

KP Consultation papers Briefing

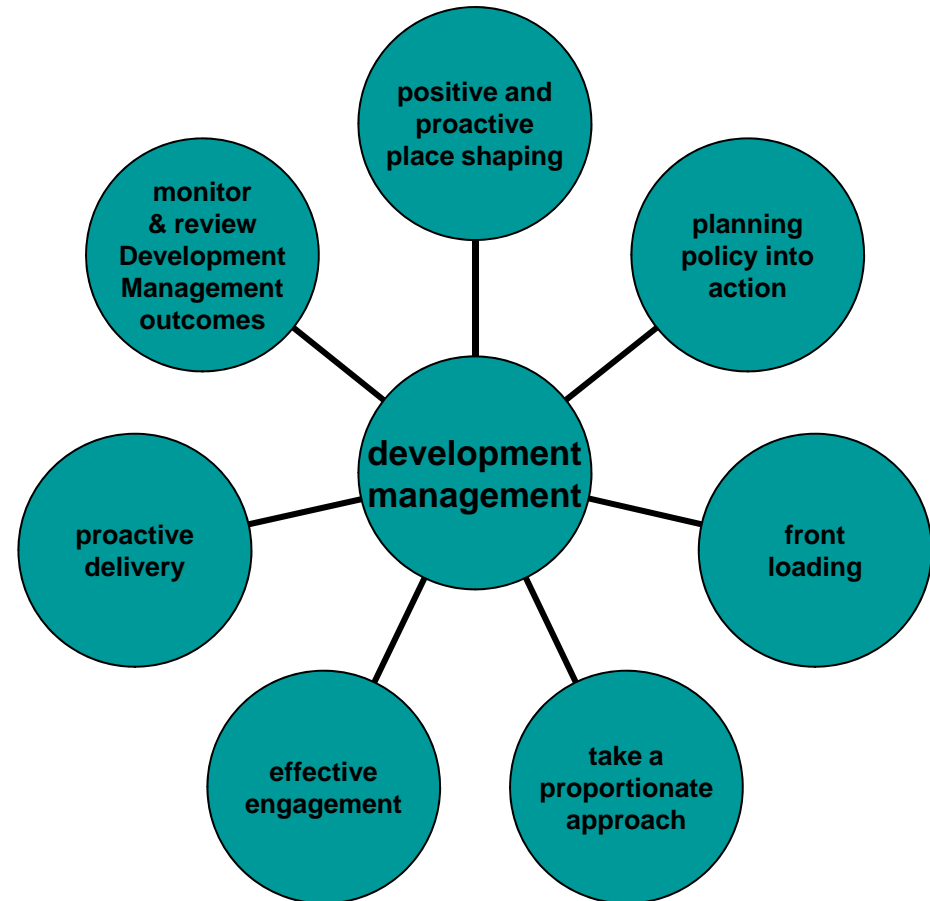
Briefing for National Planning Forum
4 March 2010

Development Management

proactive planning from pre-application to delivery

Killian Pretty recommendation 17C

“...there should be a clear statement by CLG about the key principles underpinning a move from development control to a development management approach.”



Development Management

case studies



A positive and proactive approach to place shaping
LB Islington - Laycock Street (bottom left)

Putting planning policy into action
LB Barking & Dagenham – Vicarage Fields (top left)

Front loading
Bracknell Forest Council – urban extension

Taking a proportionate approach
Cornwall Council and Feock Parish – LDO / localism



Effective engagement
Redcar & Cleveland Council – early member involvement

Proactive delivery
Allerdale Council – Workington regeneration

Monitoring & reviewing development management outcomes
LB Hackney – development review panel

Development Management

Proactive Planning from Pre-application to Delivery

Pre application engagement

- proportionate, efficient, effective approach
- clear, accurate (but not binding) advice
- transparent process
- ensure continuity of involvement
- determine consistently, where possible
- seek to involve elected members

Determination

- replaces General Principles (PPS1 Annex)
- retains plan led system...
- but supports considering wider context
- confirms role of national policy

Improving engagement by statutory and non statutory consultees

Updated national policy

Key themes...

Expectations on local authority to consult effectively - being clear why body is being consulted

Expectations on statutory consultees to respond in a clear, consistent and timely manner

Including where substantive response proposed, the need to differentiate between fundamental & substantive concerns and material considerations

Applying the same principles in relation to non statutory consultees

Improving engagement by statutory and non statutory consultees

Other proposals

- Review existing arrangements (GDPO article 10)
- Measures to improve engagement (Planning Portal)
- Draft list of statutory consultees
- Measures to strengthen performance monitoring
- Further changes to the award of costs (Circular 03/2009)

Improving the use and discharge of planning conditions

Killian Pretty recommendation 6

Urged the Government to comprehensively improve the approach to planning conditions to ensure that conditions are only imposed when justified, and to ensure that the processes for discharging conditions are made clearer and faster.

| | |
|--------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Use of conditions | streamlined policy (replacing circular 11/95) <ul style="list-style-type: none">- key principles (and 6 tests) remain- option to clarify policy on S106 timing |
| Discharge of conditions | 9 potential efficiency measures |
| Fees | clarification |

How this fits with the wider programme

Consultation period ends 17 March

Amendments to General Development Procedure Order - April

- Streamlining information – Design & Access Statements
- Publicity arrangements – information on web sites

Amendments to General Permitted Development Order - April

- Changes to non residential permitted development

Post general election programme – will need to await outcome of election