

Development Management Update

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Overview

- There is investment in Mansfield
- Extant planning permissions include:
 - 4,212 Homes
 - 2 Hotels
 - 27 Retail units
 - 66,000 sqm Office space
 - 24 ha of employment land.



Going forward

- There is a National shortage of planning officers, recruitment is very difficult
- Changes in Legislation – new NPPF, new set of case law will follow
- We want to deliver the right development in the right place
- Statutory Consultees responding in time in the application process
- Transition period between the old local plan and the new local plan – the weighting of policies



Positive and Proactive

When processing and assessing planning applications we all need to be positive and proactive.

In turn this will secure developments that will improve the economic, social and environmental conditions of the area.



How do we achieve this?

- We need to have a good relationship with our developers and stakeholders
- We all need to work in a collaborative manner to bring the right development forward
- Development Management will ultimately be tasked with implementing the new Local Plan which will give more certainty for bringing forward new development
- There are certain things we can be doing now to ensure that developers and the LPA work closely together to assist in effective and efficient delivery.



Front Loading the Process

- Early engagement = improvement in efficiency and effectiveness
- Developers should take maximum advantage of the pre application stage
- This service is offered by MDC and whilst there is a charge for this service it is strongly recommended to engage in this process
- Planning officers are pro growth and want schemes to be delivered in a timely manner

Pre application discussion allows:

- The developer to receive an informal opinion from the LPA as to whether a proposed development is likely to be acceptable
- An understanding of the relevant planning policies and other material considerations associated with the application
- The identification of any issues the proposal might raise and the opportunity to resolve these issues prior to formal submission
- Engagement with relevant statutory consultees to discuss fundamental issues and work collaboratively
- The identification of potential heads of terms / infrastructure that might be required for the proposed development
- The developer to know what documents will be required to validate the application.
- A case officer to be allocated to the site who can then take the site forward through the formal application process
- The LPA and the developer to start managing the application setting out a timeframe for submission.
- The formal planning application process to run more smoothly and ultimately ensures a speedier decision.



Planning Performance Agreements

- Some of the major strategic sites may benefit from a Planning Performance Agreement.
- This is a project management tool that can be used to agree timescales, actions and resources for a specific application.
- It covers the pre application stage but can also extend post application stage
- They set out an efficient and transparent process for determining large complex applications and encourage joint working.



Important points about PPAs

- They are a voluntary agreement between the applicant and the Local Planning Authority, they are a “memorandum of understanding”
- They are normally used for large complex applications
- The guiding principle is for the parties to agree a way forward
- They need to be put in place prior to the submission of a planning application so that the application is exempt from the statutory time frame.
- Local authorities can charge for the administrative work in agreeing and implementing the PPA to the extent that this goes beyond their statutory duty.
- They can help to identify community engagement
- PPAs should be public documents so that the agreed process and timescales are transparent
- The agreement needs to be flexible for both parties

Pre Commencement Conditions

A pre commencement condition is:

“a condition imposed on a grant of planning permission which must be complied with

- a) Before any building or operation comprised in the development is begun or
- b) Where the development consists of a change of use of any buildings or other land before the change of use is begun”.

1st October 2018

From 1st October 2018 planning permission for the development of land may not be granted subject to a pre commencement condition ***without the written agreement of the applicant*** to the terms of the condition



Why?

- Will allow dialogue between the developer and LPA about proposed conditions
- Should lead to quicker delivery of schemes
- Will reduce the need to discharge conditions

However this will only work if:

- The applicant submits all the necessary information up front.

The Importance of Validation

- In order to speed up the planning decision process it is crucial that the planning submission contains all of the information necessary to make a decision
- This links back to the importance of pre application discussions to identify the issues that will need to be addressed
- A good quality submission will also reduce the need for pre commencement conditions.

Lindhurst

- Development of the strategic Lindhurst site has commenced following effective engagement between DM officers and the stakeholders
- To date there have been 5 approvals of reserved matters on phase 1:
 - Plot 1 – 95 dwellings
 - Plots 3a and 3b – 277 dwellings
 - Plot 2 – 146 dwellings
 - 2 x landscaping applications

Nottingham Road (former Evans Halshaw)

- Successful delivery and development of a prominent brownfield site
- Contributions towards infrastructure provided
- Good partnership working with DM Officers with a local company to ensure a high quality scheme





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Windmill Lane

- Conservation Area Development
- 23 detached dwellings



Recent Approvals

- Penniment Farm – Phase 1 - 200 dwellings
- Hotel Development – 63 bed hotel on former Bingo Site
- Hotel Development – 100 bed hotel at Mansfield Football Club
- 400 dwellings at Stonebridge Lane
- Prestigious housing development at High Oakham House and High Oakham Hill
- New warehouse for the Linneys expansion



Brownfield Register and Permission in Principle

- We were one of the first Authorities to have a Brownfield Register
- Planning officers were invited by the Planning Advisory Service to give a presentation about how we developed our Brownfield Register and Permissions in Principle
- PiPS have been secured for:
 - The Brewery Site
 - Former Miners Welfare, Clipstone
 - Kirklands Avenue Industrial Park
 - Former Hosiery Mills Car Park



Work with Town and Country Planning Association

- DM officers worked on a project with the TCPA on reuniting health with planning specifically looking at developers and well being
- Facilitated and participated in a local workshop using a local case study
- Participated in focus groups with various stakeholders
- Ultimately led to the following publications:
 - Securing constructive collaboration and consensus for planning healthy developments
 - Enabling viable and healthy places
 - Guide 8 – Creating Health Promoting Environments
- The main report has been put forward for the 2019 Royal Town Planning Institute Awards for Health and Wellbeing



In summary

- Development Management plays a key role in bringing forward new developments and preparing guidance as to how this can be achieved.
- This presentation has highlighted some of the ways in which DM is actively involved in place making and securing high quality developments .
- Development Management Officers want to build good relationships with developers to bring the right development to Mansfield
- It is hoped that this can be achieved by front loading the process and engaging in good quality pre application discussions. Maintaining good dialogue with developers working in a collaborative manner
- Development Management needs developers to work with them and submit good quality submissions so that the process is not delayed and to ensure that schemes are delivered.

