

planning applications for major development

HOW THE NEW SYSTEM WORKS

New procedures for the submission of planning applications will change how major projects are approached. This summary deals with the main changes coming into force in April 2008, as well as some changes already introduced.

1: PRE-APPLICATION

TYPICAL PRE-APPLICATION PROCESS

ACTIVITY	WEEK
Submit proposals	0
Receive contact from LPA	2
Attend LPA meeting	6
Receive written comments	8
Review scheme proposals	12
Attend further LPA meeting	14
Receive written comments	16

2: ON SUBMISSION OF A PLANNING APPLICATION

NEW APPLICATION FORMS

(1APP) 6th April 2008 on

- 25 different forms
- Main form 24 question fields
- 7 pages plus ownership questions

OUTLINE APPLICATION REQUIREMENTS

Must include information on the following matters (since 10th August 2006)

- Land uses
- Height and plan dimension parameters
- Proposed floorspace etc.
- Indicative site layout
- Indicative access proposals

NEW VALIDATION REQUIREMENTS

W.E.F. 6TH APRIL 2008

SEE

DOCUMENTS USUALLY REQUIRED

to obtain Council's Pre-Application Comments:-

- Pre-application advice request form
- Red line site plan
- Existing survey
- Photographs as existing
- Proposed land use mix, floorspace, parking etc
- Conceptual elevations
- Proposed floor plans

OTHER DOCUMENTS OFTEN REQUIRED:-

- Transport scoping report
- Environmental scoping report
- Affordable housing offer
- Heads of terms for a s.106 legal agreement

TYPICAL PRE-APPLICATION CHARGES

(MAJOR CASES, SELECTED AUTHORITIES)

TYPICAL LEVELS:-	£
First Meeting	1,500-2,500
*Subsequent meeting	750-1,500
*Officers' hourly rates	100-250
<i>*These charges are often alternatives</i>	

APPLICATION FEES

Increased w.e.f. 6 April 2008

All Outline applications 2.5 hectares or less	£335 per 0.1 ha or part thereof
Outline applications 2.5 hectares plus	£8,285 plus £100 per 0.1 ha or part thereof Maximum fee £100,000
Detailed residential applications, 50 dwellings or more	£16,665 plus £100 per dwelling over 50 in number Maximum fee £250,000
Large non-residential schemes 75-3,750 square metres	£335 per 75 square metres or part thereof
Large non-residential schemes 3,751 square metres or more	£16,665 plus £100 per additional 75 square metres Maximum fee £250,000

Note: New fee of £85 for condition satisfaction (refundable if no response within 12 weeks)

MAJOR PLANNING APPLICATIONS: WHAT YOU MUST SUBMIT*

NATIONAL REQUIREMENTS - ALWAYS REQUIRED	Detailed Applications	Outline Application, some matters reserved	Outline Application, all matters reserved
• Application form	●	●	●
• Site Location Plan	●	●	●
• Block plan of the site at a scale of 1:100 or 1:200 showing any site boundaries	●	●	●
• Existing and Proposed Elevations	●	✗	✗
• Existing and proposed floor plans at a scale of 1:50 or 1:100.	●	✗	✗
• Existing and proposed site sections and finished floor and site levels at a scale of 1:50 or 1:100.	●	✗	✗
• Other plans, drawings or information necessary to describe the subject of the application	✗	●	●
• Roof plans at a scale of 1:50 or 1:100.	●	●	●
• Ownership Certificate	●	●	●
• Agricultural Holdings Certificate.	●	●	●
• Design and Access Statement, if required.	●	●	●
• Application Fee (see over)	●	●	●
LOCAL REQUIREMENTS - MAY INCLUDE SOME OR ALL OF THE FOLLOWING:			
• Affordable housing statement			●
• Air quality assessment			●
• Biodiversity survey and report			●
• 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			●
• Open Space assessment			●
• Parking Provision			●
• Photographs/Photomontages			●
• Planning obligations - Draft Head(s) of Terms			●
• Planning Statement			●
• Site Waste Management Plan			●
• Statement of Community Involvement			●
• Structural Survey			●
• Telecommunication Development - supplementary information			●
• Transport assessment			●
• Travel Plan			●
• Tree survey / Arboricultural implications			●
• Ventilation / Extraction statement			●
● Required ✗ Not Required			
<i>*This selection focuses only on the three main types of major application. Various other categories apply.</i>			

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For further information please contact XXXX XXXX or your usual GL Hearn contact.

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