

OUTLINE PLANNING APPLICATIONS - CHANGES TO LEGISLATION

From 10 August 2006 the matters that can be reserved for future consideration on outline applications change to:

Layout	the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside the development
Scale	the height, width and length of each building proposed in relation to its surroundings
Appearance	the aspects of a building or place which determine the visual impression it makes, excluding the external built form of the development
Access	this covers accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network
Landscaping	this is the treatment of private and public space to enhance or protect the site's amenity through hard and soft measures, for example, through planting of trees or hedges or screening by fences or walls

Please ensure that you use revised general planning application forms from date as failure to do so will result in a delay in processing your application as it will be invalid.

Forms can be downloaded from the Planning page of the Council's website.

Even if layout, scale and access are reserved, an outline application will still require a basic level of information on these issues in the application.

As a **minimum**, outline applications should always include information on:

Use	the use or uses proposed for the development and any distinct development zones within the site identified
Amount of development	the amount of development proposed for each use.
Indicative layout	an indicative layout with separate development zones proposed within the site boundary where appropriate
Scale parameters	an indication of the upper and lower limits for height, width and length of each building within the site boundary
Indicative access points	an area or areas in which the access point or points to the site will be situated

Please ensure that four copies of this information are submitted with all outline planning applications submitted after 10 August 2006 or your application will be classed as invalid.

Also, from that date, all applications for outline (or full) planning permission will require a Design and Access Statement with the exception of the following:

- a material change in the use of land or buildings, unless it also involves operational development.
- engineering or mining operations.
- development of an existing dwelling house, or development within the curtilage of a dwelling house for any purpose incidental to the enjoyment of the dwelling house, where no part of that dwelling house or curtilage is within a site of special scientific interest, conservation area, or area of outstanding natural beauty.

A Design and Access Statement is an in-depth document and should cover the design principles and concepts that have been applied to the proposed development and how issues relating to access to the development have been dealt with and resolved.

Four copies of the document must be submitted and where a planning application is submitted with an application for listed building consent, a single, combined statement should address the requirements of both applications.

Further information and revised application forms can be downloaded from the Planning page of the Council's website at www.easthants.gov.uk

See also:

DCLG Circular 01/2006: Guidance on Changes to the Development Control System
www.communities.gov.uk/pub

CABE publication: Design and Access Statements – How to Write, Read and Use Them
www.cabe.org.uk/AssetLibrary

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Based on an advice note produced by Cheltenham Borough Council