



APPLICATIONS FOR OUTLINE PLANNING PERMISSION

Introduction

Changes to the Development Control system are being introduced by the Government from 10 August 2006. These changes relate to the format of Outline Planning Applications and the information to be supplied with them and introduce a requirement for Design and Access Statements to accompany planning applications (see separate Guidance Note)

Please ensure that you check carefully what information is required. If you submit an outline application that does not meet the minimum requirements the Council will return it to you.

Changes to Outline Applications

Outline planning permission enables the principle of development to be agreed while conditioning “reserved matters” for subsequent approval.

Currently, reserved matters include siting, design, external appearance, means of access and landscaping. From 10 August this list will 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 landscape measures, for example, through planting of trees or hedges or screening by fences or walls.

Minimum Amount of Information Required

From 10 August outline applications will always require details on use and amount of development. It will no longer be possible to apply for outline planning permission will all matters reserved.

Even if you do require some matters to be reserved there is a minimum amount of information that it will be necessary to provide.

The following information should be submitted as a basic minimum for an outline application:

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

Further Information

This Guidance Note is intended to be a helpful and useful source of information with regard to the changes to outline planning applications. It is not intended as an authoritative interpretation of the regulations and neither is it intended to be binding on any party in terms of the full extent of and requirements in relation to outline planning applications.

The following documents provide further useful information and should be read by those intending to submit outline planning applications:

The Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 (SI2006/1062).

The Planning (Applications for Planning Permission, Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2006 (SI2006/1063)

DCLG Circular 01/2006 – Guidance on Changes to the Development Control System

Urban Design Assessment for Dacorum