



## Permission in Principle

### Step 1: What is a PiP?

Permission in Principle (PiP) is a process in which initial plans and reports such as the site location, outline and layout of the prospective housing-led (residential or mixed use) development, along with the current land use and the amount of development required is submitted to the local planning authority (LPA). The designated LPA then determines whether this project would be deemed suitable based on information provided by the client.

This form of planning permission can be used to gain an idea of whether a particular development would receive planning approval and doing so in the most cost-effective and timely way. This is due to the reduced cost of this process, which is £512 per 0.1 hectares of land, coupled with it taking a shorter time to receive the result on your application, which is 5 weeks counting from the day after the local authority has received a valid application rather than the full planning permission application, which takes approximately 8 weeks to receive a formal decision. An application for technical details consent would subsequently be required, the typical time limits are 10 weeks for major development and 5 weeks for other forms of development, unless the development requires an Environmental Impact Assessment, in which case a 16-week limit applies.

## Step 2: What developments are allowed for a PiP application?

This application process is designed for housing-led developments that consist of between 1 and 9 dwellings, total development of under 1,000 square metres and a site that totals under 1 hectare in size, however, non-residential development may also be given permission in principle, providing the housing element occupies the majority of the floorspace of the overall scheme.

Non-housing development (i.e. commercial property) should be compatible with the proposed residential development. For example, a small percentage of the development can have commercial uses such as office space, retail shops, or recreational uses, subject to location.

## Step 3: Benefits of a PiP

**Expedited Process:** One of the most significant advantages of the PiP route is its ability to accelerate the planning approval process. With this process, applicants gain an initial indication of whether a proposed development is suitable for the desired site within a relatively short timeframe of 5 weeks, and the only requirements for submission are the application form and a suitable and compliant site location plan (in some instance where there are on site constraints such as trees, more information is required to indicate how the quantum of development proposed can be accommodated on site). This early determination can save both developers and local authorities a considerable amount of time compared to the traditional planning process.

**Cost Savings:** Since the PiP route allows applicants to gauge the viability of their project before preparing full planning applications, they can avoid unnecessary costs of bespoke reports on a range of different matters required for the full planning application process. This means developers can allocate their resources more efficiently and focus on projects with greater potential for approval.

**Focus on Suitability and feasibility:** The PiP route puts an emphasis on assessing the suitability and feasibility of a development proposal on the chosen site location. It helps identify potential issues or constraints with the location early on, allowing developers to address them before deciding whether to proceed further.

**Increased Housing Supply:** PiP has the potential to accelerate the delivery of much-needed housing projects. With a faster and more efficient process, developers can bring their residential or mixed-use projects to completion sooner, contributing to the expansion of housing supply.

## Step 4: Application checklist

The benefit of a PiP application is the limited information required to be submitted in comparison to that of a full planning application. The necessary information required for a PiP application is listed below:

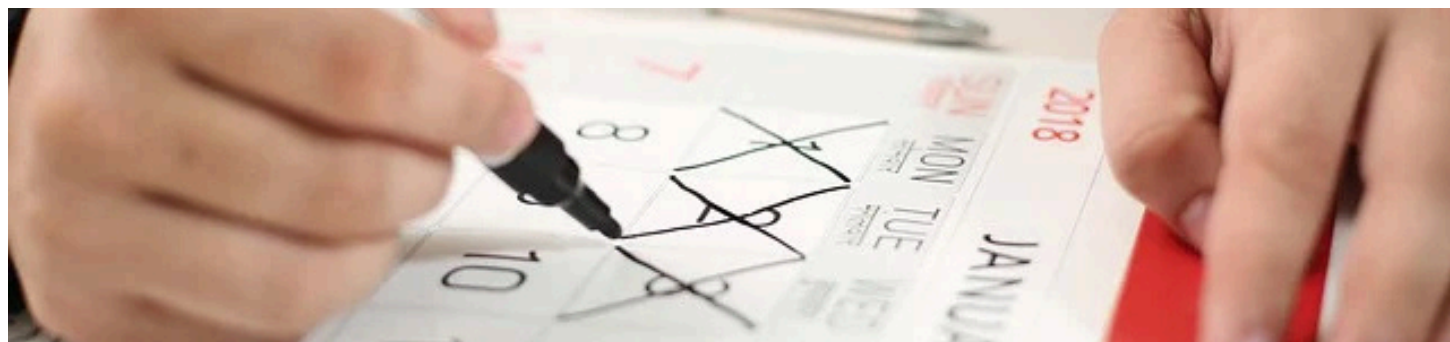
- ✓ Completed application form.
- ✓ Site location.
- ✓ Site boundary.
- ✓ Type of land use proposed.
- ✓ Drawing with an identified scale showing the direction of North.
- ✓ The correct application fee.
- ✓ Potential other plans and documents to enable the decision maker to assess whether the quantum of development can be accommodated on site e.g tree survey, flood risk assessment.

## Step 5: Timeline and determination process

The permission in principle (PIP) consent route has two stages. The first stage, being the permission in principle stage, which establishes whether a site is suitable in principle.

As mentioned earlier, the scope of permission in principle is limited to site outline, layout, and location, current land use and amount of development. Issues relevant to these 'in principle' matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage.

Following this stage, if approved by the local planning council, the second stage is known as the technical details consent when the detailed development proposals, are assessed.





If an LPA identifies at the technical details stage that the development proposal should be subject to an Environmental Impact Assessment (EIA), the grant for permission in principle remains valid. The specific requirements set out in the EIA Regulations and other legislation relating to EIA development must then be met before technical details consent can be granted.

The granting of technical details consent has the effect of granting planning permission for the development. Other statutory requirements may apply at this stage such as those relating to protected species or listed buildings. Following a grant of permission in principle, the site must receive a grant of technical details consent before any development can proceed.



## Step 6: Future Considerations

Where permission in principle is granted by application, the default duration of that permission is 3 years. Where permission in principle is granted through allocation on a brownfield land register, the default duration of that permission is 5 years.

If the local planning authority considers it appropriate on planning grounds they may shorten or extend these periods, but they should clearly give their justification for doing so. LPAs should indicate on the decision notice and/or the entry on the brownfield land register whether the duration period is different from the default duration.



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*The summary above is intended to provide general guidance only.*

*It should not be relied upon in the absence of formal professional advice.*