

## **Application for Outline Planning Permission With Some Matters Reserved. Town and Country Planning Act 1990**

### **1. Applicant Name and Address**

Please complete the applicant name and address in full.

### **2. Agent Name and Address**

If the application is being submitted by an agent (i.e. someone who is acting on the applicant's behalf) all correspondence, including the decision letter, will be sent to him/her.

### **3. Description of Proposed Works**

Please describe the proposal accurately and concisely. Provide details of all the buildings proposed

Example:

- *outline application for residential development at 500 habitable rooms per hectare with primary access off London Road with all other matters reserved*
- *outline application for a new superstore with ancillary petrol filling station with all matters reserved*
- *outline application for a new Park and Ride facility for 400 cars with all matters reserved*

### **4. Site Address Details**

If the application relates to open ground describe its location as clearly as possible (e.g. 'Land to rear of 12 to 18 High Street' or provide a grid reference).

When you submit a location plan, it is recommended that this is at a scale of 1:1250 or 1:2500 (or larger), showing at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure that the exact location of the application site is clear.

The application site must be edged clearly with a red line on the location plan.

A blue line must be drawn on the plan around any other land owned by the applicant, close to or adjoining the application site.

### **5. Pre-application Advice**

The local authority may be able to offer (possibly for a fee) pre-application discussions before a formal application is submitted in order to guide applicants through the process. This can minimize delays later in processing the application.

Pre-application discussions can also help you and the planning authority identify areas of concern about your proposed development so that you can give consideration to amending your proposal before the application is submitted. The advice and guidance given to you at the pre-application stage is given in good faith. However, it does not guarantee or supply a definitive undertaking as to whether your proposal is likely to be acceptable. If you would like pre-application advice please write to the planning department clearly stating the application site and provide as much information (including drawings) as possible.

If you have received pre-application advice from the planning service please indicate the reference/date of any correspondence or discussion and the name of the officer.

If you do not know these details then please state 'Unknown'.

This will assist the Council in dealing with your application as quickly as possible.

### **6. Pedestrian and Vehicular Access, Roads and Right of Way**

Any public footpath that crosses or adjoins the site or is affected must be shown clearly on the plans, including any proposals that may require a closure or diversion.

If you are proposing to undertake any works that will affect the pavement or roadway then it is advisable to seek advice from the local highways authority.

### **7. Waste Storage and Collection**

Please identify what provision has been made for the storage of waste and recycling as part of the proposal, and demonstrate that these aid the collection of waste and recycling materials by the waste collection authority. The location of waste storage and recycling facilities should be clearly identified on the plans.

### **8. Neighbour and Community Consultation**

The Council will consult your neighbours in most circumstances. It is often better to tell your neighbours prior to submitting the application rather than letting the Council's official letter of notification bring the application to their attention for the first time.

### **9. Council Employee / Member**

You must declare whether the applicant or agent is a member of the council's staff, an elected member of the Council or related to a member of staff or elected member of the Council.

### **10. Materials**

Please describe the materials you wish to use for walls, roofs, etc. including the type, colour and name of all materials to be used. You should try to use materials to blend with existing buildings.

### **11. Vehicle Parking**

Please specify the total number of existing parking spaces and the total number of proposed parking spaces (including spaces retained) by vehicle type. Please include garage spaces. If no parking spaces are to be provided you should show on your plans or describe in a supporting statement where vehicles are to be parked. The minimum size of parking spaces is 2.4m x 4.8m, however the minimum for disabled parking spaces is 3.6m x 4.8m.

### **12. Foul Sewage**

All new buildings need separate connections to foul and storm water sewers. If you propose to connect to the existing drainage system please show the details of the existing system on the application drawing(s). Note that in most circumstances surface water is not permitted to be connected to the public sewers. The use of soakaways will require satisfactory percolation tests to have been undertaken.

If the proposed development results in any changes/replacement to the existing system or the creation of a new system, scale plans of the new foul drainage arrangements will need to be provided. This will include a location plan, cross sections/elevations and specifications. Building Regulations Approval will be required. If connection to any of the above requires crossing land that is not in the applicant's ownership, other than on a public highway, then notice may need to be served on the owners of that land.

### **13. Assessment of Flood Risk**

Owners have the primary responsibility for assessing the flood risk to and from their property. Site specific Flood Risk Assessments (FRAs) are generally carried out by prospective developers for specific development proposals.

