

# Daws Hill Area Reference Group

## **Overview of Community Engagement & 'Route-map' re. Development Proposals**

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9<sup>th</sup> January 2012

# Planning Context

- **WDC July 2011 'Position Statement'**
  - 2008 Core Strategy, 2004 Local Plan, BCC LTP3
- **Evolving picture e.g.**
  - CIL/ S106 contribution regime
  - Handling strategic infrastructure issues/ Abbey Barn South
  - Housing land availability/ appeal decisions
  - NPPF
  - Localism Act – role of n'hood planning
- **Project evolution**
  - community involvement & statutory consultees
- **Development Brief**
  - Good practice on community engagement



<b>Activity</b>	Review of constraints
<b>Target Date</b>	1st stage                      9/1/12 2nd stage                      23/1/12
<b>Lead agency</b>	Taylor Wimpey
<b>Key Notes</b>	Ongoing work

<b>Activity</b>	Workshops
<b>Target Date</b>	30/1/12 – 10/2/12
<b>Lead agency</b>	WDC + independent facilitator (Jeff Bishop/ BDOR)
<b>Key notes</b>	Nothing ruled in – nothing ruled out

<b>Activity</b>	Drafting the development brief
<b>Target Date</b>	13/2/12 – 24/2/12
<b>Lead agency</b>	WDC
<b>Key Notes</b>	From this point WDC officers will continue pre-application discussions with the developer on their development of a masterplan/ scheme on a “without prejudice” basis.



<b>Activity</b>	Pre-application negotiations
<b>Target Date</b>	Starting March 2012
<b>Lead agency</b>	Taylor Wimpey
<b>Key Notes</b>	In parallel with consultation on the draft brief



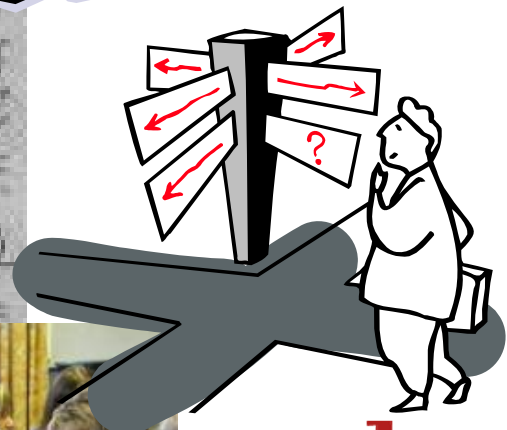
<b>Activity</b>	Consultation on the draft development brief
<b>Target Date</b>	March 2012 (target WDC approval April)
<b>Lead agency</b>	WDC
<b>Key Notes</b>	In parallel with progressing pre-application negotiations

## Development Brief

### “A Placemaking and Infrastructure Planning Framework for the Daws Hill Area.”

In our view the framework needs to include four main elements:

- A review and record of the constraints mapping work
- A review and record of the planned community workshops
- A refresh and development of the Position Statement
- A plan/statement of preferred options for infrastructure solutions.



# Daws Hill Area - Community Input/ Consultation

# Planning Performance Agreement

Sets out the procedural arrangements for a constructive and collaborative approach by the Lead Partners to ensure the delivery of the Project. It does not seek to secure the final outcome of the Project and gives no guarantee of any planning permission. It is not intended to fetter the judgement or independence of the local planning authority in considering the planning merits of the development proposal.

# Planning Performance Agreement

- 1 Introduction
- 2 Lead Partners
- 3 Project
- 4 Consultation Programme
- 5 Application
- 6 Agreement
- 7 Working
- 8 The Masterplan Approach
- 9 Pre-application process
- 10 Managing the determination of the planning application
- 11 Section 106 Negotiation Process
- 12 Charging and LPA resources
- 13 Sharing of information

**Sharing of Information  
is a key point  
- more detail later tonight**

# Localism & LPA Resources

Piloting more community engagement than the norm

Localism requires more (not less) local authority planning (albeit working in a different way)

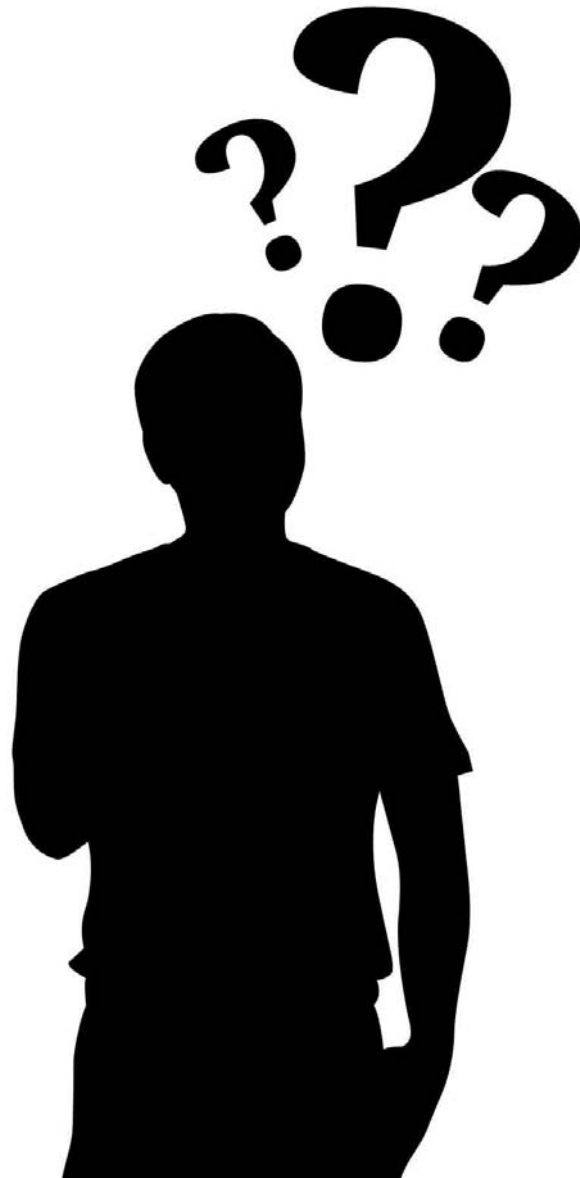
Significant resource issues for WDC and BCC

Funding for pre-app stage from TW (but working independently)



**Daws Hill Area - Community Input/ Consultation**





## Daws Hill Area - Community Input/ Consultation