



**GreenSmart
Solutions**

PLANNING SERVICES

01/01/0001

Planning in Principle Appraisal

1 Smith Street XY1 1ZZ

CONTENTS

1. Site Details
2. Policy Guide
3. Influential Factors Guide
4. Policy Site Appraisal
5. Influential Factors Site Appraisal
6. Comments and Guidance
7. Rating and Recommendations
8. Appraisal Next Steps
9. Quick Guide to Planning Options
10. Top Tips

Section 1

Site Information

Address and details

1 Smith Street XY1 1ZZ

Acting Local Authority - Another

Current Use - C3 Residential

Land Registry Title - AA123456

Tenure - Freehold

Property Type - Detached House

Approximate Area - 0.26 Acre

Past Planning History

Historical details relating to any new dwellings

Date - N/A

Reference - N/A

Type - N/A

Description - No previous applications for a new build dwelling have been submitted

Decision - N/A

Section 2 Policy Guide

[The main body of the page contains several paragraphs of text that are heavily blurred and illegible due to a shallow depth of field effect. The text appears to be organized into sections, possibly with headings, but the specific content cannot be discerned.]

Section 3 Influential Factors Guide

Local Building Status

Condition of existing buildings or those within close proximity are of 1980s status which can influence the planning consent and building and work.

Local Council Housing 5 Year Land Supply Status

Review to the relevant authority being able to demonstrate their supply of land and the housing to meet Government guidelines and the local authority's supply that can be derived from the availability to planning applications which have not been previously considered.

Local and Neighbourhood

These plans are used to assess the potential for local conflicts using slightly different, more "local specific criteria". Either one can be derived and the other influencing factor as both plans will be usually assessed during the approval process.

Section 4

Site Policy Guide Appraisal- Your Results

Planning Policy

Archaeological Sensitive Area

Area of Outstanding Natural Beauty

Conservation Area

Flood Zones

Green Belt

Protected Areas

Settlement Boundary

Site Of Special Scientific Interest

Inside or Outside Designated Area

Outside ✓

Outside ✓

Outside ✓

Outside ✓

Outside ✓

Outside ✓

Inside ✓

Outside ✓

Section 5

Influential Factors Site Appraisal- Your Results

Listed Buildings

The site is it within 100m radius of a registered Listed Building. This will have implications to the design and positioning of a new dwelling in any possible future application to the Local Authority.

Local Council 5 Year Housing Land Supply

The Local Authority can only demonstrate a 3.5 year Housing Land Supply instead of the National Planning Policy Framework target of 5. This will be advantageous to any future application to help the Local Authority bolster housing numbers.

Local and Neighbourhood Plans

The Local plan indicates the position of the site is within approved designated development areas. The Neighbourhood plan does not highlight any issues with the sites location and potential outlook within the neighbourhood.

Section 6

Comments & Guidance- Your Results

Comments

There has been no past refusal for a new dwelling application on the site which is positive, however it's close to a Listed Building.

The Local Authority cannot demonstrate a 5 year land supply suitable for housing development to reach national targets which would give more weight to a planning application for this site.

Development and expansion in the local area has been restricted by the surrounding Green Belt listed land, therefore the Local Authority need to add more new houses to meet targets.

Guidance

A Green Belt review is due in 3 years time but it's unlikely any sites will be released from land holding the current Greenbelt status, as per the last review 7 years ago.

Listed Buildings in close proximity can often affect new house developments in terms of size, positioning and appearance, however due to the other constraints the Local Authority is working with, an application is likely to be sympathetically reviewed, if the correct design is submitted.

Section 7

Rating & Recommendations- Your Results

To obtain a Planning in Principle Approval for a new dwelling within the Title Boundary of 1 Smith Street XY1 1ZZ the GreenSmart appraisal rating is

Excellent

→ **Very Good**

Good

Fair

Poor

Very Poor

Recommendations

There are no National or Local Policy constraints affecting the site at 1 Smiths Street. This would indicate a very position site location able to sustain a future new house development, so an application could be submitted to the Local Authority with confidence.

The influence of the close Listed Building will need to be taken into consideration especially in terms of construction materials chosen and the sympathetic design required to match the existing local street scene.

Consultation with local experts in architectural design would be beneficial as design will be key to help gain consent.

Section 8

Your Appraisal Results- Next Steps

My Government Planning Assessment score was Very Good/Good/Pass
What are my options?

The Government Planning Assessment score is a key indicator of the quality of your appraisal. It is based on the quality of the information provided and the clarity of the appraisal. A score of Very Good/Good/Pass indicates that your appraisal is of high quality and that you are likely to receive a favourable decision on your application.

