

Planning Service Pre-Application Report

Site Address:

Meeting Date: XX Month 20XX

Hackney Reference: [M3 Pre-Enq No.]

Planning Officer:

Applicant Name and Address:

Proposal:

Pre-Application Advice

Land use:

Design:

Listed buildings, Conservation areas, protected views and landmarks:

Amenity:

Transport/Servicing/Access:

Sustainability/Environmental Considerations:

Natural Environment/Landscaping:

Other Relevant Considerations:

Planning Obligations under section 106 of the Town and Country Planning Act 1990

Following our preliminary assessment of your proposal, if you submit a planning application, which addresses the outstanding issues detailed in this report satisfactorily, officers would only consider recommending the application for approval subject to completion of a Section 106 agreement covering the followings head(s) of terms. See note at appendix A.

Payments of the Council's legal and other professional costs in:

1. preparing and completing the agreement; and
2. monitoring and enforcing its compliance.

Affordable Housing

Open Space Contributions

Healthcare Facilities and Contributions

Car Free or Car Capped Housing

Highways Works

Public Transport Improvements

Green Travel Plan

Service Management Plan

Construction Management Plans

Community Safety

Town Centre Management

Sustainability Plan (BREEAM/Code for SH)

Energy Plan

Libraries

Education

Local employment (e.g. construction jobs recruitment, training and employment contribution)

Local Procurement

Public Art

Phasing

Other (specify)

Supporting Statement and other information required for a valid application (see also attached Applications Guide to Submitting a Valid Application)

To submit a valid planning application you will need to provide all the following information and plans set out in Appendix B. In addition, you should submit the following statements, showing how far your proposal meets Hackney's policies and guidance.

Design and Access Statement (detailing the design principles of the proposals and how this has been derived from an appreciation of site context and townscape analysis)	<input type="checkbox"/>
Affordable Housing Statement (including Viability statement if less than 50% affordable housing is proposed)	<input type="checkbox"/>
Air Quality Assessment	<input type="checkbox"/>
Archaeological Assessment	<input type="checkbox"/>
Contamination Report	<input type="checkbox"/>
Construction Management Plan	<input type="checkbox"/>
Daylight/Sunlight Assessment	<input type="checkbox"/>
Development Phasing Plan	<input type="checkbox"/>
Ecological Survey	<input type="checkbox"/>
Energy/Renewable Energy Statement	<input type="checkbox"/>
Environmental Impact Assessment	<input type="checkbox"/>
Flood Risk Assessment	<input type="checkbox"/>
Floor Space Schedule (including full break down of residential mix by number of bedrooms and tenure)	<input type="checkbox"/>
Landfill Assessment	<input type="checkbox"/>
Landscape Assessment	<input type="checkbox"/>
Light Impact Assessment	<input type="checkbox"/>
Listed Building/Conservation Area/Historic Gardens Appraisal	<input type="checkbox"/>
Noise Impact Assessment (e.g. Acoustic report for plant)	<input type="checkbox"/>
Parking Provision	<input type="checkbox"/>
Photographs/photomontages	<input type="checkbox"/>
Planning Statement	<input type="checkbox"/>
PPG15 Justification (for demolition in Conservation Area)	<input type="checkbox"/>
PPG24 Noise Assessment (for externally transmitted noise e.g. from main road)	<input type="checkbox"/>

Public Open Space Assessment	<input type="checkbox"/>
Regeneration/Community Facilities assessment	<input type="checkbox"/>
Retail Impact Assessment	<input type="checkbox"/>
Service Management Plan (including waste storage/removal)	<input type="checkbox"/>
Strategic Views Assessment	<input type="checkbox"/>
Structural Survey	<input type="checkbox"/>
Sustainability Statement (including BREEAM/CSH Pre-assessment)	<input type="checkbox"/>
Television Reception Assessment	<input type="checkbox"/>
Town Centre Uses- Evidence to accompany applications	<input type="checkbox"/>
Transport Statement (OR full TA)- accompanied by Travel Plan and Parking Management Plan if appropriate	<input type="checkbox"/>
Tree Survey/ Arboriculture Statement	<input type="checkbox"/>
Ventilation/Extraction Assessment	<input type="checkbox"/>
Water Environment Impact Assessment	<input type="checkbox"/>
Wind Assessment	<input type="checkbox"/>
Other (specify)	<input type="checkbox"/>

What else needs to be done before submission?

- include number of drawings to be submitted
-

Consultation

You are advised to make contact with the following organisation/groups:

- *List as appropriate*

It would be helpful as part of your submission if you could set out what public consultation you have carried out, what comments have been received and how your proposal has been amended in response to such comments

Further guidance for the submission of a major application

You are advised to have regard to the following attachments in this report with regard to the submission of your application:

Appendix A – Section 106 Agreement Template

Appendix B – Plan Requirements for Planning Applications

Appendix C - Guidance on Submitting Your Planning Application Online

DRAWING SCHEDULE- *To be attached to all documentation associated with the application form.*

This document represents the Council's initial view of your proposals based on the information available to us at this stage. It should not be interpreted as formal confirmation that your application will be acceptable nor can it be held to prejudice formal determination of any planning application we receive from you on this proposal.

If you have any queries in relation to the above matters do not hesitate to contact me.

Signature: _____

Date of Report: _ _ / _ _ / _ _ _ _

Name: _____

Designation: _____