

OUTLINE PLANNING APPLICATION PROCESS

What is an Outline Planning Application?

Outline applications allow for a decision on the general principles of how a site can be developed subject to subsequent approval of detailed matters (also known as reserved matters). They are often applied for where applicants are looking for agreement to the amount and nature of development that can take place on a site prior to preparing detailed proposals.

Outline permission is granted subject to a condition requiring the subsequent approval of details of the proposal known as reserved matters. These reserved matters were previously known as siting, design, external appearance, means of access and the landscaping of the site.

What changes are being made?

Reserved matters are changing so that they will be as follows:

- i) **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.
- ii) **Scale** – The height, width and length of each building proposed in relation to its surroundings.
- iii) **Appearance** – The aspects of the building or place which determine the visual impression it makes, excluding the internal built form of the development.
- iv) **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.
- v) **Landscaping** – 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 walls and fences.

What information should be submitted with an outline application?

Information will always be required on the use and amount of development. If any of the five matters referred to previously are not reserved for future consideration, full details of them will be required at the outline stage.

Even if all of these five matters are reserved for future consideration, an outline planning application will still require a basic level of information on these issues. As a minimum outline applications should always include information on:

- i) **Use** – The use or proposed uses for the development and any distinct development zones within the site identified.
- ii) **Scale parameters** – An indication of the upper and lower limits for height, width and length of each building within the site boundary.
- iii) **Indicative access points** – An area or areas in which the access point or points to the site will be situated.

Further information on planning and listed buildings can be found on the Council's web site at www.middevon.gov.uk