



# **STATEMENT OF COMMUNITY INVOLVEMENT**

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## **Growth & Infrastructure Strategic Planning**

**Draft for Consultation**

**7 October 2019**

## 1 Introduction

1.1 The role of planning is important in shaping the places where people live and work.

1.2 The planning system provides opportunities for local people to take part in making key decisions about how their local areas will develop over time. A planning system that provides continuing opportunities for local people to participate is essential in creating and delivering Inclusive, accessible and safe sustainable communities.

1.3 BCP, as a local planning authority, is responsible for preparing a range of planning policy documents which collectively are known as the Local Development Plan (LDP). It is also responsible for the determination of planning applications for a range of development proposals across the Borough. Community involvement in both these functions is a fundamental component of the planning process.

1.4 As part of the suite of planning documents, the Council is statutorily required by the Planning & Compulsory Purchase Act 2004 (as amended) to produce a Statement of Community Involvement (SCI) and review it every five years. The purpose of the SCI is to set out our commitments as to how we will engage with local communities on a range of planning matters and in particular how we will:-

- involve and engage with the community and local organisations in the preparation of relevant LDP documents and other local planning documents.
- consider and determine planning applications for development and how the community can be involved in this process.

## Background

1.5 BCP Council has inherited three legacy SCI from the preceding Bournemouth, Christchurch and Poole councils, all adopted 2015 and 2016. These set out how the community could be involved in influencing and shaping the ways the areas in which they live and work would develop over time.

1.6 The National Planning Policy Framework (NPPF) revised in July 2018 and updated in February 2019 makes more of the value in meaningful, effective engagement and making participation in public consultation genuinely easy for all. NPPF (2019: para 16) clarifies that the planning system should be genuinely plan led and plans should be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees. The council must maintain the fundamental elements of effective engagement whilst recognising the social and (handheld) technological and behaviour changes taking place in the community.

1.7 The Localism Act (2011) introduced a duty to cooperate when plan making with adjoining authorities and other bodies on strategic cross boundary strategic infrastructure, including transport, flooding, housing and open space requirements. The three preceding local authority areas of Bournemouth, Christchurch & Poole and Dorset Council have been cooperating on a range of strategic matters for a number of years. BCP council intends to continue effective discussion on such matters to enable the duty to be met in full. The Neighbourhood Planning Act 2017 has introduced requirements for planning authorities to set out in the SCI policies for involving interested parties in the preliminary stages of plan making including supporting communities who wish to undertake neighbourhood planning. Other changes to planning legislation have removed the requirements to:

- include the SCI in the Local Development Scheme (LDS).
- have the SCI independently examined.
- submit the SCI to the Secretary of State.

1.8 As a result of these changes and in advance of the BCP Local Plan production, the council has produced a new BCP SCI to ensure local communities, individuals and other interested local organisations can be involved and engaged in local planning matters. The SCI therefore sets out:-

- the key stages in the preparation of development plan and supplementary planning documents and identifies the opportunities for consultation and involvement by communities, individuals and other local organisations.
- the opportunities for local people to comment on planning applications for development which affects them.

1.9 Following consultation and engagement on the draft revised SCI, all comments received will be fully considered and used to amend this document as appropriate, prior to adoption.

## **The benefits of involving the community**

1.10 Local communities are those that are most likely to be affected by development proposals in their areas. They are also those who know the most about their neighbourhood. Involving the community in the consideration of planning matters for their area can have a number of benefits, which include:-

- benefitting from detailed local knowledge, expertise and perspective of local people, organisations and community groups.
- greater community support for, and ownership of policies, strategies and decisions.
- community commitment to the future development of their area.
- improving the quality of life and of the built and natural environment.

1.11 When undertaking engagement with local communities on planning matters, Strategic Planning and Planning Services will promote fairness in the consultation process through the Gunning Principles. These principles state that:-

- a. Consultation must take place when the proposal is still at a formative stage.
- b. Sufficient information is put forward with the proposal to allow for intelligent consideration and response.
- c. Adequate time must be given for consideration of the proposal and response to it.
- d. The consultation responses must be conscientiously taken into account by the decision maker.

## **Links with other plans and strategies**

1.12 The SCI will be prepared in the context of the emerging BCP Corporate Plan (2019) which sets out what the council intends to achieve. The strategy makes a commitment for the BCP to become a modern, accessible and accountable council committed to providing effective community leadership. The high level priorities of the corporate plan are to improve the quality of life for our residents to:

- live fulfilled lives
- enjoy a sustainable environment
- have a brighter futures
- enjoy connected, vibrant communities
- see investment in a dynamic region

1.13 The methods set out in the emerging BCP Engagement and Consultation Strategy will commit the council to improving the way decisions are made by improving public engagement transparency and communication and providing more satisfactory and technologically responsive methods of communicating with the council as IT evolves over time.

## **The Council's Constitution (July 2019)**

1.14 The Council's Constitution sets out rules and procedures which explain how Council business is done and how decisions are made and must be consistent with the Council's Key Policy Framework. The Constitution gives residents and others certain rights and opportunities to participate in decision making and contribute to certain meetings. These will depend upon the nature of the meeting and the procedures for asking questions, submitting petitions and taking part in certain meetings are contained within the Constitution and set out on the Council's website.

## **Dorset Local Enterprise Partnership (LEP)**

1.15 The Dorset LEP is committed to long term economic growth and strategic investment in infrastructure to drive growth, attract funding and investment and increase productivity in Dorset. The priority for the LEP is to ensure that Dorset is a place where people want to live and work. Its main areas of work are to:

- create new jobs
- Attract new businesses and grow existing ones
- Secure funding for projects that have long term economic benefits
- Support businesses
- Develop skills, employment and career opportunities
- Support the development of housing

1.16 The LEP work in partnership with a range of stakeholders; including businesses, industry, education providers and community organisations to achieve their aims and have adopted Dorset Horizon 2038 – A Vision for Growth to realise a sustainable growth strategy over the next 20 years which also links with the Strategic Economic Vision for Dorset (2016).

1.17 The LEP work closely with BCP and Dorset local authorities to support strategic planning policy to ensure that the physical, environmental, social and cultural infrastructure can support the economic performance of Dorset.