### **Establishing the need for a Flood Risk Assessment**

The Environment Agency Flood Map which shows the flood zones can be viewed at [www.environment-agency.gov.uk/subjects/flood/?lang=e](http://www.environment-agency.gov.uk/subjects/flood/?lang=e). The Environment Agency (Yorkshire) can be contacted on 01904 822681.

### **Objectives**

The objectives of an FRA are to establish:

- whether the proposed development is likely to be affected by current or future flooding from any source
- whether it will increase flood risk elsewhere
- whether the measures proposed to deal with these effects and risks are appropriate
- whether the development will be safe

### **Scope**

Once it is established whether an FRA is required the scope of the FRA should be agreed with the Local Planning Authority (LPA) and Environment Agency (EA) and any other relevant bodies. The FRA should always be proportionate to the degree of flood risk and the scale, nature and location of the proposed development. The scoping of the FRA should be done as early as possible in developing the planning application as avoiding or mitigating flood risk may require important design considerations which are generally easier and more cost-effective to incorporate when developing the proposal.

### **Other sources of information**

Where a Strategic Flood Risk Assessment (SFRA) has been completed by the LPA and used to formulate policy and allocate development using the sequential approach in the Local Development Document (LDD), FRAs should only need to focus on site-specific issues. The LDD policies should make it clear what issues need to be covered in the FRA. The Environment Agency also has Standing Advice which can assist in developing the scope, particularly for smaller developments, to be included in a FRA. Standing Advice is available at: <http://www.environment-agency.gov.uk/planning>

### **Content**

Guidance on the content of a FRA is given in Annex E (Paras E8-E10) and in the Practice Guide companion to PPS25 which includes a template to assist in completing a FRA.

## **14. Biodiversity and Geological Conservation**

Where a development proposal is likely to significantly affect features of biodiversity or geological conservation interest, it will be necessary to submit with the application sufficient information on what those effects are, in order for the local authority to determine it.

The local planning authority may have produced a list of which features in their area will require such additional information. In some cases this additional information may be required based on a survey of affected species, habitats or geological features and an assessment of impacts. What is required will depend on the significance of the features and the scale and significance of the likely impacts, and what information the local authority already has. It will be advisable to discuss with the local planning authority what is required, and who may be competent to carry out any survey and assessment work required, prior to compiling the information and submitting the application.

It may be possible to obtain some of the necessary information via a search of ecological or geological data held by a local environmental records centre. *Planning for Biodiversity and Geological Conservation: A Good Practice Guide* (referenced below) also provides useful information about other possible sources of biodiversity

data and ecological surveys. It is possible that survey information can be collected only at certain times of the year and the applicant will need to take this into account in preparing an application and considering the timing for the development. Depending on the survey information which the local planning authority requires, the following factors may need to be considered:

- the numbers and range of habitats, species of flora and fauna and/or geological features found on and where appropriate around the site;

- the potential development impacts likely to harm the biodiversity or geological conservation features identified by the survey (both direct and indirect effects both during construction and afterwards). Including how:

- alternatives designs or locations have been considered

- adverse effects will be avoided wherever possible

- unavoidable impacts will be mitigated or reduced

- impacts that cannot be avoided or mitigated will be compensated

Further information on the legislative and national planning policy context for biodiversity and geological conservation can be found in the following documents:

PPS 9 - *Biodiversity & Geological Conservation* (2005); available:

<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement12>

ODPM Circular 06/2005 *Biodiversity and Geological Conservation – Statutory Obligations and Their*

*Impact Within The Planning System*; available at:

<http://www.communities.gov.uk/publications/planningandbuilding/circularbiodiversity>

*Planning for Biodiversity and Geological Conservation: A Good Practice Guide* (2006); available at:

<http://www.communities.gov.uk/publications/planningandbuilding/planningbiodiversity>

The Institute of Ecology and Environmental Management have produced *Guidance on Survey*

*Methodology*; available at:

<http://www.ieem.org.uk/Guidelines%20for%20Survey%20Methodology.htm>

This may provide useful information on possible survey methods.

## **15. Existing use**

When describing the current use of the site please also include any details of the part(s) of any listed building(s)/structure(s) being affected.

When answering whether the site is currently vacant, this means whether the site is currently not in active use.

### *Contamination*

Land affected by contamination covers all cases where the actual or suspected presence of substances in, on or under the land may cause risks to people, property, human activities or the environment. Sensitive uses include housing with gardens, schools, nurseries or allotments, and consideration should be given to whether the use could be particularly vulnerable to the presence of any contamination.

