

Local development framework

- Replacing Local Plans
- This is a suite of documents that are the main point of reference for decisions about granting planning permission for new developments. It includes:
 - Information on specific types of development they want to encourage/avoid.
 - Information on whole areas earmarked for development or conservation.





Process Planning Applications



Delegated Scheme

Written request from a Ward Councillor provided:

- application site predominantly lies in their ward
- At least five written letters of objection (discounting petitions, proforma and circulated standard letters) on valid planning grounds from individual property addresses within the administrative ward is received within the 21-day publicity period



1. Application Submitted
2. Validation (fee, supporting information and appeal history)
3. Publicity site notices/ neighbour notification (21 days)
4. Consult statutory bodies eg highways, Natural England, Environment Agency, Conservation Officer etc
5. LPA *may* ask for further info/amendments from applicant
6. Publicise where appropriate
7. Decision to Delegate or take to Committee
8. Report written with recommendation
9. Delegated: Team Leader decision
10. Committee: Councillors decide through votes
11. Decision made and issued
12. If grant – conditions must be discharged before, during or after works
13. Minor amendments may be approved without public consultation
14. Challenge to High Court on decision on procedure issues only
15. Ombudsman – follow complaints procedure
16. Right of appeal to applicant only – refusal or conditions
17. 6 months to appeal from decision date
18. Three types of appeal: Written reps, Hearing and Public Inquiry



Committee Process

- Once a month on a Tuesday at 9:30am to 5pm
 - Copies of report – 5 working days before
 - Objectors – 5/15 mins
 - Supporters – 5/15 mins
-
- Order : Planning Officer presents report Objectors/agents,
Planning/Highway Officer responses Councillors, Vote



Material Considerations



Material Considerations

- Applications must be determined against the development plan and material considerations
- Must relate to planning and the application in question



Examples of MC's

- Character of area...its appearance, its feel, noise levels, landscape, trees, open spaces, building types (not tenure) and sizes, boundary treatments, spaces between buildings, pavement widths, straight roads vs curved, heights of buildings, style, materials and design
- Current land use
- Previous planning history for the site and immediate locality
- Precedent
- Amenity such as privacy, overshadowing, outlook
- Highway safety (avoiding danger and parking/access)
- Public services, such as drainage and water supply
- Refuse collection
- Comprehensive layout
- Designing out Crime
- Public rights of way
- Pollution
- Views to listed buildings
- Views in Conservation Areas



Examples of non MC's

- Development begun
- Applicant background
- Competition
- Moral objections
- Loss of View from house (views from public realm which contribute to character of area are MC's)
- Noise / disturbance from construction work
- Devaluation of property
- Land ownership
- Restrictive covenants
- Private rights – eg private right of way
- Financial matters
- Matters covered by other legislation (eg Building Regulations)



What's Happening in Southampton

- Monks Brook Gypsy/Traveller Transit
- SHLAA
- City Centre Master Plan



Ethelbert Avenue Conservation Area

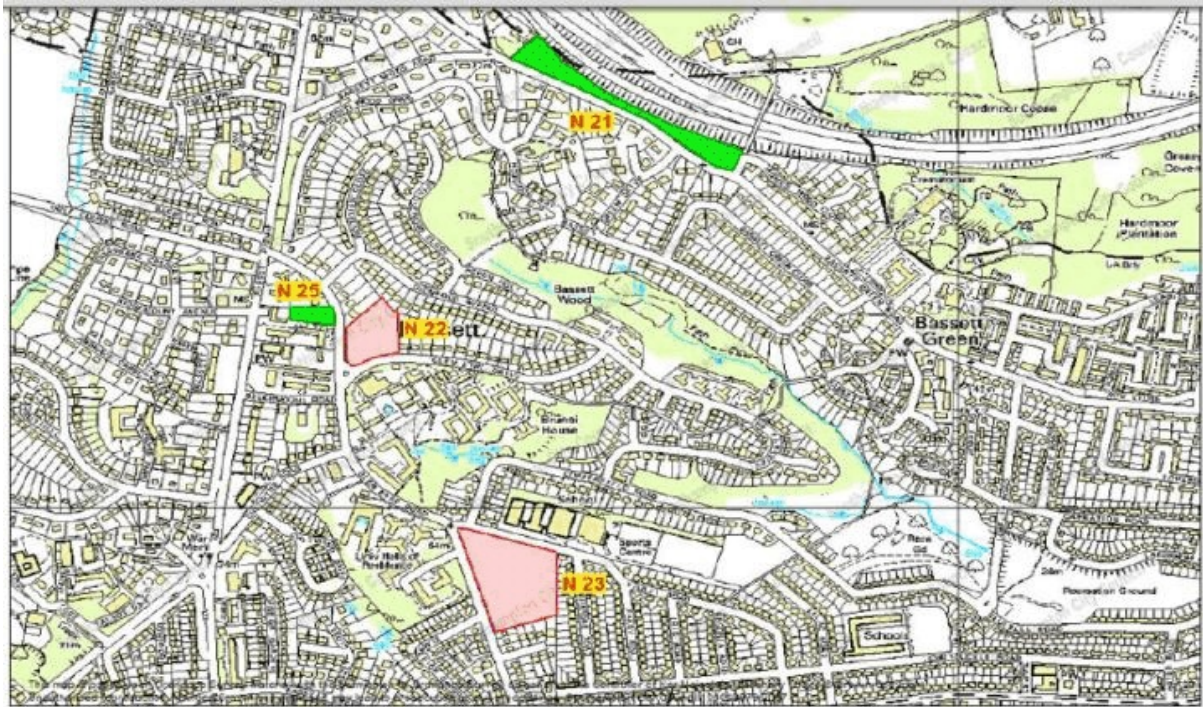


 **Planning Aid**
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STRATEGIC HOUSING LAND AVAILABILITY ASSESSMENT





Map 13 – Bassett



- http://www.southampton.gov.uk/Images/combined%20website%20report_tcm46-218765.pdf

Site Code	Map	Site Address	Approx Area (ha)	Indicative Dwelling Yield (net)	Planning status	Constraints	Overcome	Supply period
		Road Swaythling						
N 18	14	Parkville Road Area Housing Office Site	0.43	81	App	N/A		b
N 19	14	SHB Vehicle Hire Dept Wessex Lane	0.26	14	PP	N/A		b
N 22	13	1-3 Glen Eyre Drive and 61-63 Glen Eyre Road	0.77	16	Previous Refusal	Overdevelopment	Smaller scale development	c
N 23	13	Reservoir Site - Glen Eyre Road	2.12	115	no pp (LPR & UCS)	Site not yet available		c
N 24	4	21-23 Winn Road	0.13	14	UC	N/A		a
N 26	14	57a Harrison Road	0.15	12	UC	N/A		a
N 28	16	316A Priory Road	0.11	24	PP	N/A		b





City Centre Action Plan

- Public Participation on Preferred Approach: June - July 2011
- Publication of CCAP for public consultation: May - June 2012
- Submission to Secretary of State: September 2012
- Examination: January 2013
- Adoption: July 2013



What Can You Do?

- Become Stakeholder for consultation
- Contact Borough or Ward Councillor
- Raise public awareness through public meetings
- Formally comment at publication of Site Allocation DPD (Expected summer 2011)
- Design Statement