## **Growth and Infrastructure**

1.18 BCP's Growth and Infrastructure unit is part of Regeneration and Economy Directorship. Strategic Planning and Planning Services operate as part of the Growth and

Infrastructure services. The engagement and consultation methodologies are guided by adopted and emerging corporate strategies, best practice and regulatory requirements. The aim is to enable better environmental outcomes for the residents within the BCP Council areas and shape neighbourhoods at strategic and local levels.

## **Our engagement and consultation principles**

1.19 The following general engagement and consultation principles will be applied when preparing planning documents as part of the LDP and in assessing and determining planning applications for development.

### **General engagement and consultation principles**

We will:-

- Make public engagement and consultation as inclusive as possible so that the widest range of residents and local organisations can be involved in, and influence the preparation of, local development plan documents and in the planning application decision making process.
- Use consultation methods that are appropriate to each stage of the planning process, the issues that are being considered and the community involved. Seek the views of the community and other local organisations at the earliest possible stages and throughout the planning process.
- Promote methods of engagement and consultation that make communication and involvement easier, faster and more cost effective, such as the use of the Council's website, email and other electronic media.
- Provide more opportunities for contact with the community through the use of workshops, meetings and other events and where practicable, be flexible in the timing of such events so that as wide an audience as possible can be reached.

## **Our approach to involving the community on planning**

1.20 We want to ensure that local communities in across Bournemouth, Christchurch and Poole are better informed about planning and more involved in delivering planning services. Our consultation practices meet our legal requirements for consultation on both development plan making and planning application decisions. These practices will be reviewed and wherever possible we will seek to improve how we consult with and involve the community on planning matters, seeking innovative methods including greater use of information technology, subject to the availability of resources and other relevant considerations.

## **How to use this document**

1.21 This document sets out the Council's commitments to consultation for both plan-making and planning application decision-making.

- Section 2 deals with plan making. All Specific and General Consultees for BCP are contained within Appendix 2 and 3. Organisations and individuals can request to be included within the consultee list at any time. Details will be maintained on the Council' consultation database and be notified of future planning policy consultations.
- Section 3 explains how planning applications are dealt with and shows how individuals and the community can be involved in the planning application process, including any right of appeal.

1.22 Some major applications, due to their significant impact on the surrounding area will require additional notification. In these instances, some or all of the following methods will be used - several site notices on large sites, exhibitions, one-to-one meetings with consultees (generally on request). Where relevant, we will engage with adjoining councils, parish councils and other community groups.

## 2 The Local Development Plan for BCP: Plan-Making

2.1 The Council, through its town planning function, is responsible for preparing a range of planning documents that collectively make up the Local Development Plan (LDP). Such documents provide the planning strategy, policies, site allocations and guidance aimed at managing growth and development across the Bournemouth, Christchurch & Poole areas.

2.2 There are two main types of local planning policy documents, prepared by the Council as follows:-

- **Development Plan Documents (DPDs)** - statutory documents, including the Local Plan that set the planning strategy, policies and site allocations for a local authority area.
- **Supplementary Planning Documents (SPDs)** - non-statutory documents that provide further detail and guidance on the implementation of policies and proposals contained in adopted DPDs. Whilst SPDs do not have the same 'weight' as DPDs, they can be an important 'material consideration' in the process of assessing and determining planning applications for development.

2.3 Alongside Local Plan production, the Council will at key stages, publish for consultation **Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA)** to assess the environmental social and economic effects of the Plan. The scoping stage at the beginning of the process is used to identify key sustainability objectives against which each plan can be considered, together with indicators and targets for measuring the performance of a particular plan against those objectives. The SA Scoping Report will set out the framework for undertaking SA/SEA and what the appraisal needs to take account of and consultation with statutory bodies will inform the content of the final document. This will be published on the Council's website.

2.4 The Council will also consult on changes to **Community Infrastructure Levy (CIL)** - locally set charge which can be applied to development to help fund infrastructure required to accommodate growth e.g. heathland mitigation; strategic borough-wide transport improvements and flood defences; additional educational, health, social care, leisure and community facilities; green infrastructure/open space and public realm improvements.

2.5 Whilst not prepared by the Council, it is obliged at various key stages of the **neighbourhood planning process** to consult with residents and interested parties when applications for forum and/or area designations are submitted. The draft Neighbourhood Plan (at Reg 16) will also require the council to undertake public consultation in accordance with the SCI. Consultation at the referendum stage is undertaken under separate legislative regulations. However, all consultation feedback is reported to Council committees to enable informed decision making to take place, in accordance with the Council's Constitution.

2.6 The Minerals and Waste Planning Policy team at Dorset Council undertake the preparation of **minerals and waste development plan documents** for the county of Dorset, and includes sites within Bournemouth, Christchurch and Poole.

2.7 Consultation and public participation on minerals and waste planning policy documents are subject to the provisions of Dorset Council's SCI. Dorset Council has liaised with BCP to ensure that consultation on plans covered by the revised Dorset Council SCI is up-to-date with the BCP SCI commitments where appropriate.

2.8 The **Local Development Scheme 2019** - sets out the timetable for BCP development plan documents to be produced and will also be published on the Council's website.

## The current context

The list below sets out the Local Development Plans for the three preceding authorities:

## 2.9 Bournemouth Local Development Plan

- Bournemouth Core Strategy (2012)
- Bournemouth Town Centre Area Action Plan (2013)
- Saved policies from the Bournemouth District Wide Local Plan 2002
- Affordable Housing DPD (2009)
- Bournemouth, Dorset & Poole Minerals Strategy (2014)
- Bournemouth, Dorset and Poole Waste Local Plan (2006)

## Other planning documents

**Community Infrastructure Levy (CIL) Charging Schedule 2016** - evidence based adopted local planning charge based on net additional floorspace created by new residential development. The Charging Schedule and Local Plan form the mechanisms for collecting developer contributions to enable infrastructure that supports housing growth.

**Supplementary Planning Documents** - a range of documents that provide detailed guidance on how planning policies will be implemented for specific topics. There will be a review of SPDs as part of the future Local Plan work. All older (pre-NPPF) Supplementary planning guidance documents will also need to be reviewed.

**Conservation Area Appraisals and Management Plans** - documents that define the special character of each of Bournemouth's conservation areas and the approach to their preservation and enhancement.

