

Application for outline planning permission with some matters reserved

NATIONAL REQUIREMENTS

- **Completed application** form (1 copy to be supplied unless the application is submitted electronically)
PLEASE ENSURE YOU INCLUDE 'USE' AND 'AMOUNT' OF DEVELOPMENT, I.E. UP TO 3 DWELLINGS OR UP TO 835SQM
- **A location plan** which identifies the land to which the application relates drawn to an identified scale and showing the direction of North (1 copies to be supplied unless the application is submitted electronically)

The location plan must include a road name.

Planning Practice Guidance:

A location plan should be based on an up-to-date map. The scale should typically be 1:1250 or 1:2500, but wherever possible the plan should be scaled to fit onto A4 or A3 size paper. A location plan should identify sufficient roads and/or buildings on land adjoining the application site to ensure that the exact location of the application site is clear.

The application site should 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, landscaping, car parking and open areas around buildings). A blue line should be drawn around any other land owned by the applicant, close to or adjoining the application site.

The application for outline planning permission must state the area or areas where access points to the development proposed will be situated, even if access is not committed.

Please do not show the proposal on the location plan

- **A copy of other plans and drawings or information necessary** to describe the subject of the application (1 copy to be supplied unless the application is submitted electronically). **Please see local requirements for specifics.**
- **The completed Ownership Certificate and Agricultural Holdings certificate** (A, B, C or D - as applicable) and as required by Article 14 of the Town and Country Planning (Development Management Procedure) (England) Order 2015
- **In addition where Ownership Certificates B, C or D have been completed**, notice(s) as required by Article 13 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 must be given and/or published in accordance with this Article.
- **Design and access statement for:**
 - All major applications,
 - Applications in a conservations area for 1 dwelling or more or if creating 100sqm or more
- **The appropriate fee**
Found on our web pages:
<https://www.fenland.gov.uk/planningforms>
- **Biodiversity net gain (See detail under local requirements)**
 - Major and Minor applications
 - Information completed as required within application form, submission of statement, metric calculation and plan

LOCAL REQUIREMENTS

- **All Plans:**
For the avoidance of doubt, 'Do not scale' quoted on plans will not be accepted
 - Existing Site plan (e.g. at a scale of 1:100 or 1:200)
 - Proposed Site plan (e.g. at a scale of 1:100 or 1:200 showing an access (indicative if not committing), layout if committing, landscaping if committing, all site boundaries and position of all surrounding buildings

- Existing and proposed elevations in full (e.g. at a scale of 1:50 or 1:100) if committing at outline stage.
- Existing and proposed floor plans in full (e.g. at a scale of 1:50 or 1:100) if committing at outline stage
- Existing and proposed site sections, finished floor levels and site levels (e.g. at a scale of 1:50 or 1:100) for Major residential applications, if committing at outline stage
- Proposed roof plans for all applications involving extensions and/or changes to roof forms (e.g. at a scale of 1:50 or 1:100) if committing at outline stage

Please note: An existing roof plan may be required for complex roof structures and might be asked for during the determination of the application.

- Street scene plan - A plan showing the street scene at a scale of 1:200 if committing appearance and/or scale

Policy Driver: Policies LP2, LP14 and LP16 of the Fenland Local Plan 2014.

- **Biodiversity Net Gain**

- Completed questions on application form
- Completed BNG Supporting statement found here: [Planning forms, fees and validation checklists - Fenland District Council](#)
- Completed statutory metric calculation.
- Plan as detailed on the statement.

- **Biodiversity Checklist/Report**

Completion of the checklist is required **FOR ALL** applications with an accompanying ecology report if required as indicated on the checklist; the report to be undertaken by a qualified Ecologist.

<https://www.fenland.gov.uk/planningforms>

Ecology reports, undertaken by a qualified Ecologist, are also required if the site is within any international, national, regional or locally designated area for nature conservation. In the case of major applications a report is also required if the site is within 200m of any of the above.

