

Permission in Principle – By application

Permission in Principle will become available by application for minor development (up to 9 units) from 1st June 2018. This provision was introduced by Order 2017 no 1309 'The Town and Country Planning (Permission in Principle) (Amendment) Order 2017 laid before Parliament 19th December 2017.

The following points have been confirmed following informal discussion with officers at CLG:

- It is likely that applicants will be required to propose an amount of development on the application form. The forms have yet to be finalised.
- The PIP if granted will specify the maximum and minimum number of units considered acceptable by the LPA, but the maximum cannot exceed 9.
- Any subsequent Technical Details Consent application must be within the maximum and minimum numbers set by the PIP. (Although any applicant can still apply for full planning permission for a greater or lesser number.
- The LPA cannot ask for more information to support a PIP, although the developer may volunteer such information.
- The scope of PIP is limited to location, land use and the amount of development. An application for PIP cannot be refused on issues of detail which would be considered at the TDC stage. However a decision to grant PIP must be made in accordance with the relevant policies in the development plan unless material considerations indicate otherwise. Therefore if there is an issue with the site which would make it unacceptable for any form of residential development this may be grounds for refusal.
- The time limit for determining applications for PIP is 5 weeks (although there is provision for LPAs to agree an extension of time with the applicant).
- The fee for a PIP will be £402 per 0.1 hectare. This was included in the recent changes to the fee regulations.

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25 January 2018

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