



HOW

HOW Planning LLP

40 Peter Street  
Manchester M2 5GP  
T: 0161 835 1333  
howplanning.com

# KnowHOW

Essential reading for commercial property professionals who need to be in the know

March 2011

## PRE-APPLICATION CONSULTATION REQUIREMENTS

The purpose of this KnowHOW is to provide an update on the Government's intention to make pre-application community consultation a compulsory requirement prior to the submission of a planning application.

### PRE-APPLICATION CONSULTATION

The Localism Bill proposes to introduce a new requirement for developers to consult local communities prior to the submission of a planning application, with the intention of strengthening their role in planning matters. This is part of the Coalition Government's promise to reform the planning system to give neighbourhoods more power to determine the shape of the places where people live. Currently local authorities policies vary in terms of pre-application requirements and this new provision aims to introduce uniformity.

The Government's rationale behind this requirement for consultation is that early, compulsory pre-application engagement will allow issues to be resolved informally and at an early stage between interested parties. This could reduce instances of applications being amended and re-consulted upon, or withdrawn and then resubmitted, assisting local authorities in making timely decisions.

A consultation exercise is currently underway to obtain views on the type and size of development to which this requirement for pre-application consultation should apply. Any comments should be submitted to Neil Holdsworth (Planning: Development Management at DCLG) by **Monday 21st March**. As a starting point for discussions, the following suggestions have been made outlining the size and type of development that such a requirement could be applied to:

- **Residential schemes** which could provide **200 or more new dwellings**, or sites of **4 hectares** or more (where the number of dwellings to be constructed is not specified);
- **Other developments** which would provide **10,000 sq m or more** of new floorspace, or with a site area of **2 hectares** or more.

Once decided the descriptions of which development the requirement will apply to will be set out in secondary legislation.



HOW

HOW Planning LLP

40 Peter Street  
Manchester M2 5GP  
T: 0161 835 1333  
howplanning.com

# KnowHOW

Essential reading for commercial property professionals who need to be in the know

March 2011

## Continued...

### Commentary

Engaging with the community is an important, and recommended, element of pre-application preparation and enables problems to be discussed and potentially resolved prior to the submission of the application. Costs incurred by the developer “up front” could very likely reduce those that might otherwise be experienced further down the line. It is a process that is already undertaken by many applicants, but this new legislation will make it a mandatory requirement.

For further information please contact:



**Gary Halman**

T: 0161 831 5885

E: [gary.halman@howplanning.com](mailto:gary.halman@howplanning.com)



**Richard Woodford**

T: 0161 831 5888

E: [richard.woodford@howplanning.com](mailto:richard.woodford@howplanning.com)