Flowchart 1: Pre-application stages, for consideration by 'Developer Contributions Group'

Awareness* of the Council's priorities, policies, and procedures on S106 and Developer Contributions

*Information sources which specify where consultation with communities is needed.

Provide information materials for developers' initial contact with LCC. List of documents* that will be required to submit a planning application and information about the Council's priorities/policies/procedures on S106, and how/who to contact for informal discussions*, the initial stages and proceedings in more detail.

DEVELOPER CONTRIBUTIONS GROUP:

Developer Contributions Group, the informal Officer Group/virtual network, convened by Planning Officer or Developer Contributions Officer, confirms other plan requirements and prepares a list of those other plan requirements that can be funded from elsewhere. [For housing schemes, developer encouraged to meet Registered Social Landlord and/or other provider as appropriate. At this stage there will be no requirement for viability assessment.

Individual officers check 'exceptions' with Departmental policy procedures, and return to Officer Group – any further 'unresolved conflict' will be referred to relevant Service Directors for discussion, via the Service Director for Planning + Policy. If necessary, any unresolved matters can be referred to the Cabinet Lead for Regeneration and Planning

Is there sufficient information for Developer Contributions to be sought?

YES

NO

Planning Officer advises Developers of likely required developer contributions for the development so that application can be made. Developer may wish to make some of these contributions in kind.

Priorities cannot be determined from information provided; Planning Officer advises that more information is required and advises developer accordingly

Developer considers Council response and must make case for his own position if he considers the requirement will make his proposal unviable (for residential applications, this must be in line with Local Plan para 6.39); Property Services broadly assess viability and advise which, if any, constraints/requirements should have been reflected in the land price. Then, developer agrees to progress to Planning Application stage; or re-enters discussions with the Council , or the case is closed.

Developer advised to review information provided and go through pre-application stage again

Developer submits actual application
Move on to Flow Chart 2