**Authority Monitoring report** - provides an up to date assessment of the performance of LDP documents against a set of indicators.

## 2.10 Christchurch Local Development Plan

- Christchurch and East Dorset Local Plan Part 1 – Core Strategy (2014)
- Remaining saved policies from the Borough of Christchurch Local Plan (2001)
- Bournemouth, Dorset & Poole Minerals Strategy (2014)
- Bournemouth, Dorset and Poole Waste Local Plan (2006)

## Other Planning documents

**Community Infrastructure Levy (CIL) Charging Schedule 2016** - evidence based adopted local planning charge based on net additional floorspace created by new residential development. The Charging Schedule and Local Plan form the mechanisms for collecting developer contributions to enable infrastructure that supports housing growth.

**Supplementary Planning Documents** - a range of documents that provide detailed guidance on how planning policies will be implemented for specific topics. There will be a review of SPDs as part of the future Local Plan work. All older (pre-NPPF) Supplementary planning guidance documents will also need to be reviewed.

**Conservation Area Appraisals and Management Plans** - documents that define the special character of each of Christchurch conservation areas and the approach to their preservation and enhancement.

**Monitoring Report** - provides an up to date assessment of the performance of LDP documents against a set of indicators.

## 2.11 Poole's Local Development Plan

- Poole Local Plan 2018
- Broadstone Neighbourhood Plan 2018
- Poole Quays Forum Neighbourhood Plan 2017
- Bournemouth, Dorset & Poole Minerals Strategy (2014)
- Bournemouth, Dorset and Poole Waste Local Plan (2006)

### Other Planning documents:

**Community Infrastructure Levy (CIL) Charging Schedule 2019** - evidence based adopted local planning charge based on net additional floorspace created by new residential development. The Charging Schedule and Local Plan form the mechanisms for collecting developer contributions to enable infrastructure that supports housing growth.

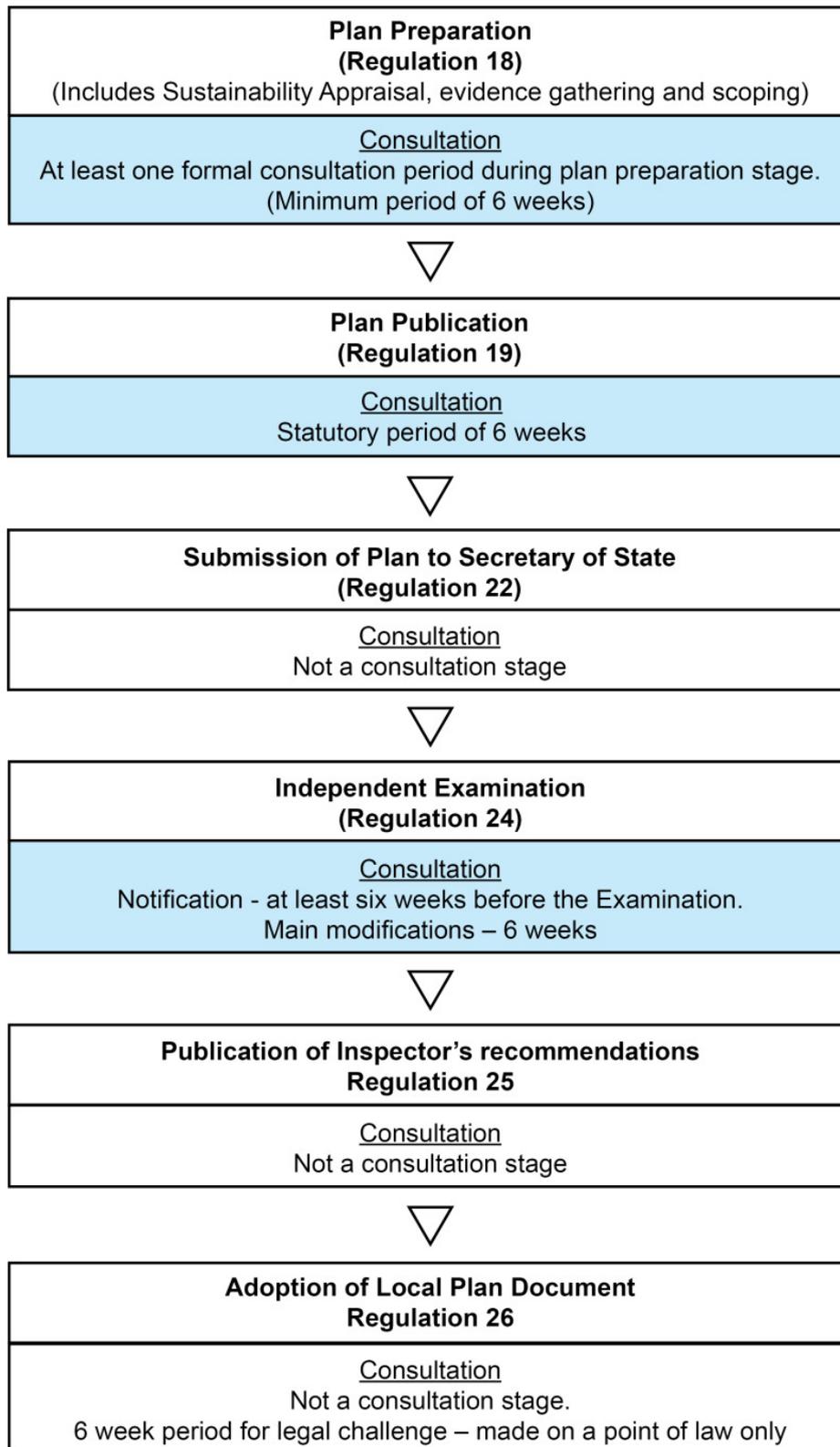
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**Conservation Area Appraisals and Management Plans** - documents that define the special character of each of Christchurch conservation areas and the approach to their preservation and enhancement.

**Monitoring Report** - provides an up to date assessment of the performance of LDP documents against a set of indicators.

