

Application for approval of reserved matters following outline permission

The outline permission has established that in principle the proposed development is acceptable and what other matters are reserved for future approval [the Reserved Matters].

In addition to the National mandatory documents the other documents you are also required to submit are dependent on which of the Reserved Matters are to be considered. Below is a list of what is required for each reserved matter.

Access - 2 copies of a block plan of the site indicating road layout and pedestrian routes with access and egress points indicated to a metric scale of 1:200 or 1:500

Appearance - 2 copies of both existing and proposed elevations and street scenes to a metric scale of 1:50 or 1:100

Landscaping - 2 copies of a landscape plan to a metric scale of 1:200 or 1:500. This plan should indicate both the hard and soft landscaping as well as the materials to be used and the species and density of any plants to be planted

Layout - 2 copies of both existing and proposed floor plans to a metric scale of 1:50 or 1:100; and 2 copies of a block plan to a metric scale of 1:200 or 1:500

Scale - 2 copies of drawings to a metric scale of 1:200, 1:100 or 1:50 providing information on the size of the development and massing, including the height, width, length and roof form of each proposed building.

Other additional documents required when submitting an application for reserved matters are also dependent on which matters you want to have considered (Access, Appearance, Landscaping, Layout and Scale). Below is a list of what could be required;-

2 copies of a **Heritage statement** where the application site comprises a Listed Building or the site is included within a conservation area.

The National Planning Policy Framework requires an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance and provide a clear justification (rationale) for the proposal. As a minimum the Council's historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary.

Where an application site has potential for archaeological interest a desk-based assessment would normally suffice but in some situations a field evaluation would be required.

2 copies of a **Flood risk assessment** (if applicable)

Please note a Heritage statement and flood risk assessment will only be required if you did not submit them with your Outline application.

Tree Survey/Arboricultural report - If any part of the development is going to affect any tree, whether within the curtilage of the site or an adjoining site, then you will be required to submit 2 copies of a tree report/arboricultural impact statement detailing the implications of the development on those trees.