

# **Application for Outline Planning Permission with All Matters Reserved**

*Town and Country Planning Act 1990*

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

Please enter the Applicant Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county, country and full postcode should also be entered.

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.

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

Please enter the Agent Details, including full name and title. Please also enter the house/flat number and/or name (if applicable) and street name in the Street address field. The town, county, country and full postcode should also be entered.

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 the Proposal**

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

Please enter the full postal address of the site. Enter the house/flat number and / or name (if appropriate) and street name in the Street address field. The town, county and full postcode should also be entered. 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, 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. It should include all land necessary to carry out the proposed development (e.g. land required for access to the site from a public highway, visibility splays (access around a road junction or access, which should be free from obstruction), landscaping, car parking and open areas around buildings).

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

All plans must be to a metric scale and any figured dimensions given in metres and a scale bar should be included. Each plan should show the direction of North.

## 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 minimise 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 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. 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.

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:

- [Planning Policy Wales](#) Chapter 6 “Distinctive and Natural Places”
- [Technical Advice Note 5: “Nature Conservation and Planning”](#)
- [Planning policy and guidance: minerals and mining](#)

## 7. 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.

## 8. Authority 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.

## 9. Assessment of Flood Risk

Where a development proposal may be at risk of flooding, a Flood Consequences Assessment (FCA) may need to be provided as part of the planning application.

### Establishing the need for a Flood Consequences Assessment

An FCA will be required:

- where the proposed development is located in zones C1 and/or C2 on the Development Advice Maps associated with [Technical Advice Note 15 \(TAN 15\): Development and Flood Risk](#), published by the Welsh Assembly Government.
- in all other zones where flood risk is a potential issue

Further information on the need for, and requirements of FCAs, together with the definition of flood zones, is provided in TAN 15. Advice and guidance on flood risk should also be sought from your local planning authority, and from the Environment Agency, before submitting an application.

Development Advice Maps which show the flood zones can be viewed at the relevant local authority offices.

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## Objectives

The objectives of an FCA are to establish:

- the consequences of flooding on the development
- the consequences (overall impacts) of the development on flood risk elsewhere within the catchment
- whether appropriate mitigation measures can be incorporated within the design of the development to ensure that development minimises risk to life, damage to property and disruption to people living and working on the site or elsewhere in the floodplain.

## Scope

Once it is established whether an FCA is required, the first step is to consult the Environment Agency about the scope of, and the objectives for, the assessment. It is recommended that these issues also be discussed with the local planning authority and the appropriate drainage body.

The FCA should always be proportionate to the degree of flood risk and the scale, nature and location of the proposed development. The scoping of the FCA 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 Consequences Assessment (SFCA) has already been completed by the local planning authority, FCAs should only need to focus on site-specific issues. The development plan policies should make it clear what issues need to be covered in the FCA.

## Procedure and content

Guidance on the content of FCAs is given in [Technical Advice Note 15 \(TAN 15\): Development and Flood Risk](#), and should also be sought from the Environment Agency.

## 10. 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. Further information is provided in the following documents;

- [Planning Policy Wales](#)
- [Technical Advice Note 21 "Waste"](#)

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

## 11. Renewable and Low Carbon Energy

If your proposal includes the installation of a stand-alone renewable or low-carbon energy development, please tick 'Yes' and enter details in the table provided.

## 12. 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, while other land in the same ownership but not being developed is normally identified separately with a blue line. 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.

## 13. Residential Units (including Conversion)

Please specify the existing and proposed number of market and affordable dwellings on the attached plans.

## 14. Non-Residential Floorspace

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 outline applications, please enter the maximum floorspace for each use for which you are applying.

All floorspace figures should be provided in square metres.

## 15. 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.

Full-time equivalent numbers can be defined as a statistic representing the number of full-time employees that could have been engaged if the reported number of hours worked by part-time employees had been worked by full-time employees. This is usually calculated by dividing the 'part-time hours paid' by the standard number of hours for full-time employees and then adding the resulting quotient to the number of full-time employees.

Further information when applying for town centre and retail development is available in [Technical Advice Note 4 "Retail and commercial development"](#).

## 16. 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.

## 17. 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, heat or 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



## 18. Ownership Certificates

An ownership certificate must be completed stating the current ownership of the land to which the application relates under the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

It is an offence, knowingly or recklessly, to complete a false or misleading certificate.

### • **Certificate A - Sole Ownership**

Certificate A should only be completed if the applicant is the sole owner of the land to which the application relates (i.e. the applicant is the freeholder and there are no leaseholders with seven years or more remaining on their leases).

If the application involves a leasehold flat then certificate A does not apply as the applicant is not the sole owner. Therefore, in this circumstance, the applicant should complete certificate B, C or D (see details below).

### • **Certificate B - Shared Ownership (All other owners known)**

Certificate B should be completed if the applicant is not the sole owner but knows the names and addresses of all the other owners (e.g. this certificate will need to be served if the proposals encroach onto adjoining land).

The Notice to Owners ([Notice 1](#)) must also be completed and sent to all known owners.

A copy of the notice must also be sent with the application to the local authority.

### • **Certificate C - Shared Ownership (Some other owners known)**

Certificate C should be completed if the applicant does not own all of the land to which the application relates and does not know the name and address of all of the owners.

The Notice to Owners ([Notice 1](#)) must be completed and sent to all known owners.

Where the owner is unknown the Notice to Unknown Owners ([Notice 2](#)) needs to be published in a local newspaper.

A copy of the notice must also be sent with the application to the local authority.

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- **Certificate D - Shared Ownership (All other owners unknown)**

Certificate D should be completed if the applicant does not own all of the land to which the application relates and does not know the names and addresses of any of the owners.

The Notice to Unknown Owners ([Notice 2](#)) needs to be published in a local newspaper.

A copy of the notice must also be sent with the application to the local authority.

## **19. Agricultural Holdings**

All full planning 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.

## **20. Planning Application Requirements & Local Level Requirements**

There are two levels of requirements, national and local:

- **National** - Use the checklist to ensure that the forms have been correctly completed and that all relevant information is submitted.
- **Local** - The local planning authority will have produced a document (usually available from their website) which details any specific information that is required to accompany the application in addition to the national requirements.

Failure to complete the form correctly or to supply sufficiently detailed drawings or other relevant supporting information may result in your application being returned as invalid.

## **21. Declaration**

Please sign and date your application.

## **22. Applicant Contact Details**

Please provide contact information for the applicant.

## **23. Agent Contact Details**

Please provide contact information for the agent.

## **24. 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.