

Planning Applications - YOU ONLY GET ONE CHANCE TO MAKE A FIRST IMPRESSION

Obtaining planning permission can bring about gains, it is however important to be aware of all the planning and design issues that Local Planning Authorities (LPAs) are required to take into account prior to being able to grant planning permission for a development.

Developments are assessed by LPAs noting national, regional and local planning policies. Having consulted a number of statutory consultees and others including neighbours, applications can be determined under delegated powers (officer

decision) or may have to be referred to a planning committee depending on individual circumstances.

You need to be aware of the planning implications of all aspects or employ a consultant who is able to act in your best interests.

The planning system requires applicants to submit plans and a whole range of supporting documents depending on the type of application. Tactics, in terms of how to present this, can make all the difference to your chances of success.



DOCUMENTATION FOR PLANNING APPLICATIONS CAN INCLUDE:

- Planning Application Forms and Certificates
- Planning Fee
- Site Location Plan
- Existing Site Layout Plan
- Proposed Site Layout Plan
- Internal Building Floor Plan / Schematic
- Existing Layout and Elevation Plans
- Proposed Layout and Elevation Plans
- Design and Access Statement inc:
 - Physical, social & economic characteristics
 - Amount of development
 - Layout
 - Scale
 - Landscaping
 - Appearance
 - Access
- Planning / Environmental Statement
 - Proposed production system / development
 - Cross referenced with adopted national, regional and local planning policies
 - Government guidance / strategies
 - Local planning issues
- Environmental Impact Assessment (required for larger developments)
- Tree Survey / Landscaping Scheme
- Protected Species Survey
- Foul Drainage Assessment
- Clean Water / Flood Risk Assessment
- Highways / Traffic Assessment / Travel Plan
- Public Rights of Way Statement
- Ecological Assessment
- Archaeological Assessment



It is clear that, to ensure a smooth passage to an early planning decision, a planning application submission needs to be detailed and be able to address all of the issues where relevant. Time spent in preparation is time well spent, identifying the issues and providing solutions in line with adopted planning policy. Getting it wrong or excluding relevant information will usually result in the Local Planning Authorities either refusing applications or requesting a withdrawal. Wasted time and additional expense can be very costly to the survival or development of a business.

Consult the experts and contact your local Acorus office



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