Reserved Matters


The definition for ‘reserved matters’ within The Town and Country Planning (General Development Procedure) Order 1995(b) has been amended and shall now read as follows:

Reserve matters in relation to an outline planning permission, or an application for such permission, means any of the following matters in respect of which details have not been given in the application –

(a) access;
(b) appearance;
(c) landscaping;
(d) layout; and
(e) scale.

In relation to the ‘scale’ of development, the Outline application will indicate the upper and lower limit for the height, width and length of each building. For the Reserved Matters application, the ‘scale’ means the height, width and length of each building proposed within the development in relation to its surroundings. These surroundings will include existing buildings adjacent to the site.

The definition of “landscaping” has also been amended and shall now read as:

Landscaping, in relation to a site or any part of a site for which outline planning permission has been granted, or as the case may be, in respect of which an application for such permission has been made, means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes screening by fences, hedges, shrubs or grass, the formation of banks, terraces or other earthworks, the laying out of provision or gardens, courts or squares, water features, sculpture, or public art, and the provision of other amenity features.

The following definitions have also been added to The Town and Country Planning (General Development Procedure) Order 1995(b):

“Access, in relation to reserved matters, means the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network; where “site” means the site or part of the site in respect of which outline planning permission is granted or, as the case may be, in respect of which an application for such a permission has been made;

Appearance means the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture;
Layout means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.”

For further guidance please refer to DCLG Circular 01/2006