting information will need to describe the existing and proposed surface water management arrangements to ensure there is no increase in flood risk to others off-site.</p>		<p>The Sustainable Drainage Strategy excludes development proposals that do not increase the impermeable footprint of the site (unless a relevant change of use).</p>

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	<p>of flooding from rivers or the sea in future.</p> <p>8 That increases the vulnerability classification and is in flood zone 1.</p> <p>9 All developments creating or extending basements, in areas of flood risk (zones 1, 2 and 3) and/or surface water drainage in flood risk areas.</p> <p>10 All developments proposing a more vulnerable or higher end use.</p>			
Tall Buildings Impact Assessment	All major applications of 18m and above, and/or greater than 6 storeys.	The Assessment should include the variety of impacts a tall building will have on the surrounding area. The assessment should include an urban design analysis, as per LP 27, and follow the criteria set out in LP 26. Other important elements to consider include, but not confined to, the following:	Local Plan Policy: LP 27 – Tall Buildings See also LP26, LP29, LP 32)	NPPG: Design https://www.gov.uk/guidance/design

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
	Non major applications should look to guidance in the day light/sun light requirements.	<ul style="list-style-type: none"> • Visual Impact using realistic visualisations from ground level from key points in the vicinity of the area at far, medium and nearby distances • Physical Impact • Daylight/Sunlight Report and impact from glare • Transport/Movement Strategy • Microclimate (wind levels at ground floor level) • Any other associated impact (site dependant) 	<p>London Plan: D9</p> <p>Please also see NPPF, where relevant.</p>	
Transport Impact Assessment and Green Travel Plan (inclusive of Parking Survey and Transport Statement)	<p>Major applications above 50 residential units or 1,000 sqm of commercial floorspace</p> <p>A Transport Impact Assessment and a Travel Plan should be submitted alongside non-major planning applications which are likely to have significant transport implications.</p>	<p>The coverage and detail of the Transport Impact Assessment and Travel Plan should reflect the scale of the development and the extent of the transport implications of the proposal. It should look at the design process and the impact on the existing network, as well as any mitigation measures needed. The Travel Plan should promote a modal shift and encourage sustainable modes of transport.</p> <p>Major developments should be designed to encourage and facilitate active travel with convenient and inclusive pedestrian and cycling routes, crossing points, cycle parking, and legible entrances to buildings, that are aligned with peoples' movement patterns and desire lines in the area. Designs should reduce the dominance of cars.</p> <p>Designs should support TfL's Healthy Streets Approach.</p>	<p>Local Plan Policy: LP 22- Promoting Sustainable Transport, & LP 23 – Cycling and Car Parking</p> <p>London Plan: GG3, D2, D3, D8, T4</p> <p>London Transport Strategy, London Freight Plan.</p> <p>Please see NPPF</p>	<p>NPPG: Travel Plans and Transport Statements https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements</p> <p>TFL Guidance: https://tfl.gov.uk/info-for/urban-planning-and-construction/guidance-for-applicants</p>
Waste/Site Waste Management Plan/Service Delivery Plan	All major and non-major applications for change of use and creation of new residential units.	The appropriate arrangements and/or space for the storage and collection of recycling and refuse, and to ensure that the premises can be adequately serviced (i.e. A service and delivery plan) Details to be included on the site plan and/or address them as part of the application.	Local Plan Policy: LP 24 – Pollution, & LP 22 – Promoting Sustainable Transport	NPPG: Waste https://www.gov.uk/guidance/waste

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>This should include:</p> <ul style="list-style-type: none"> • The location of loading and unloading • The hours of loading and unloading • The frequency and size of vehicles • Swept paths • Allocated areas for general (200 litres per flat) and recyclable waste (30 litres per flat) streams with accommodation for growth of waste stream (ie electrical waste) • Separate areas for non residential waste if a mixed use scheme that may get collected privately • Travel distances from Refuse Collection Vehicles (RCVs) to unloading areas (not more than 25m dragging distance within the site or not more than 10m for no more than two eurobins if on public highway) • How there will be private management to ensure Eurobins are presented at the site boundary for collection by LB Redbridge RCVs • Provision of dropped kerbs on the highways for this purpose • Wheelie bins – to be informed by new internal guidance from Civic Pride 	<p>London Plan: SI 7, SI 8</p> <p>Please also see NPPF, where relevant.</p>	<p>East London Waste Plan (2012) https://eastlondonwaste.gov.uk/minutes/jwdp.pdf</p>
Whole life-cycle carbon assessment (WLCA)	All major applications referable to the GLA/ Mayor of London.	<p>A completed WLCA assessment spreadsheet should be submitted as well as the associated document.</p> <p>The Whole life-cycle carbon assessment should contain information on the estimated emissions, actions taken to reduce whole life-cycle carbon emissions, opportunities to further reduce the developments WLC emissions, assumption for maintenance, repair, replacement.</p>	London Plan Policy SI2	<p>Mayor of London's WLCA guidance: https://www.london.gov.uk/what-we-do/planning/implementing-london-plan/london-plan-guidance/whole-life-cycle-carbon-</p>

Validation Requirement:	Applications which require this:	What information is required:	Relevant Policy:	Guidance
		<p>Developers should use the guidance and templates provided by the GLA in the Mayor of London's Whole life-cycle Carbon assessments Guidance.</p> <p>To fully capture a development's carbon impact, a whole life-cycle approach is needed to capture its unregulated emissions, its embodied emissions and emissions associated with maintenance, repair and replacement as well as dismantling, demolition and eventual material disposal.</p>		assessments-guidance

London Borough of Redbridge documents:

London Borough of Redbridge Local Plan (2015-2030) - <https://www.redbridge.gov.uk/planning-and-building/planning-policy/local-plan/>

London Borough of Redbridge Planning Policy Guidance - <https://www.redbridge.gov.uk/planning-and-building/planning-policy/>

Greater London Authority documents:

Greater London Authority: London Plan (2021) – https://www.london.gov.uk/sites/default/files/the_london_plan_2021.pdf

Greater London Authority: Homes for Londoners Supplementary Planning Guidance - <https://www.london.gov.uk/programmes-strategies/planning/implementing-london-plan/london-plan-guidance-and-spgs/housing-supplementary>

National Planning Policy Framework and Guidance:

NPPF - <https://www.gov.uk/government/collections/planning-practice-guidance>

NPPG - <https://www.gov.uk/government/collections/planning-practice-guidance>

NPPG: Flexile Options for Permission - <https://www.gov.uk/guidance/flexible-options-for-planning-permissions>

Greater London Authority (GLA) Planning Data Standard

In line with the GLA London Development Database (LDD) Automation Project, new information will be required to validate planning applications.

<https://www.london.gov.uk/what-we-do/planning/london-plan/london-development-database/london-development-database-automation-project>