

Application for Outline Planning Permission with some matters reserved

NATIONAL REQUIREMENTS

- Completed form (4 In total to be supplied unless the application is submitted electronically)
- A plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (4 In total to be supplied unless the application is submitted electronically)
- A copy of other plans and drawings or information necessary to describe the subject of the application (4 in total to be supplied unless the application is submitted electronically) including:
 - Block plan of the site (e.g. at a scale of 1:100 or 1:200) showing any site boundaries
- The completed Ownership Certificate (A, B, C or D – as applicable) as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Agricultural Holdings Certificate as required by Article 7 of the Town and Country Planning (General Development Procedure) Order 1995
- Design and Access Statement
- Information relating to the following areas -
 - **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 use¹.
 - **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.
- The appropriate fee
- In addition, where Ownership Certificates B, C or D have been completed, notice(s)

¹ For retail this should be the gross retail floorspace expressed as square metres

as required by Article 6 of the Town and Country Planning (General Development Procedure) Order 1995 must be given and/or published in accordance with this Article

LOCAL REQUIREMENTS – may include some or all of the following. Please also see the general guide on validation which gives more detail on the quality and type of plans to be submitted.

- Affordable housing statement
- Air quality assessment
- Biodiversity survey and report
- BREEAM report and rating information regarding Code for Sustainable Homes
- Daylight/Sunlight assessment
- Economic statement
- Environmental Statement
- Town Centre Uses – Evidence to accompany applications
- Flood risk assessment
- Foul sewage and utilities assessment
- Heritage Statement (including Historical, archaeological features and Scheduled Ancient Monuments)
- Land Contamination assessment
- Landfill statement
- Landscaping details
- Lighting assessment
- Noise impact assessment
- Parking Provision
- Open Space assessment
- Photographs/Photomontages
- Planning obligations – Draft Head(s) of Terms (see separate advice)
- Unilateral undertaking relating to contributions required (see separate advice)
- Planning Statement
- Site Waste Management Plan

- Statement of Community Involvement
- Structural Survey
- Telecommunications Development – supplementary information
- Transport assessment
- Travel Plan
- Tree survey/Arboricultural implications
- Viability appraisal - Required where the proposed development does not meet the Council's policies in relation to infrastructure provision such as affordable housing, open space provision, education contributions etc due to viability concerns. Developers will be expected to agree in writing to pay the Council's reasonable costs arising from having any viability appraisal independently assessed.
- Ventilation/Extraction statement