

# An introduction to the planning system and the planning application process

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# Overview

Will be covering:

- The English planning system;
- Planning permission and renewable energy;
- The planning application process;
- How we can help.

# The English Planning System

## Plan-led system:

- is the direct responsibility of local authorities;
- involves preparing **statutory development plans** that direct and manage what can be built and where;
- Legislative framework set out in Acts of Parliament - **The Town and Country Planning Act** is the principal planning Act;
- Guided by national planning policy – Planning Policy Statements (PPS) and Planning Policy Guidance Notes (PPG)

# Development Plans in the Northwest

## Northwest Regional Spatial Strategy

part of **statutory development plan** for each local authority area which;

- sets out overarching regional policies to guide and manage development;
- includes regional renewable energy policies (EM17 and EM18).



## Local Development Framework

portfolio of documents including **development plan documents** which:

- Allocate land for particular use (housing, shops etc);
- Protect areas from inappropriate development;
- Sets out local policies to guide and manage development.

# Development Plans - Emerging Policies

- Emerging development plan policies will require new development to reduce overall carbon emissions through:
  - Energy Reduction;
  - Energy Efficiency;
  - Renewable Energy;
  - Combined Heat and Power.
  
- Therefore to secure planning permission, future developments will need to integrate renewable or low carbon technologies wherever possible

# Do I Need Planning Permission?

## Planning Permission Needed for:

- Construction of new buildings;
- Substantial alternations or additions to existing buildings / changes to landform;
- Changes in use of land or buildings.

## Exceptions:

- Permitted development rights – General Permitted Development Order
- Certain changes of use – Use Class Order

**If in doubt – ask your local planning authority**

# Permitted Development - Renewable Energy

## Only Domestic Microgeneration:

- Roof mounted and stand alone solar thermal & solar PV (conditions apply);
- Wood burning boilers, stoves and CHP (conditions apply);
- Ground source heat pumps; and
- Water source heat pump.
- **NOT** micro and small wind or air source heat pumps – operational issues to be resolved



# Planning Permission - Renewable Energy

- Non-domestic and commercial renewable energy applications **will** need planning permission;
- May need to carry out additional surveys and assessments to support you application;
- Will need a Design and Access Statement;
- Larger proposals (e.g. wind farms and energy from waste schemes) may be subject to Environmental Impact Assessment;
- Recommend engaging with local community **before** submitting a planning application.

**Talk to local planning authority before submitting an application to discuss what is required**

# Supporting Information

Will depend on type, size and scale of project and location of site.

May need to address impacts on the following:

- Landscape / Visual
- Ecology / Birds & Bats
- Traffic
- Noise and Odour
- Geology
- Hydrology / Watercourses
- Grid connection
- Pollution control / emissions
- Site management plan
- Socio-economic (impact on people and local businesses)

# How to apply for planning permission

- Apply to your local planning authority;
- Can make the application yourself, or appoint an agent;
- Different types of application – outline / reserved matters / full;
- ‘Validation Checklist’ tells you what to submit;
- Include all the necessary supporting information and correct fee;
- LPA will aim to determine applications in 8 – 13 weeks;
- Complex applications may take longer.

**Planning applications will be decided in line with statutory development plan**

# Planning application process 1

Contact planning department for advice and pre-application discussions



Talk to the local community



Request application form and decide on application type (Outline / Reserved Matters / Full)