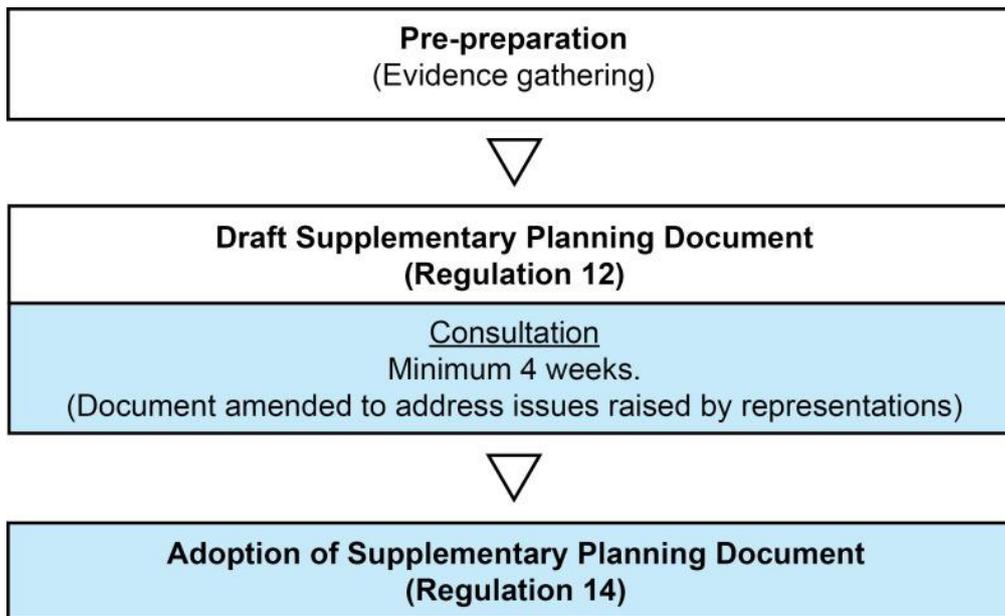
## Stages in Local Plan Preparation

2.12 The following diagram sets out the statutory process in the preparation of local plan Documents.



## Stages in the Preparation of Supplementary Planning Documents

2.13 The following diagram sets out the stages in the preparation of supplementary planning documents, which as they are not statutory documents are subject to a more streamlined preparation process.



## Ways to get involved in the development of new planning policies

2.14 The following table sets out the range of methods that can be used in engaging with the community and other stakeholders. The method(s) used will be those that are appropriate to the stage of the planning process, the issues that are being considered and the community involved.

Website	All planning policy documents, engagement, consultations and supporting information will be available on our website. We may also use the website for online comment forms, questionnaires and feedback
Email	Emails will be our preferred main method of communication. Emails may include information on consultations, responses, the stage of preparation reached, adoption and general updates.
Letter	Letters will be used in the same way as emails where electronic communication is not possible, or where interested parties have chosen this option as their preferred method of communication.
Social media	Where appropriate, social media such as facebook or twitter may be used to communicate planning matters with groups who are hard to reach or do not traditionally respond to other methods of communication.
Meetings	Meetings with groups and organisations will be used where appropriate and relevant to the document being prepared.
Attending group meetings	We may offer to attend meetings which are held by existing groups to clarify or explain issues or documents we are consulting on.
Digital communication	We will seek to use emerging or new digital technology to engage with residents and interested parties, capturing feedback through the use of new technology.
Workshops	Facilitated workshops may be used where appropriate and relevant

	to allow discussion on issues in detail and to ensure that a range of interested parties have the opportunity to express their views and opinions.
Exhibitions	Exhibitions may be used to explain specific proposals and, when staffed, will be used as a method for clarifying our approach and generating feedback.
Targeted meetings	In appropriate situations, meetings may be arranged with groups who are not normally engaged in planning consultations to make sure their views are heard.
Local publicity	Where appropriate, additional publicity measures may be taken at a local level.
Walkabout tours	In certain instances 'walkabout tours' may be used as a way of engaging with a range of stakeholders with interests in a specific geographical area.



## Who will be consulted in the preparation of planning documents?

2.15 The Town & Country Planning (Local Planning) England Regulations 2012 identify 'specific consultation bodies' and 'general consultation bodies' that local planning authorities must consult:

### Specific Consultation Bodies

The Coal Authority

The Environment Agency

Historic England

Marine Management Organisation

Natural England

Network Rail

Highways England

A relevant authority, any part of whose area is in or adjoins the local planning authority's area

Electronic communications code systems operators

Clinical Commissioning Groups established under s18 of the National Health Service Act 2006 or continued in existence by virtue of that section.

Electricity providers

Gas providers

Sewerage undertakers

Water undertakers

Homes and Communities Agency

## General Consultation bodies

Voluntary bodies some or all of whose activities benefit any part of the local planning authority's area.

Bodies which represent the interests of different racial, ethnic or national groups in the LPA area.

Bodies which represent the interests of disabled persons in the LPA area.

Bodies which represent the interests of persons carrying on business in the LPA area.

2.16 A list showing groups that are typical of the General Consultation bodies we consult with is shown in Appendix 3.

2.17 The Strategic Planning team maintains a database of organisations and individuals who we are statutorily obliged to consult with and those who have expressed an interest in being involved in the development plan process. As the database is capable of continuous update, any organisation or individual can request to be added at any time, by providing their correspondence details, preferably by email.

## How will your views be taken into account?

2.18 When a consultation event has ended, all the representations we have received will be fully considered and our response will be set out in a summary document. Where appropriate, the planning document consulted on will be revised to reflect the representations received. The summary consultation document will set out:-

- Who was consulted?
- How they were consulted.
- A summary of the main issues raised in the comments.
- how the comments have been taken into account in the final document.

2.19 The summary will be published on our website alongside the consultation documents.

## Adoption of LDP and Supplementary Planning Documents

2.20 Once the formal stages of plan preparation have been completed, as set out in Diagrams 1 and 2 (under paragraphs 2.13 and 2.14) documents will be formally adopted by the Council. All Development Plan and Supplementary Planning Documents must be adopted by Council.

## Development Plans - Consultation Principles

2.21 In the preparation of development plan and supplementary planning documents we will apply the following principles:

**When preparing development plan and supplementary planning documents, we will:**

- Provide clear information on both the purpose of the engagement and consultation being undertaken and the issues under consideration.
- Design engagement and consultation events to provide at least the minimum statutory consultation period and wherever practicable or appropriate, exceed these where practicable, run engagement and consultation events in combination to reduce duplication and waste.
- Keep records of all representations received through consultation and provide an appropriate acknowledgement.
- Publish responses to representations and use the results to inform policy and service development.

