Eversley Parish Council

DEVELOPER ENGAGEMENT POLICY

1. Policy Statement

This policy sets out how Eversley Parish Council will engage with developers and/or their agents, both prior to, and following, the submission of a planning application within the Parish, and informs Councillors and Officers when arranging discussions with developers.

2. Policy Scope

The policy applies to all Councillors and Officers of Eversley Parish Council as well as third parties and agents of the Council who work and act on behalf of the Council. This policy also applies to all stages of the planning development cycle including speculative queries and during the consultation phase. This policy applies to all meetings with developers, landowners, their employees or agents who work on their behalf. Eversley Parish Council will not offer advice on Planning Policy or provide a formal view at such presentations.

3. Pre-Planning Application Developer Meeting Guidelines

Individual Councillors may be approached by developers for informal discussion. This must be approached with caution and, in all instances, notified to the Clerk. Councillors must make it clear they are not representing Eversley Parish Council at any time except in the appropriate meeting, unless expressly authorised to do so.

Eversley Parish Council recognises that pre-application discussions play an important role in major planning applications and welcomes the desire of developers to consult both with Eversley Parish Council and the wider community. Eversley Parish Council is also aware of the importance of public perception in planning and the need to avoid any appearance that Eversley Parish Council is conducting secretive negotiations or is colluding with developers. It is important therefore that such pre-application discussions are undertaken appropriately and transparently.

Eversley Parish Council, where possible, accommodates requests from developers to present their pre-application proposals at a meeting of the Full Council prior to public consultation on the following conditions:

3.1 Pre-application planning discussions, communications and any comment given by the Full Council will not bind the Full Council to making a particular decision. Any views expressed will be without prejudice and based on the information available at the time.

3.2 Pre-application planning discussions will be held within a meeting of the Full Council which is open to the public. A record of meetings with developers/agents held on site at their request and with the permission of the landowner, and subject to a minimum of two Councillors, Officers or 3rd party agents present, will be made and reported to the next meeting of the Full Council.

3.3 On request of a pre-application meeting, developers will be sent a copy of this policy and asked to acknowledge receipt and their understanding of its content.

Eversley Parish Council may invite developers to attend an assembly of the Parish which is open to the public (Section 1(1) Public Bodies (Admission to Meetings) Act 1960), to present or discuss their proposals for a development affecting the Parish.

4. Post submission of a Planning Application

Following the submission of an application, any discussions with developers/agents will be held during a Full Council Meeting that is open to the public.

5. Construction Phase

There are many issues that can arise during the construction phase, from amendments to plans, disputes with neighbours and highways issues. A Councillor may, on the instruction of Council, act as a representative to feedback on such issues to the Clerk who will act accordingly.

6. Advertising of meetings with developers

Eversley Parish Council will use the publication of Agendas to notify residents of meetings in the normal way. The agenda will include the publication of the developer/ agent's name and proposal.

Approved: