

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 are required to take into account prior to being able to grant planning permission for a development.

Developments are assessed by Local Authorities noting national, regional and local planning policies having consulted a number of statutory consultees and others including neighbours. 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 has, in the recent past, introduced a raft of additional legislation requiring applicants to submit ever increasing amounts of detail in relation to even the simplest of planning applications, including assessing the level of detail needed for a particular application and tactics in terms of how to present this can all make a difference to your chances of success.



PLANNING APPLICATION DOCUMENTATION

- 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 and 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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