## **Sustainability Appraisal and Strategic Environmental Assessment**

2.22 As part of the preparation of LDP documents, the Council is required to undertake Sustainability Appraisal (SA) and Strategic Environmental Assessment (SEA). SA examines the implications of the LDP on the community, the environment and natural resources, whereas SEAs are undertaken to measure the effects of the plan, policy or programme on the environment generally. The process aims to combine social, environmental and economic considerations into the preparation of plans in order to promote sustainable development. In addition, as part of the SA process, Poole's development plan documents are also subject to separate appraisal in respect of health and equalities issues in the form of Health Impact Assessment (HIA) and Equalities Impact Assessment (EqIA).

2.23 A key stage of the SA process is provided by 'scoping'. It is used to identify the issues that the SA needs to take into account and involves identifying relevant issues from other plans, strategies, programmes and guidance, in addition to certain background (baseline) information, that can be used to assess changes to the environment over time. The scoping stage is also used to identify key sustainability objectives against which relevant development plans can be considered, as well as indicators and targets for measuring the performance of the plan against those objectives. The scoping stage also includes the development of a framework and methodology which is used to test options and alternatives through SA.

2.24 For BCP, SA scoping will be undertaken at the commencement of the Local Plan process and the resulting SA framework and methodology applied to subsequent DPDs. The review of this SCI is taking place at the same time as the Local Plan process is commencing and, as a consequence, revised 'scoping' will be undertaken to produce an updated SA framework and methodology that will be used to assess the economic, social and environmental impacts of both the revised Core Strategy and subsequent DPDs. A SA report will be produced for consultation alongside a development plan document, at each stage in its preparation. A final SA report will be published prior to a development plan document being adopted by the Council.

## **Fulfilling the requirements of Sustainability Appraisal/Strategic Environmental**

### **Assessment, we will:**

- Undertake and consult on a revised scoping document and develop an updated SA framework and methodology which will be applied to the review of the Core Strategy and subsequent development plan documents, as appropriate.
- Publish SA reports for consultation, alongside development plan documents, at each stage in their preparation.
- Amend SA reports, where appropriate, in response to any comments received.
- Produce a final SA report prior to a development plan document being adopted.

## **The Duty to Cooperate**

2.25 The Localism Act 2011 introduced a new 'Duty to Cooperate', requiring local Authorities and a number of other public bodies to:-

- Cooperate in relation to issues of sustainable development or the use of land that would result in a significant impact on at least two local planning authority areas.
- Set out planning policies to address these issues.
- 'Engage constructively, actively and on an ongoing basis' in developing strategic policies.
- Consider joint approaches to plan making.

2.26 The NPPF sets out the strategic issues where cooperation might be appropriate and further guidance is provided on 'planning strategically across local boundaries', highlighting the importance of joint working to meet development requirements that cannot be wholly met within a single local planning area, through either joint planning policies or informal strategies such as infrastructure and investment plans.

2.27 BCP will be required to demonstrate that it has complied with, and fulfilled the requirements of the Duty to Cooperate in preparing its Local Development Plan and associated documents. In this regard the commitments below will be implemented.

### **Fulfilling the Duty to Cooperate, we will:**

- identify those issues that will require to be considered jointly with neighbouring local authorities and other public and private bodies and actively engage with them in fulfilling the requirements of the duty to cooperate.
- produce appropriate documentation that sets out duty to cooperate arrangements for identified issues and includes details of the decisions reached and why.

## Neighbourhood Planning

2.28 Neighbourhood planning was introduced by the Localism Act 2011 and the Neighbourhood Planning Regulations (2012). The Localism Act sets out the areas of neighbourhood planning for which local planning authorities are responsible. In meeting these responsibilities, Strategic Planning will support forums through their applications to become designated neighbourhood forums and to progress through key statutory stages of plan production.

### Neighbourhood Planning

#### We will:

- Comply with all Neighbourhood Planning legislation and regulatory requirements.
- Provide guidance and support to prospective neighbourhood groups in wishing to establish themselves as a neighbourhood forum and designate a neighbourhood area.
- Provide advice and assistance to a designated neighbourhood forum in the preparation of a neighbourhood plan, subject to the availability of resources.
- Make the appropriate checks to ensure that a submitted neighbourhood plan meets basic conditions and legal requirements.
- Publish the submission version of the Neighbourhood Plan for public consultation on the council's website for a period of 6 weeks and gather representations received to be forwarded to the examiner for consideration.
- Make arrangements to appoint independent examiner for the examination of a neighbourhood plan - generally examination will be by written representations.
- Make the examiner's report available on the Council's webpages.
- Progress to referendum and write to eligible residents and businesses on the Council's electoral register informing them that a referendum will be held at least 28 days prior to the voting date.
- Notify residents of Neighbourhood Planning referendums in their area, on the Council's website.
- Following a positive referendum and subject to the Plan meeting EU obligations, progress the Plan to adoption.
- Publicise the Neighbourhood Plan on the council's website and in libraries and put up site notices in the Neighbourhood Area publicising the adoption of the Plan.

## Community Infrastructure Levy

2.29 The three preceding authority areas have separate adopted Community Infrastructure Levy (CIL) Charging Schedules. CIL provides the main mechanism for development in Bournemouth, Christchurch and Poole to contribute towards providing the infrastructure required to accommodate growth in the town. The CIL Charging Schedule sets out the rates (set at £ per square metre of new floorspace) that are applied to development depending on

location in the Borough. The adopted rates will be subject to monitoring and periodic review to ensure that they remain up to date and effective. Where, in the future, the adopted Charging Schedule needs to be amended the Council will ensure that it will consult widely to ensure that any proposed changes are subject to the appropriate engagement with local communities, infrastructure providers, developers and other stakeholders.

