

Outline Planning Applications

In parallel with the introduction of design and access statements, with effect from 10th August 2006, the outline planning permission regime is modified in relation to the information to be provided at the outline application stage and the matters that may be reserved.

The revised reserved matters are:

Layout: the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

Scale: the height, width and length of each building proposed within the development in relation to its surroundings.

Appearance: the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

Access: this covers the accessibility to and within the site for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.

Landscaping: this is the treatment of land [other than buildings] for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, walls or other means, the planting of trees, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out or provision of gardens, courts, or squares, water features, sculpture, or public art, and the provision of other amenity features.

Any or all of the above matters may be reserved for subsequent approval. However, detailed consideration will always be required on the use and amount of development and a basic level of information on other issues. **As a minimum, therefore, outline applications should always include information on:**

- **Use:** the use or uses proposed for the development and any distinct development zones within the site identified.
- **Amount of development:** The amount of development proposed for each use. For example for residential development the number of proposed units and for other forms of development the proposed floorspace for each use.
- **Indicative layout:** an indicative layout with separate development zones proposed within the site boundary where appropriate.
- **Scale parameters:** an indication of the upper and lower limits for height, width and length of each building within the site boundary.
- **Indicative access points:** an area or areas in which the access point or points to the site will be situated.

If you have any query relating to this note, please contact the Development Control Service, Planning and Regulation Services, Telegraph House, Baillie Street, Rochdale, OL16 1JH. Telephone no. 01706 924134 or email development.control@rochdale.gov.uk