
TITLE: ASSET DEVELOPMENT – DEVELOPMENT MANAGEMENT PROCESS

Committee: Asset Development Committee

Date: 23rd March 2016

Author: Chief Executive and Strategic Land Adviser

[Q228]

1.0 ISSUE

1.1 A review of decision making process relating to site selection and management of Future Development Opportunities

2.0 RECOMMENDATION(S)

2.1 Members are requested to:-

- (i) Approve the format of the Site Assessment Form;
- (ii) Approve the proposed Development Management Process.

3.0 BACKGROUND

3.1 At the last meeting on 1st February 2016, the Asset Development Committee instructed the Chief Executive and Strategic Land Adviser (SLA) to prepare a Social and Community Impact Assessment report for several potential development opportunities.

3.2 As a consequence of doing so, it has become evident that the process of development management that is followed by officers from initial site identification through to Planning Committee stage should also be reviewed.

3.2 This purpose of the review is to ensure that prior to making decisions that commit the Council to significant, and potentially abortive, costs, Members are fully briefed on the full range of planning, social, legal and technical considerations that may need to be addressed if a site is to be developed.

4.0 PROPOSALS/CONCLUSIONS

4.1 After consultation with officers and external advisers, the SLA has produced a draft 'Site Assessment Form' that addresses not only the social and community impact issues that were raised by the Committee, but also the wider range of planning and technical constraints that may affect a site. The Site Assessment Form is attached as Appendix 1.

4.2 It is proposed that once a potential site has been initially identified within the programme of opportunities, a formal pre-application enquiry will be submitted to ECDC planners.

- 4.3 At the same time, the Site Assessment Form will be completed by the SLA. The form will then be submitted to Asset Development Committee to be considered alongside the formal pre-application enquiry response received from the planners.
- 4.4 The Asset Development Committee will then take a decision on whether to proceed to the next (planning application) stage.
- 4.5 The proposed Development Management Process is set out in Appendix 2.
- 4.6 The process provides Asset Development Committee with two opportunities to review the project, prior to the submission of a formal planning application.
- 5.0 FINANCIAL IMPLICATIONS/EQUALITY IMPACT ASSESSMENT
- 5.1 There are no financial implications.
- 5.2 Equality Impact Assessment (INRA) not required.
- 6.0 APPENDICES
- 6.1 Appendix 1 – Site Assessment Form
- 6.2 Appendix 2 – Development Management Process

<u>Background Documents</u>	<u>Location</u>	<u>Contact Officer</u>
Asset Development Committee, 1 Feb 2016 (Agenda Item 9 EXEMPT)	Room 215 The Grange, Ely	Phil Rose Strategic Land Adviser (01353) 616376 E-mail: phil.rose@eastcambs.gov.uk