

PRE PLANNING APPLICATION CONSULTATION POLICY

Introduction

Developers are encouraged to enter into pre-application discussions with the planning authority, relevant stakeholders and the community prior to the submission of a formal planning application.

This policy sets out how the Parish Council will consider planning pre-application discussions not only to respect the interest of the developer but also to preserve and enhance the interests of its residents.

It details how the Parish Council's views shall be communicated to the planning authority, stakeholders, developers and the community.

Our Parish Council's involvement in pre-applications discussions

As a statutory consultee in the planning process, it is desirable for the Parish Council to be involved in the pre-application process for the following reasons:

- It has a good understanding of its area and the community.
- It is keen to ensure growth within the Parish is of the right type in the right location.
- It provides an advocacy role for its residents, effectively representing their views when they feel they are unable to.
- The Parish Council may be a party to S106 negotiations on community assets required for the Parish.

Pre-application discussions directly with the Parish Council

The Parish Council will normally approach pre-application discussions in the following way:

The developer contacts the Parish Council directly to obtain the view of the Parish Council as a body. Discussions may consist of a presentation to the whole Parish Council at a Parish Council meeting. The developer contacts the Parish Council directly to seek the informal opinion of individual councillors. A Councillor will not express a view that could be thought of as the view of the Parish Council and will report to the next available meeting that they have been approached and their response will be recorded.

The Local Planning Authority offers developers a formal pre-application process and will charge a fee for the service. Should the Parish Council be approached for its opinion these will be considered on individual merits depending in the views of individual councillors and whether discussions are to be confidential. This will not affect any official consultation that may come to the Parish Council at a later date following a formal application being submitted.

Confidentiality

The Parish Council understands there may be sometimes a need for developers to seek confidential discussions with the Parish Council. The Parish Council will remain mindful of its duties.

Monitoring and Review

This policy was reviewed in May 2025

To be monitored annually. The next review will be in 2027.