

# **Application for approval of reserved matters following grant of outline planning permission**

## **NATIONAL REQUIREMENTS**

- Completed application form or application in writing containing sufficient information to enable the authority to identify the outline planning permission in respect of which it is made
- Such particulars as are necessary to deal with the matters reserved in the outline planning permission
- Such plans and drawings as are necessary to deal with the matters reserved in the outline planning permission including:
  - Site/block plan (normally at a scale of 1:200 or 1:500) showing the direction of north, the proposed development and any other buildings on the site with written dimensions where appropriate, buildings and highways on adjoining land, any public rights of way crossing the site, the position of all trees on the site and those on adjacent land that could be affected by the development, the extent and type of any hard surfacing, and existing and proposed boundary treatments
  - Existing and proposed elevations (normally at a scale of 1:100)
  - Existing and proposed floor plans (normally at a scale of 1:50)
  - Existing and proposed site sections and finished floor and site levels (normally at a scale of 1:50 or 1:100)
  - Roof plans (normally at a scale of 1:50)
- The application and plans and drawings submitted with it (original plus 3 copies unless the local planning authority indicate that a lesser number is required or the application is submitted electronically)
- The appropriate fee

**LOCAL REQUIREMENTS** – may include some or all of the following (guidance on when local information is required is set out in an accompanying document):

- Biodiversity survey and report
- Daylight/sunlight assessment
- Energy statement (see Councils website for further advice)
- Environmental statement
- Flood risk assessment
- Foul and/or surface water drainage assessment
- Heritage statement (including historical, archaeological features and scheduled ancient monuments)

- Landscaping details
- Lighting assessment
- Parking provision
- Photographs/photomontages
- Street scene drawings of existing and proposed development
- Travel plan
- Tree survey/arboricultural assessment
- Utilities assessment
- Ventilation/extraction statement