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01727 819344 or 819345



The District Council Offices textphone number is **01727 819570**. The service is for customers with a hearing impairment.

এই লিফলেটে যে তথ্য দেওয়া হয়েছে যদি আপনি আরও বুঝার সাহায্য চান তবে কোন্ করুন Telephone: 01727 866100

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Planning Advisory Leaflet



OUTLINE PLANNING APPLICATIONS

Introduction

Outline planning applications concern the general principle of a development and are typically used where applicants are looking for a formal agreement about the amount and nature of development that can take place on a site, prior to preparing detailed proposals.

Changes to the Development Control planning system were introduced by the Government in August 2006. These changes related to the format of outline planning applications and the information that needs to be supplied with them, and also introduced a requirement for Design and Access Statements to accompany certain planning applications (for full information on this, see the Council's leaflet *Design and Access Statements*).

Changes to outline planning applications

Prior to August 2006, when the applicant specified the matters on which information was to be submitted later, 'the reserved matters', no further information was normally required in relation to these reserved matters at the time of the outline application.

Changes have been made to the description of the reserved matters and also to the minimum information requirement so that, even if matters are reserved, a certain amount of information will still need to be provided.

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.

The reserved matters

Before August 2006 the reserved matters were:

- siting;
- design;
- external appearance;
- means of access;
- landscaping.

From August 2006 onwards, the reserved matters are:

- layout;
- scale;
- appearance;
- access;
- landscaping.

The new reserved matters

The areas of information that the new reserved matters cover are as follows:

- layout** – the way in which buildings, routes and open spaces are provided within the development and their relationship to buildings and spaces outside it;
- scale** – the height, width and length of each building proposed;
- appearance** – aspects of the buildings that determine the visual impression they make;
- access** – to and within the site for vehicles, cycles and pedestrians, and the positioning and treatment of access and circulation routes and how these fit into the surrounding network;
- landscaping** – the treatment of private and public spaces to enhance or protect the site's amenity through hard and soft landscaping measures (ie tree planting or fencing).

Minimum information required

Even if you do require some matters to be reserved, there is a minimum amount of information that must be provided. This is as follows:

- use and amount** – the use(s) proposed within the development and any distinct development zones, and the amount of development (number of residential units or area of floorspace for all other developments) falling into each separate use must be specified;
- layout** – if this is to be a reserved matter, information must still be provided on the indicative layout, with separate development zones shown;
- scale** – if this is to be a reserved matter, information must still

be provided with regard to the upper and lower limits of the height, width and length of each building proposed;

- **access** – if this is to be a reserved matter, information must still be provided with regard to the area or areas within which access points will be provided.

Further reading

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

Regulations

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)

These are both available on the website of the Office of Public Sector Information: www.opsi.gov.uk

Guidance

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

This is available for purchase from the TSO online bookshop: www.tsoshop.co.uk

Further information

This advisory leaflet is intended to be a helpful and useful source of information and not binding on any party. The Council offers no guarantee or warranties concerning the accuracy of the information supplied.

For more information about the contents of this leaflet contact:

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