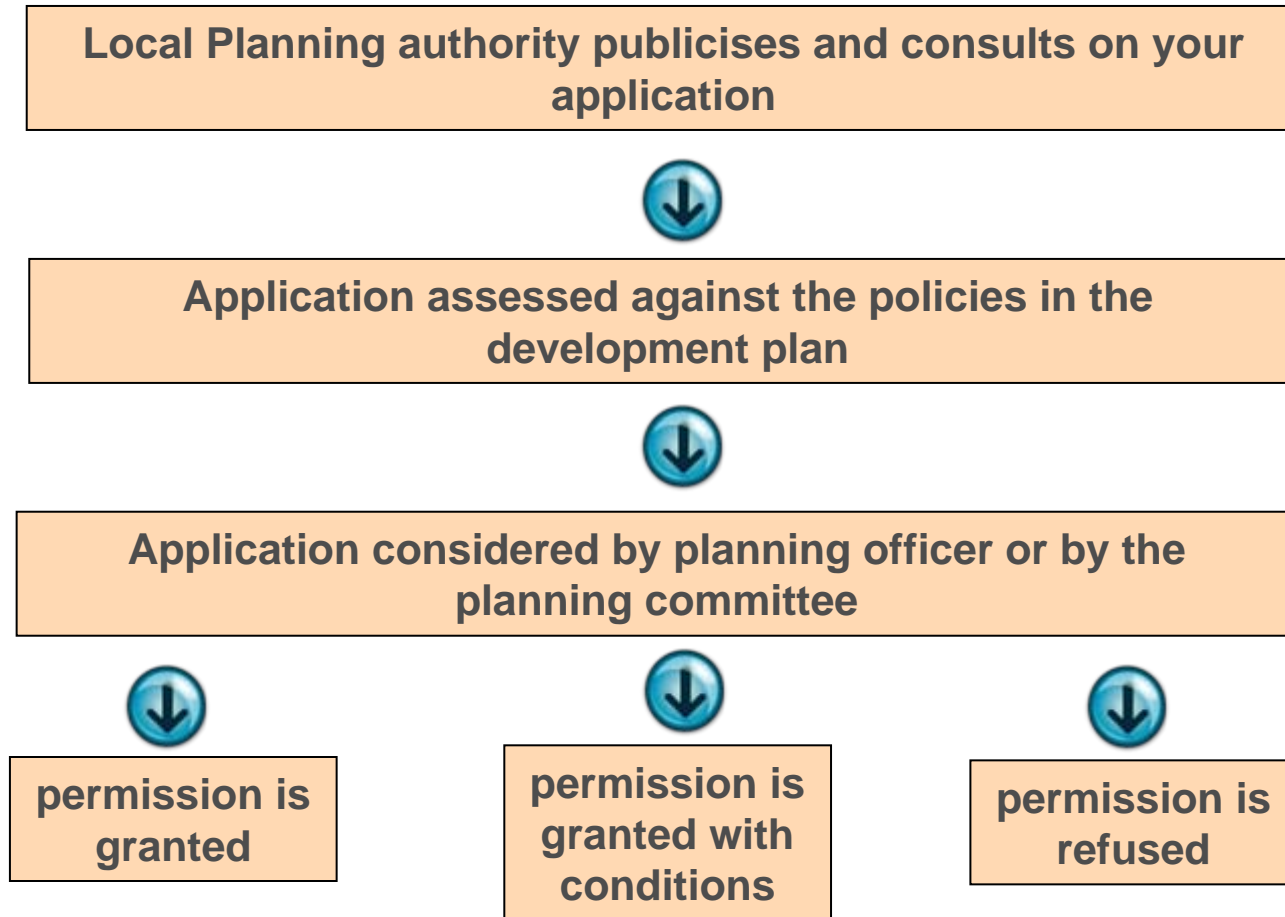


Submit the application with correct fee and necessary supporting documents

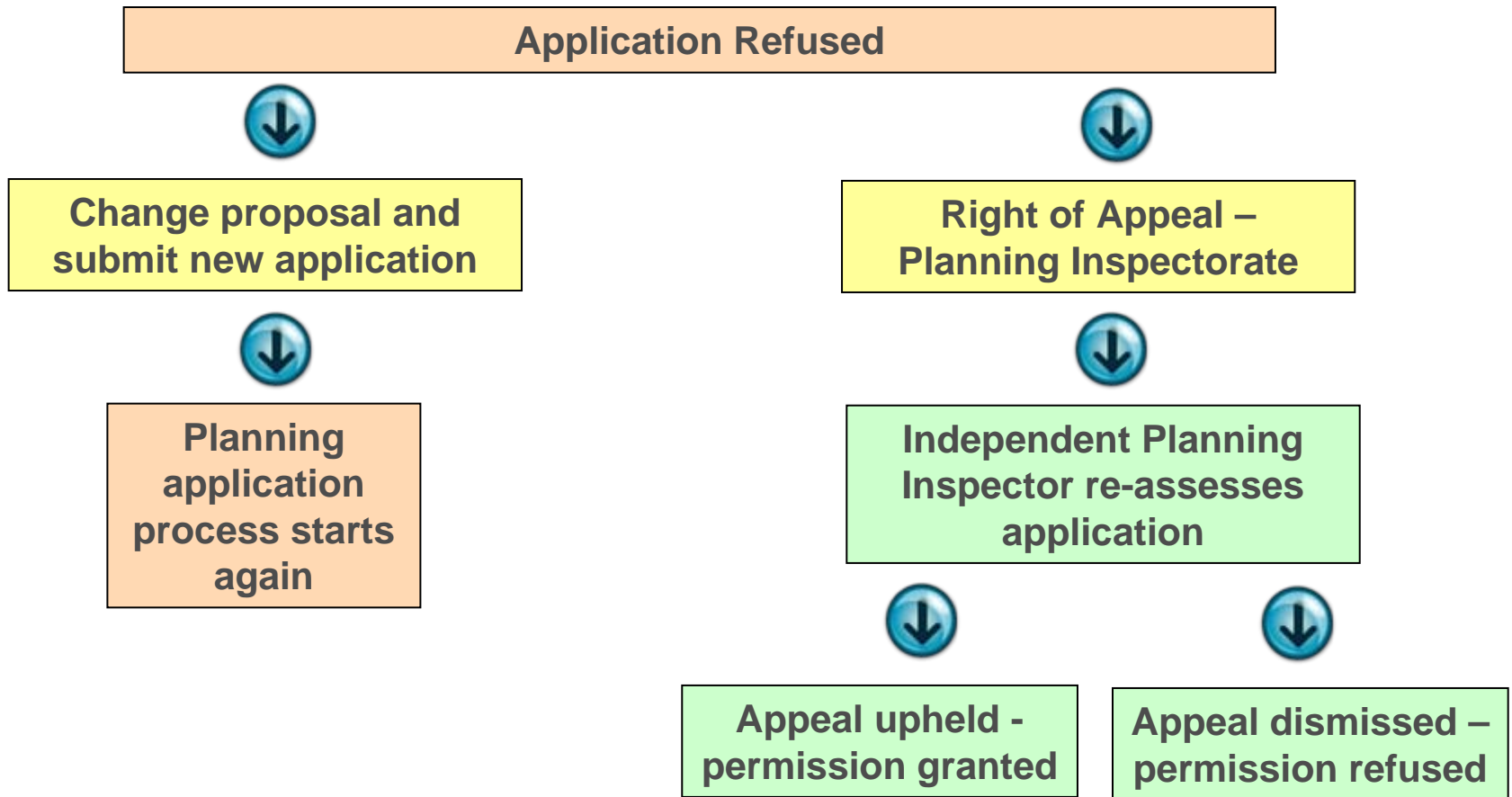


Application is validated and acknowledged

# Planning application process 2



# If permission is refused



# How we can help

Provide independent planning advice on a one-to-one basis;

- Help you understand the local planning context for your area;
- Explain the specific planning issues relevant to your project;
- Advise on ways to engage with your local planning authority and local community;
- Explain the professional services available to you.

# Thank you

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