

Activity 1 – what can you do at each stage of the application process?

Scenario	Pre-application discussions	Information requirements	Assessing/negotiating on applications
<p>An outline planning application for 200 residential units in a main town. The site is allocated in the development plan.</p> <p>Pose additional question – what difference would it make if this was a full planning application</p>	<p>Discuss relevant policies Code for sustainable homes General principles such as orientation of buildings, landform, layout, massing, SUDS etc Energy strategy Biodiversity Water resources Materials</p> <p>Consultation with local community groups Applicants checklist/validation criteria</p>	<p>State requirements – for example if a sustainability design and construction statements/energy statement is required. What level of information could be required? See Woking's checklist as an aide memoire</p> <p>Design and Access statement to look at light, usability of buildings</p>	<p>Confirm broad sustainability approach is acceptable. Condition further information. Use of CPlan or other tools Viability</p>
<p>A 4000 square metre office development in a city centre location. This scheme is a new build, to provide a headquarters for a national firm.</p>	<p>Discuss relevant policies BREEAM Innovative approach? Proximity to railway station / bus station – approach to encourage this.</p>	<p>BREEAM assessment Layout approach – consideration of light – set out in Design and Access Statement.</p> <p>Travel plan requirements. Detailed plans.</p>	<p>Discuss travel plan requirements through S106 Review BREEAM information and confirm or condition. User conditions Site Waste Management Plan</p>
<p>An infill scheme of 8 residential units on a brownfield site (former garage site allocated in the Development Plan) in existing residential area.</p>	<p>Discuss relevant policies There is likely to be very few – as it is below the 10 unit threshold</p>	<p>Discuss required documentation; ask for some information for sustainable approach in the Design and Access Statement.</p>	
<p>An extension of 400 square metres on to a single house in a rural area. The extension does require planning permission.</p>	<p>Discuss policy requirements. Kirkless policy – relationship with Building Regulations.</p>	<p>Limited – if Kirkleees – they would ask for a certificate to state how the efficiency would be improved.</p>	