*Assessment of contamination of the land* The need to provide an adequate assessment of land contamination is outlined in *Planning Policy Statement 23: Planning and Pollution Control (PPS23)*:

<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement6>

Advice for developers on the steps they should take to identify whether there is a risk of contamination is contained in *Annex 2 to PPS23: Development on Land Affected by Contamination*:

<http://www.communities.gov.uk/publications/planningandbuilding/planningpolicystatement8>

You should also consult your waste planning authority's website which should make clear what the statement should contain.

### **16. Trees and Hedges**

This information will help us consider how your proposal might affect these trees and hedges. If you know what species the trees are, please name them.

[PLEASE NOTE this is an application for planning permission. It is not an application or notification to remove or prune protected trees (i.e. trees which are included in a tree preservation order or located in a conservation area).

If you are granted full planning permission, you will not need to obtain separate consent for tree works which are required to implement the planning permission. However, works to protected trees which are not required to implement the planning permission must be the subject of a separate application or notification using the tree works form.]

### **17. Trade Effluent**

Please describe the type, quantities and means of disposal of any trade waste or effluent. If there is to be none please mark as 'NO'.

### **18. Residential Units (including Conversion)**

Please enter the total number of existing and proposed dwellings, that exist at present and the number which would exist after your development, by category and dwelling type.

The categories are classified as:

- Market housing – includes properties for sale where prices are set in the open market.
- Social rented – includes rented housing owned by local authorities, registered social landlords and other persons.
- Intermediate – includes housing at prices or rents above those of social rent but below market prices or rents. This can include shared equity products (e.g. HomeBuy) and intermediate rent (i.e. rents above social-rented level but below market rents). Intermediate housing differs from low cost market housing (which Government does not consider to be affordable housing).
- Key worker – includes those groups eligible for the Housing Corporation funded Key Worker Living programme and others employed within the public sector (i.e. outside of this programme) identified by the Regional Housing Board for assistance.

The types of dwellings are classified as:

- i) Houses - a house is a dwelling that is not a flat and includes single storey bungalows.
- ii) Flats or maisonettes – includes separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is usually divided horizontally. Maisonettes are flats containing more than one storey.
- iii) Live-work units - accommodation that is specifically designed to enable both residential and business use.

- iv) Cluster flats/non-self contained - units with no separate or self contained living and sleeping accommodation within a larger building of which it forms a part.
- v) Sheltered housing - specifically designed housing in a group with services such as the support of a warden, communal facilities, alarm systems and laundry services. Also includes grouped housing schemes without the services of a warden and other communal facilities.
- vi) Bedsits/studios – refers to a bedroom/living room containing cooking facilities. In addition, it may also contain washing facilities or even a shower.

## **19. All Types of Development: Non-Residential Floorspace**

Definitions:

Gross internal floorspace is the internal area of the building, and should include circulation and service space such as lifts and floorspace devoted to corridors, toilets, storage, etc. It does not include any area external to the building(s). Where more than one use class is proposed as part of any development, floorspace should be specified for each separate planning unit (by Use Class). For proposed retail floorspace (Use Class A1) the amount of tradeable floor area of the total gross internal floorspace should also be provided. Tradeable floorspace is sales space which customers have access to (excluding areas such as storage).

## **20. Employment**

Please give details of the total number of existing people (i.e. already employed on the site) and any additional staff to be employed (in both full-time and part-time employment) as a result of the proposal being implemented, and calculate the total full-time equivalent posts.

## **21. Hours of Opening**

Provide details of the proposed hours of opening for each non-residential use proposed on the site. (In sensitive areas, or where a use could cause nuisance to neighbours, it is likely that the Planning Authority would impose a condition restricting the hours of operation on your proposed development should approval be given.) In the event that the hours of operation do not match the hours of opening please provide this information in a supporting statement attached to the application.

## **22. Site Area**

The area contained within the boundary of the site to which the application relates will normally be shown edged in red on the plan accompanying the application. Site area should be provided in hectares. For some application types the fee is based on the site area, in which case an accurate answer to this question is particularly important.

