

## Topics to be discussed at Pre-Application Meeting

### Introduction

This guide has been prepared to provide information about the topics that may be discussed the Pre-Application Planning meeting.

### Land use

- Does the proposal comply with National, Regional and specific Local Development Plan designations and planning policies as well as any supplementary planning guidance which are relevant?
- Does the proposal take into account the impact on transport, employment, environment, education, and community use?

### Specific residential policies

- Requirements for affordable housing on site
- Mix of dwelling sizes, tenure of affordable housing and integration in development
- Consideration of inclusive, mixed and balanced communities within the development
- Details of open space or play space provision
- Allocation of internal space and compliance with the Council's standards for residential accommodation

### Design

- Townscape analysis
- Built form, height, scale and massing of proposed development
- Building envelope and footprint
- Draft Design and Access Statement

### Listed buildings, conservation areas, protected views and landmarks

- Is any alteration of a listed building compliant with local and government policies?
- Details of any internal and external alteration and the extent to which existing features will be maintained
- Potential impacts on the character and appearance of surrounding or adjacent Conservation Area
- Impacts on strategic or local views and/or landmarks
- Does the demolition of any building(s) in Conservation Area demonstrate compliance with tests stipulated in Planning Policy Guidance Note 15?
- Heritage Statement (including Conservation Area analysis, historical archaeological features and Scheduled Ancient Monuments)

### Amenities

- Potential impact on any residential accommodation or sensitive uses near the site, for example, schools and hospitals
- The likely impact on nearby residents such as loss of daylight, noise disturbance, sense of enclosure and loss of outlook
- Amenity for future occupiers such as room sizes, storage, refuse and recycling provision, and the like.

## Transport, servicing and access

- Servicing arrangements
- Proposed parking provision
- Facilities for cyclists
- Pedestrian friendly
- Facilities for people with disabilities, especially around access and disabled car parking provision
- Transport assessment
- Travel plan requirement

## Sustainability and environmental considerations

- Does proposal conform to sustainability principles of Planning Policy Statements, London Plan and Local Development Plan?
- Renewable energy measures and measures to reduce carbon emissions
- Expected BREEAM rating of proposal
- Code for Sustainable Homes
- Other sustainability issues, for example, recycling, rain water harvesting, green and brown roofs
- Biodiversity

## Natural environment and landscaping

- Landscaping and Open Space assessment
- Tree considerations and any arboriculture implications

## Other relevant considerations

- Archaeological implications
- Lighting assessment
- Waste management
- Air quality
- Land contamination

## Planning obligations

- Heads of Terms that are likely to be applicable to the proposed scheme.

## Questions

Please contact the Pre-Application Co-ordinator if you have any queries about the information provided in this document, or have any further questions.

Telephone: 020 8356 7757

Email: [planning@hackney.gov.uk](mailto:planning@hackney.gov.uk) – quoting the Enquiry Reference No.

Post: Hackney Planning Service  
2 Hillman Street  
London E8 1FB