

Outline and Reserved Matters - Fact sheet

National Changes to the Consideration of Planning Applications are coming into force on Thursday 10th August 2006

Outline applications allow for a decision on the general principles of how a site can be developed. They are typically used where applicants are looking for formal agreement about the amount and nature of development that can take place on a site prior to preparing detailed proposals. Reserved matters previously consisted of siting, design, external appearance, means of access and the landscaping of the site.

From 10th August 2006 the reserved matters are layout, scale, appearance, access and landscaping.

With an application for outline planning permission detailed consideration will always be required on the use and amount of development and so there is a minimum amount of information which will always be required. **A purely red line outline with little information will no longer be accepted as a valid application** as it will no longer meet the minimum statutory requirements.

- **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.

Even if layout, scale and access are reserved an application will still require a basic level of information on these issues and **as a minimum** therefore applications should always provide 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.