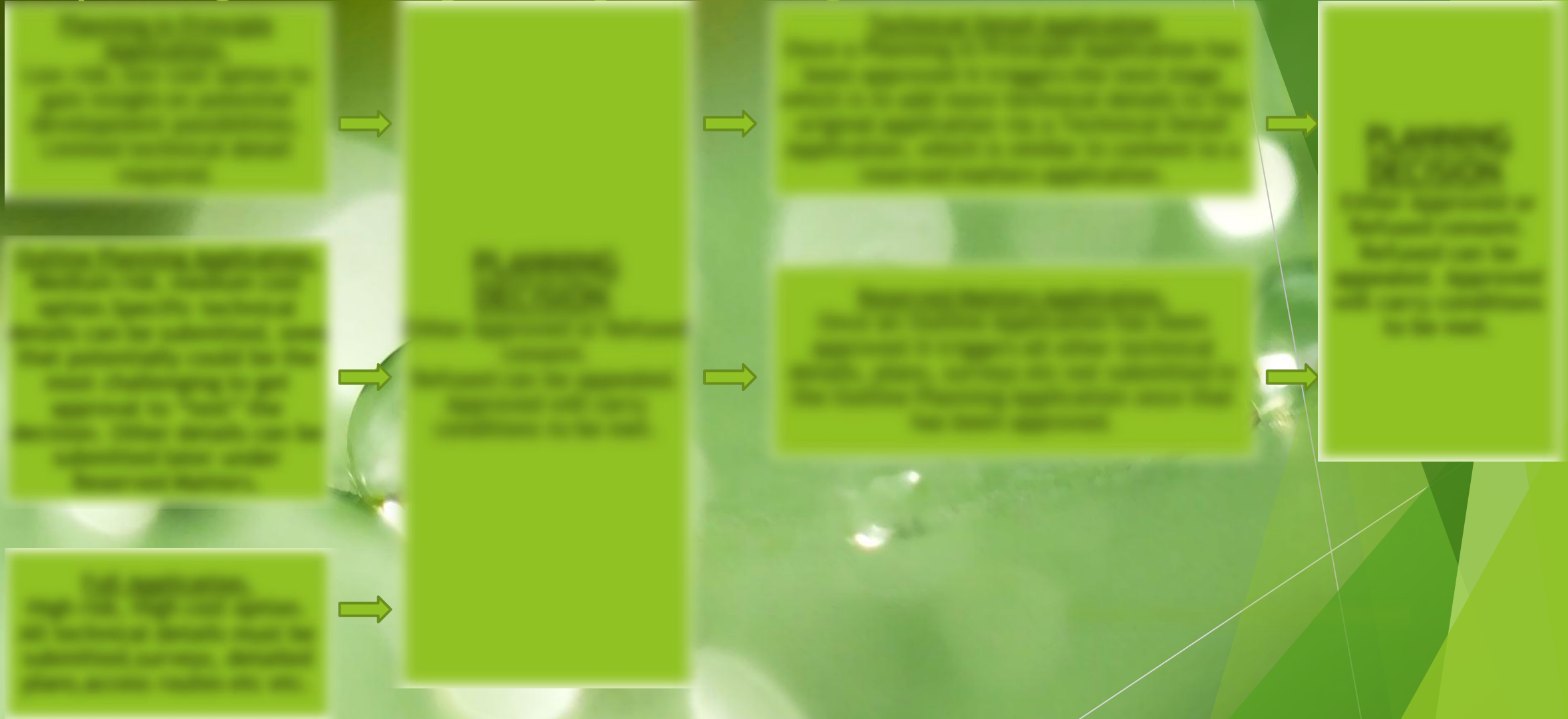
Please contact us for more information on the options available to you.

My Government Planning Assessment score was Fair/Not Good/Very Poor
What are my options?

The Government Planning Assessment score is a key indicator of the quality of your appraisal. It is based on the quality of the information provided and the clarity of the appraisal. A score of Fair/Not Good/Very Poor indicates that your appraisal is of lower quality and that you may need to provide more information or clarify your appraisal before submitting it for assessment.

Section 9

A quick guide to gaining Planning consent



Section 10

Top Tips- If you want to submit a Planning Application

Things to Do

Check with your local planning consultant for any planning restrictions

Get your planning application approved with your neighbours before you submit it

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Things to Avoid

Submitting an application without a valid planning application

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Thank you!!!

for choosing GreenSmart
Solutions for your Planning
requirements.



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