



Department for Levelling Up,
Housing & Communities

Joy Morrissey MP
House of Commons
London
SW1A 0AA

Rt Hon Lucy Frazer KC MP
Minister of State for Housing and Planning

**Department for Levelling Up, Housing and
Communities**
2 Marsham Street
London
SW1P 4DF

Our ref: 21846665
Your ref: JM28082

7 December 2022

Dear Joy,

Thank you for your email of 20 October on behalf of a parish council in your constituency, which has requested that more information be provided on outline planning applications to allow for more considered decisions. I am replying as the Minister responsible for this policy area.

It is important to stress that outline planning permission allows only for a decision on the general principles of how a site can be developed; it is not planning permission in and of itself, and consequently requires less information to be submitted in its determination. If the same level of information were required as for a full planning application, it would defeat the purpose of an outline planning application, which is generally used to find out, at an early stage, whether or not a proposal is likely to be approved by the planning authority, before any substantial costs are incurred. Outline planning applications must include sufficient detail for the local planning authority to evaluate the proposals, including the scale and nature of the proposed development.

Where outline planning permission is granted, it is subject to conditions requiring the subsequent approval of one or more 'reserved matters'. Reserved matters are those aspects of a proposed development of which an applicant can choose not to submit details with an outline planning application (i.e. they can be 'reserved' for later determination). The details of the application must be in accordance with the outline approval, including any conditions attached to the permission. Until an application for reserved matters is approved, the applicant cannot proceed with development.

In practice, applicants can already submit significant details on an outline planning application (similar in fact to the level of detail required in a full planning application), if they so choose; this may reduce the level of further 'reserved' matters being required at the technical details consent stage.

Once again, I appreciate how important this matter is to the parish council, and I am grateful to you for getting in touch on their behalf.

Yours sincerely,

RT HON LUCY FRAZER KC MP