

## Town and Country Planning (Permission in Principle) Order 2017

I am writing to let you know about some recent changes in Planning legislation that has resulted in a new application type - Permission in Principle (PIP).

Permission in Principle is a fast-track alternative route for obtaining planning permission for housing-led development on Brownfield sites. It separates the consideration of matters of principle for the proposed development from the technical detail of the development. The legislation is relatively complex; however, I thought it would be useful to highlight some of the key criteria for you, as you may receive a consultation request for this type of application in the future.

- The Permission in Principle consent route has 2 stages. The first stage (Permission in Principle) establishes whether a site is suitable in principle. The second stage (technical details consent) is when the detailed development proposals are assessed.
- The form is very light weight and all that is required is for the applicants to propose an amount of development on the application form, site size and site address.
- The PIP, if granted will specify the maximum and minimum number of units considered acceptable by the Local Planning Authority (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 technical consent details stage.
- **Please note** the timeframe (set out in the legislation) for the Parish Council to respond to this notification is very short, at 14 days.
- The applicant is only under a duty to provide the level of detail shown and we as an authority have to determine the application within 5 weeks based on this information.

The process is not dissimilar to the current process of an Outline Planning Application with all matters reserved, followed by a Reserved Matters application for details relating to appearance, means of access, landscaping, layout and scale, which will continue to exist. However, the LPA has a much shorter time period to determine PIP and TDC applications.

If you wish to learn more about these applications, you can find out more from [GOV.UK](https://www.gov.uk/guidance/permission-in-principle) at <https://www.gov.uk/guidance/permission-in-principle>

Although Permission in Principle became available by application for minor development from 1<sup>st</sup> June 2018, early indications are that nationally, planning departments have not been inundated with applications. However, the governments' explanatory memorandum said it anticipated a "gradual" take-up because it will take time for potential users "to become fully aware of the new consent and understand how it could benefit them".

We shall have to see how things develop and monitor how the legislation is interpreted. However, I thought it was useful to provide an explanation early on in the process to try and answer some questions you may have.

Yours faithfully

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