More Information at:

<http://www.naturalengland.org.uk/>

(Search for: 'Standing Advice')

Policy Driver: National Planning Policy Framework 2021 and Policy LP19 of the Fenland Local Plan 2014.

- **Heritage Statement**

Required for applications where it affects a heritage asset or the setting of one being:

Listed Buildings or affecting the setting of listed buildings, conservation areas or the setting of a conservation area, scheduled ancient monuments or the setting of a scheduled ancient monument.

More information at:

Please refer to our website (link below) for further information on Heritage Statements and what these should contain

[Heritage Statements - Fenland District Council](#)

Policy Driver: Paragraph 194 of the National Planning Policy Framework 2021 and Local Plan Policy LP18 of the Fenland Local Plan 2014

- **Drainage Strategy**

Surface water drainage strategy produced in line with the following **guidance** for **all major applications**.

Guidance:

Surface Water Drainage Guidance for Developers:

<https://www.cambridgeshire.gov.uk/asset-library/imported-assets/SWGFDP%20FINAL%20-%20November%202019.pdf>

Flood and Water Supplementary Planning Document

Flood and Water Supplementary Planning Document

<https://www.cambridge.gov.uk/media/7107/cambridgeshire-flood-and-water-spd.pdf>

Policy Driver:

Ministerial letter; National Planning Policy Framework 2021 and Policy LP14 of the Fenland Local Plan 2014

- **Flood risk assessment**

Required where indicated on the Environment Agency flood risk matrix, as indicated on the application form.

More Information at:

<http://www.environment-agency.gov.uk/>

Policy Driver: National Planning Policy Framework 2021 and Policy LP14 of the Fenland Local Plan 2014

- **Transport assessment/statement**

A TS or TA will be required at outline stage even if some matters are reserved. It should be undertaken on the basis of a reasonable assumed amount of development

Please visit the website below for when a transport assessment/statement is required:

<https://www.cambridgeshire.gov.uk/asset-library/transport-assessment-requirements.pdf>

More information at:

<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

Policy Driver: National Planning Policy Framework 2021.

- **Travel Plans**

Please visit the website below for when a travel plan is required:

<https://www.cambridgeshire.gov.uk/asset-library/transport-assessment-requirements.pdf>

More information at:

<https://www.gov.uk/guidance/travel-plans-transport-assessments-and-statements>

Policy Driver: Para. 113 of the National Planning Policy Framework 2021 and Policy LP15 of the Fenland Local Plan 2014.

- **Tree Report/Arboricultural Implications**

Trees subject to tree preservation orders or within a conservation area:

A tree report is required for trees or any part of a tree including canopy and root protection area within 10 metres of the proposed development

More information at:

Please visit our customer service centres or contact 01354 654321 should you wish to check if a tree falls within the above criteria.

Policy Driver: National Planning Policy Framework 2021

- **Health Impact Assessments**

Required for all major developments; more than 1,000 sq metres of commercial floorspace or more than 1.0 ha in area

Policy Driver: Para 92 of the National Planning Policy Framework 2021 and LP2 of the Fenland Local Plan 2014.

- **Air Quality Impact Assessments**

Required for all developments that will generate significant amounts of vehicle movements i.e. development of more than 50 dwellings or 1,000 sq metres of commercial floor space

More information at:

<http://www.iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf>

Policy Driver: Para 186 of the National Planning Policy Framework 2021 and Para 6 of the Planning Practice Guidance

- **Retail Impact Assessments**

Required for developments of more than 500 sq metres outside of town centres

Policy Driver: Para 90 of the National Planning Policy Framework 2021 and Policy LP6 of the Fenland Local Plan 2014

- **Plot schedule**

Required for major residential developments if committing layout.

i.e.

Plot 1 – house type B

Plot 2 – House type A

Etc.

Reason: To allow full assessment on the context of the local plan

PLEASE NOTE:

ANY REPORTS OR STATEMENTS SUBMITTED ARE TO BE NO MORE THAN 12 MONTHS OLD