



## Land Types

---

At Oxleigh Baron Limited we have tremendous pride in being able to offer sites for multiple uses at various different planning stages....

- ❖ Full Planning Permission (FPP)
- ❖ Detailed Planning Permission (DPP)
- ❖ Outline Planning Permission (OPP)
- ❖ Brownfield
- ❖ Greenfield
- ❖ Greenbelt

### Full Planning Permission (FPP)

Full Planning Permission is a combination of outline planning consent and detailed planning consent with all detailed information submitted in a single application. It grants permission to carry out development giving approval for all, or the majority of the details of, the proposed schemes. Plots in conservation areas or next to listed buildings are often sold with full planning permission to ensure that your plot of land can be built on, however conditions may be attached to the planning approval.

Full Planning Permission is valid for five years from the date of consent.  
NB: New planning consent does not override any existing planning permission.

### Detailed Planning Permission (DPP)

If the developer has an exact plan of what they wish to develop on the site, full planning permission will be sought. When applying for full planning permission you will need a detailed development plan, which should leave no questions unanswered. Once you get full planning permission you can carry out the development.

Planning permission can never be guaranteed no matter what anyone tells you. Detailed Planning Permission must be submitted within three years of outline planning permission. Detailed designs should be submitted in order to gain approval to build. Building must commence within two years of detailed planning permission being granted.

### Outline Planning Permission (OPP)

Land sold with existing Outline Planning Permission means it has already been established, in principle, that a new building can be constructed. However the type and size of dwelling, the method of construction and materials used have yet to be approved. As the saying goes, 'everything is in the detail', and the site of the property, its design and layout, orientation, access and landscaping are all contained in what is known as a 'reserved matters' application. This follows after an Outline Planning Permission has been received.

Once Outline Planning Permission has been granted the buyer of the plot has three years during which they must submit the 'reserved matters' application, otherwise the entire process begins again. Alternatively they could just proceed with a detailed planning permission application.

### **Brownfield**

Brownfield is the term commonly used to describe previously developed land that is or has been occupied by a permanent structure. It can also be derelict land, which can only be redeveloped after the removal of chemical waste risks and derelict buildings. These are the preferred sites for redevelopment by government officials and local councils. However, Brownfield sites are now few and far between and many of them are contaminated beyond repair, making them unsuitable to sustain residential development.

### **Greenfield**

Greenfield is land that has not been previously developed on. It includes forestry, agricultural land and buildings as well as previously developed sites that have now been blended back into the natural landscape. Quite often, when councils and planning departments are looking to release land from the greenbelt for residential development, they re-designate areas of the greenbelt to Greenfield in advance of allowing development to take place. This enables them politically, when they release the land for development, to say that it was taken from Greenfield sites and not the beloved greenbelt. Hence they often deny allowing development on greenbelt land.

### **Greenbelt**

Greenbelt is largely undeveloped or sparsely occupied land which has historically been set aside to contain development and provide open space. The Greenbelt boundaries can and do regularly change in response to our housing needs.