### **Community Infrastructure Levy**

#### **We will:**

- regularly review the operation and effectiveness of the adopted Charging Schedules.
- report on the collection and expenditure of CIL monies from the preceding financial period in the Annual Monitoring Report.
- maintain regular engagement with communities, interested parties and infrastructure providers to ensure the town's infrastructure needs evidence base is kept up to date.
- consult widely prior to amending the Council's Regulation 123 list of infrastructure that is to be delivered (in whole or in part) through CIL.
- undertake consultation with the Borough's communities and organisations in accordance with the CIL Regulations requirements for engagement prior to any formal review of the adopted CIL Charging Schedule.

### **How will locally elected Councillors be involved?**

2.30 The Council's Overview and Scrutiny Board will have the opportunity to provide a steer on Local Development Plan and Supplementary Planning Documents. The Board can scrutinise and endorse all emerging planning policy and guidance documents prior to each stage of public engagement and involvement, with the results of consultation undertaken and how it has informed amendments to documents being reported back at an appropriate stage.

### **What resources does Strategic Planning have?**

2.31 Undertaking engagement and consultation is an integral part of the work of the Planning Service, but it is also resource intensive. There are direct costs in terms of resources and staff time. What we have set out in this Statement of Community Involvement is capable of being resourced from within existing budgets, based on the current resources available to the service.

2.32 We will aim to use the most cost effective methods of engagement and consultation, provide a high quality service to all customers and where possible, will work with others to coordinate consultations where we can.

### 3 Development Management - Planning Applications

3.1 The requirements for advertising and consulting on planning applications are set out in The Town and Country Planning (Development Management Procedure)(England) Order 2015. Table 1 sets out the statutory requirements for various categories of planning application.

Development type	Statutory requirement	Optional Publicity
Applications for non-major development including; Household, Minor, Change of Use, Variation of Condition and others.	*Site notice <b>or</b> neighbour notification letter(s) to <i>landowners or occupiers adjoining the site.</i> *Publish on website	Both neighbour notification letter(s) and site notice where considered relevant by officers.
Major applications (as set out in Article 2) of the Development Management Procedure Order 2015	*Advertisement in local newspaper. *Site notice <b>or</b> neighbour notification letter(s) to <i>landowners or occupiers adjoining the site.</i> *Publish on website	Neighbour notification letter(s) where considered relevant by officers.
Major applications accompanied by an environmental statement	*Advertisement in local newspaper *Site notice *Publish on website	Neighbour notification letter(s) where considered relevant by officers
Applications for Development affecting the setting of a Listed Building or a Conservation Area.	*Advertisement in local newspaper. *Site Notice *Publish on website	
Applications which do not accord with (departures from) the statutory development plan.	*Advertisement in local newspaper *Site Notice	Neighbour notification letter(s) where considered relevant by officers
Applications which affect a Public Right of Way (PRoW) to which Part 3 of the Wildlife & Countryside Act 1981 applies	*Advertisement in local newspaper. *Site Notice *Publish on website	Neighbour notification letter(s) where considered relevant by officers
Notice of hedgerow removals	*Notify Parish Council (where existing)	Neighbour notification letter(s) where considered relevant by officers.  Publish on website.
Development by Electronic Communications Code Operators GPDO 2015 Sch 2, Part 16	<b>If development is not in accordance with the development plan or would affect a PRO to which Part 3 of the Wildlife and Countryside Act 1981 applies.</b>  *Site notice <b>and</b> Advertisement in local newspaper.	Neighbour notification where considered relevant by officers

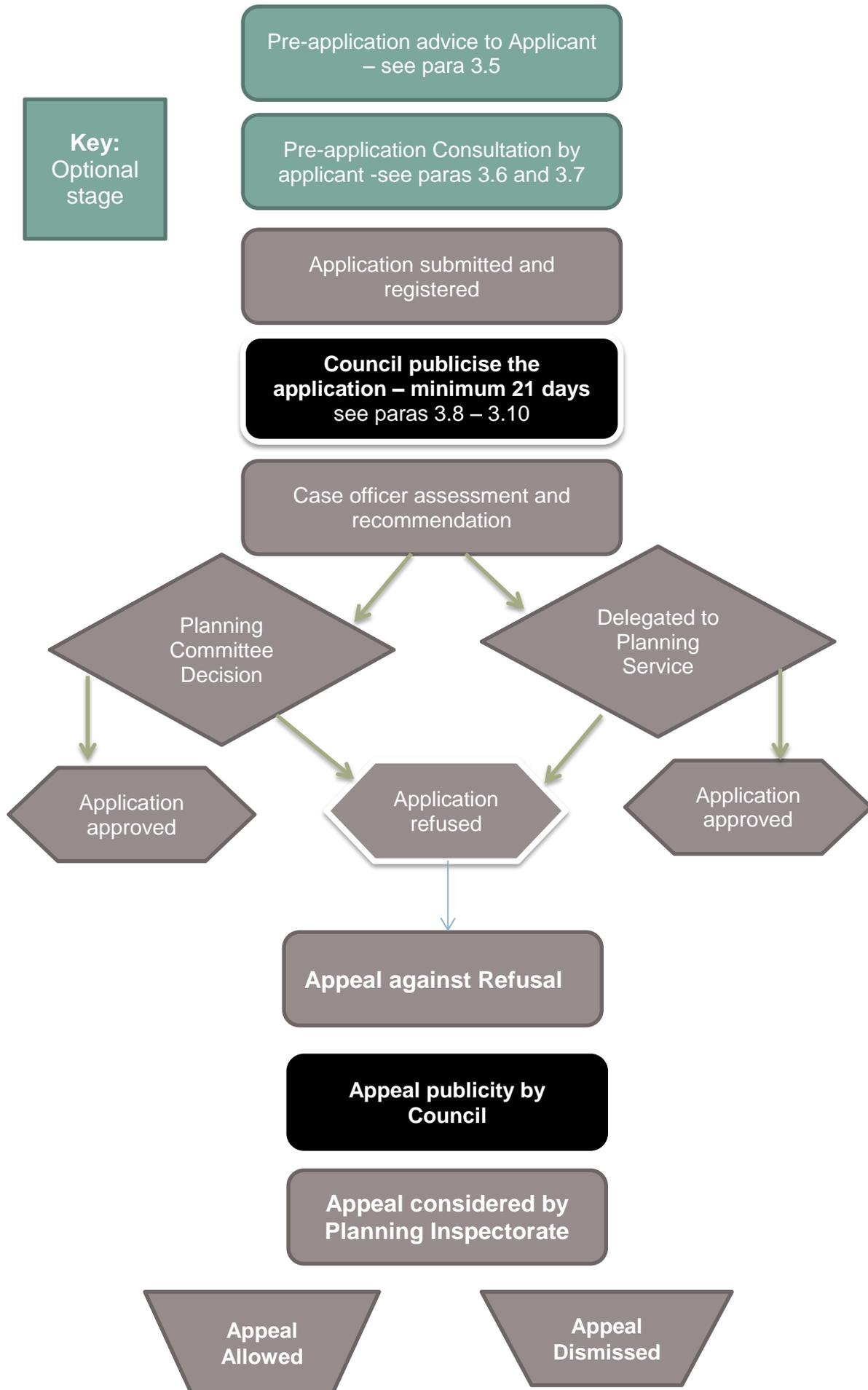
Development type	Statutory requirement	Optional Publicity
	<p><b>On sites of 1 hectare or more:</b></p> <p>*Site notice <b><i>or</i></b> neighbour notification letter(s) <i>to landowners or occupiers adjoining the site</i> .</p> <p>*Advertisement in local newspaper</p> <p><b>All other development not covered above:</b></p> <p>*Site notice <b><i>or</i></b> neighbour notification letter(s) <i>to landowners or occupiers adjoining the site</i>.</p> <p>*Advertisement in local newspaper.</p>	
<b>Other</b>		
Application for non-material amendment.	None.	Publish on website.

