

The Coventry and Warwickshire LEP: Planning Protocol

The CWLEP aims to drive economic growth, remove the barriers to growth and create high value jobs. The Planning Protocol sets out how Local Authorities will support growth through the planning system. We aim to deliver high quality sustainable development in a streamlined, consistent and collaborative way across Coventry and Warwickshire.

In line with the aim to remove barriers to growth all Local Authorities will provide an accessible pre-application service in an endeavour to ensure that potential showstoppers and fundamental policy constraints relating to proposed development are identified before the application is formally submitted.

The Local Planning Authority will commit to:

- 1) Continue to move forward to adopt their current Local Plan to ensure up to date policies are in place. *(Measurable)*

Measure: Local Planning Authorities to deliver up to date policies in accordance with their adopted Local Development Scheme (LDS). Each Local Planning Authority to prepare an annual report on progress of the Local Plan preparation against LDS timelines.

- 2) Prioritise the formulation of a Joint Strategy for the whole of the sub region, taking into account the differing characteristics and constraints of the local authorities. This Strategy would be formally adopted and would set out a co-ordinated framework to guide development across the sub region.
- 3) Deliver a pre-application service free of charge for employment (B Class) sites only (excluding residential, retail and leisure uses) providing the information submitted to the authority meets the pre-application service standards, in order to promote development and investment.
- 4) Retain the same case officer throughout the process (pre-application to application to discharge of conditions) where possible and ensure the case officer is readily available to be contacted.
- 5) Prioritise all employment (B Class) applications (excluding residential, retail and leisure uses) to increase the opportunity for investment and jobs in appropriate and sustainable locations.
- 6) Processing all employment (B Class) applications within the statutory time limit or sooner, and work positively with developers to achieve approval of their application with the minimum amount of pre-commencement conditions. Local Authorities will seek to reduce the number of refusals and loss of appeals. *(Measurable)*

Measures:

- *Performance of each Local Planning Authority against DCLG timeframes.*
- *Six monthly reporting on the number of employment (B Class) planning applications refused or withdrawn.*
- *Six monthly reporting of the number of pre-commencement conditions for employment (B Class) applications.*
- *Six monthly reporting on the number of appeals and the outcomes of appeals for employment (B Class) planning applications compared to officer recommendations.*

Agenda Item 16B – Appendix One

- 7) Working with developers to encourage local employment both pre and post construction on major applications through the use of planning conditions or legal agreement. (*Measurable*)

Measure: Annual reporting regarding planning applications where permit conditions or legal agreements have resulted in the employment of local people.

The Developer will commit to:

- 1) Provide the necessary information, in line with the pre-application service standards in order that a comprehensive and informed response can be provided.
- 2) Undertake pre-submission consultation with local communities and stakeholders in accordance with the Council's Statement of Community Involvement.
- 3) Provide a high quality planning application in line with the advice received at pre-application stage, including all the necessary plans, illustrative and context material and supporting statements identified at pre-application stage.
- 4) Ensure the proposals take into account key policy and strategic issues at the outset.
- 5) Identify a principal point of contact for communication.