

# Agents Forum, September 2016

Proposals to review Local Validation  
List

# Planning Practice Guidance

What we should and are committed to doing:

- Working pro-actively with applicants to secure sustainable development
- Encouraging early engagement to improve efficient and effective of processing applications for all parties

# How we should be achieving this

- Pre-application:
- Over next few months: working with colleagues at City and our agents/customers to further refine our service
- Local List: “right information is crucial to good decision making” (Planning Practice Guidance

# Drivers for reviewing local requirements

- Shared service: Aligning with City
- Should be up to date: reviewed every 2 years
- Lack of five year land supply: in absence of local plan important to put strategy in place at outline stage to ensure development is sustainable & deliverable within 5 years
- SUDS requirements April 2015.

# What should LPA include on their local list

Statute: S62, TCPA 1990 & TCP (Development Management Procedure Order) 2015

- Reasonable to nature and scale of development
- Material consideration in the determination of the application

# Changes proposed

Outline applications for 10 or more homes whilst LPA cannot demonstrate a five year land supply.

Following information will be required (1):

- Parameter plan
- Topographical survey
- Strategic landscape plan
- Indicative Layout

# Changes proposed

Outline major applications for 10 or more homes whilst LPA cannot demonstrate a five year land supply.

Following information will be required (2):

- Infrastructure and sustainability statement
- Affordable housing statement (existing), include details of progress made to secure Registered Provider.
- Draft head of terms (reduce delays & ensure development is viable and deliverable)
- Delivery plan & viability assessment including timeline for reserved matters and construction to ensure delivery within 5 years

# Changes Proposed

- All developments 10 homes or more or major commercial development:
  - Drainage assessment form including details of SUDS methods and Flood Risk Assessment if required



# Next steps

- Planning Committee, 5<sup>th</sup> October
- Consultation 10 – 28<sup>th</sup> October
- Review responses
- Planning portfolio holder meeting 8<sup>th</sup> November
- List published on website 9<sup>th</sup> November