3.2 The Council is committed to engagement and consultation on planning applications in line with legal requirements. Where considered relevant by officers, these legal requirements are exceeded to ensure that notification reaches a wider audience to ensure all affected parties are made aware of an application. Site notices are posted in a prominent position outside of the site of the proposed development and where necessary, at the rear so that residents of adjoining properties are notified. On large sites or for major applications, normally more than one site notice is posted. The notice will briefly describe the proposal and specify a date by which representations should be made (not less than 21 days from the date of posting). Representations must be made in writing either by letter or email or by posting this directly online using the facility on the council's website.

3.3 The Council encourages pre-application engagement and consultation in line with the NPPF (2019).

3.4 The following flow chart sets out the planning application process (opportunities for public involvement highlighted in black).

# Planning Application Process



## **Pre-application discussions with applicant**

3.5 Most applications can benefit from obtaining advice at the pre-application stage, before an application is submitted. Pre-application discussions provide greater certainty and clarity to applicants by identifying relevant planning issues and requirements that can influence the final scheme at an early stage, before it is submitted.

## **Pre-application consultation**

3.6 Applicants are strongly encouraged to obtain pre-application advice on development proposals and to engage in pre-application consultation for major or potentially controversial development schemes where appropriate. Pre-application consultation provides an opportunity for developers to explain their proposals and allows the local community the opportunity to express their views and raise concerns directly with the applicant with the possibility of influencing the proposal prior to the submission of a planning application.

3.7 The Council recognises the importance of actively and creatively engaging the community in the shaping and development of the places where people live and work and the role this can have in fostering a sense of pride and ownership in a local area. To achieve this, the Council will consider the use of engagement forums and events to allow elected Councillors to liaise with invited local community leaders, schools, community groups, business representatives and other relevant key stakeholders. In this way, forums can participate in discussion to consider a site's future use, design and layout, before a proposed development scheme is submitted to the Council. This process aligns with the spirit of the Government's 'Localism' agenda.

## **How local communities are involved when a planning application is received**

3.8 When a planning application is received, neighbours will be notified by site notice. Case officers will exercise discretion in posting more than the minimum number of site notices where large or complex developments. The public normally have 21 days (24 where the period includes a bank holiday) to make comments on any application proposal and the deadline date will be displayed on letter and site notice. Copies of application forms, plans and supporting documents are available for the public to view at the Council's offices and on their website.

3.9 The Council is under a statutory duty to publicise applications. At present weekly lists of all applications made and received by the Council are circulated to local newspapers. Copies of the weekly lists are also sent to the libraries, councillors, other groups and individuals who have requested them. Weekly and monthly lists are also published on the Council's website.

3.10 In addition to the weekly lists, the Council has a statutory obligation to advertise specific types of applications within a local newspaper – in our case the Daily Echo. The Council publishes public notices to advertise the following types of applications:-

- Applications for Major Development as set out in article 2 of the Development Management Procedure Order 2015.
- Major Applications accompanied by an Environmental Statement.
- Applications for Development within a Conservation Area
- Applications for Listed Building Consent where works to the exterior of the building are proposed.

- Applications affecting the setting of Listed Buildings.
- Applications which do not accord with (departures from) from the statutory Development Plan.
- Applications affecting a public right of way to which Part 3 of the Wildlife & Countryside Act 1981 applies.
- Certain development by Electronic Communications Code Operators

## Who makes decisions on planning applications?

3.11 A wide variety of planning applications are received each year, ranging from small householder and minor applications, change of use, variation of conditions to large commercial, retail, housing or mixed use developments. The Council makes decisions on these planning applications in one of two ways:-

- The Head of Planning Services can determine applications under delegated powers. This accounts for more than 90% of all applications received.
- The Planning Committee deals with those other applications considered to be more contentious as set out in the BCP Constitution July 2019.

3.12 Planning application decisions are made taking into account the recommendation of planning officers, the adopted development plan and other relevant material considerations. Consultation arrangements and the application of planning policy is the same whichever route is chosen. Members of the public have the right to register to speak either in favour or against planning applications at Planning Committee meetings.

3.13 Once a planning application has been determined, the decision will be available to view on the Council's website.

3.14 The following commitments set out our approach to how the planning application process will be undertaken and what information will be made available.

**In undertaking the planning application process, we will:**

- Encourage applicants to undertake pre-submission consultations with local communities on large or significant development proposals.
- Encourage applicants to engage in pre-application discussions with the Council for major or significant/controversial applications.
- Encourage householders to undertake informal discussions with neighbours over householder proposals.
- Allow access to all planning files including working papers (except where confidentiality exclusions apply) and develop document management systems so that, progressively, all files are available electronically through the BCP website.
- Negotiate minor changes with applicants to improve the application.
- Make significant amendments to applications subject to renewed notification; However, major changes will require a new application to be submitted.
- ensure that Council planning officers respond to letters, telephone calls and other means of communication seeking information and advice on applications.