## **23. Industrial or Commercial Processes and Machinery**

- **Landfill** - in all cases this should include void space to be created by mineral extraction.
- **Energy from waste incineration** - where the incineration of waste will generate electricity and/or district heating (combined heat and power (CHP)); where there will be no energy utilisation from incineration use 'Other incineration' box
- **Other incineration** - where there will be no energy utilisation from the incineration of waste
- **Transfer stations** - where the main activity will be the bulking up of waste for treatment or disposal elsewhere; may include some sorting, baling, compaction for recycling, but where this is the main activity use material recycling/recovery facilities (MRFs)

- **Material recovery / recycling facilities** - where the main activity will be the receipt and sorting of waste for recycling and recovery; may include centralised MRFs, community MRFs and as well as small scale recycling bring banks
- **Any combined mechanical, biological and/or thermal treatment (MBT)** - where a single application proposes a mix of technologies to treat a single waste stream on one site; where a single technology is proposed use the most specific waste facility type
- **Other treatment** - where a more specific waste treatment type does not describe the proposed activity; examples may include separation technologies, vitrification, autoclaving, etc.
- **Storage of waste** - where the proposal is for medium to long-term storage of waste; where waste will move to recycling, recovery or disposal in the short-term use Transfer Stations or MRFs
- **Other waste management** - including the recovery of waste to land under an exemption from waste permitting
- **Other developments** - to include incidental development proposals on existing sites such as leachate treatment plants and weighbridges, where these don't add waste management capacity

#### **24. Hazardous Substances**

Please give details, including type and quantity of hazardous materials to be used or stored on site. If your application involves the use or storage of hazardous materials above a certain quantity, Hazardous Substances Consent will be required. A list of these materials and the permitted quantities is set out in the *Planning (Hazardous Substances) Regulations 1992*:

[http://www.opsi.gov.uk/si/si1992/Uksi\\_19920656\\_en\\_3.htm](http://www.opsi.gov.uk/si/si1992/Uksi_19920656_en_3.htm)

#### **25. Certificates**

If you are the sole owner of the land to which the application relates please complete Certificate A. (Owner means a person having a freehold or leasehold interest with at least seven years unexpired.) This Certificate is not appropriate unless you are the sole owner. If you are not the sole owner of the land or if any part of the development goes outside land in your ownership (even if only foundations or guttering), please complete Certificate B and serve notice on each of the owners, using the wording in Notice 1. If you do not know the names of all of the owners you will need to complete Certificate C and Notices 1 and 2, or if you cannot trace any of the owners then Certificate D together with Notice 2.

#### **26. Agricultural Holdings**

All outline applications must include the appropriate agricultural holdings certificate to be considered by the local authority.

It is an offence, knowingly or recklessly, to complete a false or misleading certificate. If the land to which the application relates forms an agricultural holding or part of an agricultural holding as defined by the *Agricultural Holdings Act 1986* and comprises land subject to an Agricultural Tenancy all agricultural tenants must be notified prior to the submission of an application.

You must either confirm that none of the land to which the application relates is, or is part of, an agricultural holding, or give notice to all tenants on the agricultural holding using the Notice to Agricultural Tenants ([Notice 1](#)). A copy of the notice must also be sent with the application to the local authority.

## **27. Planning Application Requirements**

Please use the checklist to ensure that the forms have been correctly completed and that all relevant information is submitted. Failure to complete the form correctly or to supply sufficiently detailed drawings or other relevant supporting information will result in your application being returned as invalid.

Drawings must be to a metric scale – if not your application cannot be considered.

Detailed drawings illustrating your proposal should be a minimum scale of 1:100. Existing and proposed plans of all elevations and floors affected by the proposed development should be submitted to clearly identify the extent of the works.

A site layout plan of scale 1:500 or 1:200 should also accompany the application to show the proposed development and its position in relation to the site boundaries.

**Guidance for producing a Design and Access Statement can be found at :**  
[http://www.york.gov.uk/content/45053/64848/64860/Planning\\_applications/Design.pdf](http://www.york.gov.uk/content/45053/64848/64860/Planning_applications/Design.pdf) or on reception at 9 St Leonard's Place or sent to you by calling (01904) 551334.

## **Fee for outline applications**

**(most types)** £335 per 0.1ha (or part thereof) of site area. Maximum £8,285 (=2.5 ha).

Over 2.5ha per 0.1ha £100. Maximum £125,000.

## **28. Declaration**

Please sign and date your application.

## **29. Applicant Contact Details**

Please provide contact information for the applicant.

## **30. Agent Contact Details**

Please provide contact information for the agent.

## **31. Site Visit**

Access to the site (i.e. where the works are proposed to take place) may be required by the case officer. Please provide contact details in the event that an appointment needs to be made. This will assist the Council in dealing with your application as quickly as possible.