## Appendix 1: Glossary of planning terms and acronyms

**Community Infrastructure Levy (CIL)** - the financial contribution raised from new development that is used to fund the provision of infrastructure (e.g. transport schemes, flood defences, parks and green spaces etc), that is needed as a result of development.

**Local Plan** - key document that sets out the long-term spatial vision for an area, together with the spatial objectives, strategic policies and development management policies required to deliver that vision. The Local Plan has the status of a Development Plan Document.

**Development Plan** - as set out in Section 38(6) of the Planning and Compulsory Purchase Act, an authority's development plan consists of relevant documents contained within its Local Plan.

**Duty to Cooperate** - provision of the Localism Act 2011, that has created a duty on local authorities to cooperate with each other when making plans.

**Overview and Scrutiny Board** - advisory committee dealing with the development of planning policy.

**Equalities Impact Assessment (EqIA)** - an assessment tool used to ensure that policies, plans, programmes and strategies do not discriminate against any group or individual on the grounds of age; disability; ethnicity; religious belief or faith; gender; transgender; sexual orientation or social inequalities.

**General Consultation Bodies** - defined in Part 1 of The Town and Country Planning (Local Planning) (England) Regulations 2012 , examples given in Appendix 3.

**Gunning Principles** - following a landmark case in 1985 (R v LB Brent ex parte Gunning), Stephen Sedley QC proposed four consultation principles applicable to all public consultations by public bodies in the UK. These include ensuring consultation is undertaken when proposals are still at a formative stage, that there is sufficient information provided for the public to make an informed choice, that adequate time is given for consideration and response and, that consultation responses are conscientiously taken into account by decision makers.

**Health Impact Assessment (HIA)** - an assessment tool used in determining how policies, plans, programmes and strategies can contribute to improving the health and wellbeing of communities.

**Annual Monitoring Report** – Authorities monitoring the indicators of achievement and targets set out in the Local Plan. The monitoring report assists with identifying how well the Local Plan's key outcomes related to the strategic objectives are being implemented.

**Local Development Plan (LDP)** - the name for the portfolio of Local Development Documents.

**Local Development Scheme (LDS)** - a work programme showing when planning policy documents will be produced.

**Localism Act 2011** - legislation that brought about a number of reforms to the planning system which included the abolition of regional strategies; the duty to cooperate and introduction of neighbourhood planning.

**National Planning Policy Framework (NPPF) (revised 2019)** - document that sets out the Government's planning policies and how these are to be applied. It also provides the framework within which local people and their accountable Councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

**Neighbourhood Planning** – Introduced by the Localism Act 2011, this is a means by which local communities are provided with the rights and powers to decide the future of the places where they live and work by developing a Neighbourhood Plan. When made, the plan has the same status as the Local Plan.

**Local Planning Authority (LPA)** - term for the body as part of the Council that has responsibility for setting local planning policies and making decisions on planning applications.

**Statement of Community Involvement (SCI)** - sets out the standards which authorities will achieve with regard to involving local communities in the preparation of local development documents and development management decisions.

**Strategic Environmental Assessment (SEA)** - a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European 'SEA Directive' (2001/42/EC) requires a formal 'environmental assessment of certain plans and programmes, including those in the field of planning and land use'.

**Supplementary Planning Document (SPD)** - document that provides supplementary information in respect of the policies in Development Plan Documents. They do not form part of the Development Plan and are not subject to independent examination.

**Specific Consultation Bodies** - defined in Part 1 of The Town and Country Planning (Local Planning) (England) Regulations 2012, examples given in Appendix 2.

**Sustainability Appraisal (SA)** - tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required in the Act to be undertaken for all local development documents.

**Stakeholders** - any individual or organisation who has an interest in the way an area develops. This may include residents, developers, community groups, employers etc...

**The Regulations** - Town & Country (Local Planning) (England) Regulations 2012 No. 767

## **2 Appendix: List of Specific Consultation Bodies as interpreted from the Town & Country Planning (Local Planning) (England) Regulations 2012**

### **Relevant Adjoining Local Planning Authorities:**

Dorset Council  
New Forest District Council

### **Relevant Adjoining Parish and Town Councils: (not exhaustive for BCP)**

Arne  
Burton and Winkton  
Christchurch  
Colehill  
Corfe Castle  
Corfe Mullen  
Ferndown  
Highcliffe and Walkford  
Hurn  
Lytchett Matravers  
Lytchett Minster and Upton  
Morden  
Pamphill and Shapwick  
Studland  
Sturminster Marshall  
Wareham St Martin  
West Parley  
Wimborne Minster

### **Electronic communications companies/owners or operators of telecommunications apparatus**

BT  
EE  
Three  
Openreach  
SSE Telecoms  
Telefónica UK Ltd (O2)  
Vodafone Ltd

Licence granted under section 7(2) of the Gas act 1986(9): British Gas  
Dorset Health and Wellbeing Board  
English Heritage  
Environment Agency  
Highways England  
Homes and Communities Agency  
Marine Management Organisation  
National Grid  
Natural England  
Network Rail  
Licence granted under section 6(1)(b) or (c) of the Electricity Act 1989  
Scottish and Southern Energy PLC  
Bournemouth Water Ltd  
Wessex Water

## **Appendix: List of General Consultation bodies as interpreted from The Town & Country (Local Planning) (England) Regulations 2012**

### **General Consultee Bodies include the following:**

Resident and community group  
Places of worship and religious groups  
Energy, environmental and sustainability groups  
Heritage groups  
Leisure and recreation groups  
Culture and arts  
Places of education and children and young peoples groups  
Healthcare and community safety groups  
Citizen, political and societal groups  
Business and economy groups  
Wider stakeholders and individuals  
Non adjoining Local authorities  
Non-adjoining Parish Councils

The BCP consultation database consists of consultees and agents comprising those who have requested to be kept informed of planning documents. The specific and general consultation bodies represent a proportion of these with the remaining organisations interested parties consisting of local residents, and businesses that have particular interest in issues relevant to the area in which they are located.