

Toni Sambridge

Principal Planner

Development Management

Pre –Application discussions

Benefits of Pre-Application

Early engagement in the planning process

Identify requirements at an early design stage

Agree what information needs to be submitted to valid your submission



Planning Policy

Ensure your Local Plan reflects the current Planning Policy Position – National and Local Policy

Review and update Local Validation Lists so it is clear to developers what information is required to validate application.

Ensure all required information is submitted at validation stage to prevent further consultation, potentially delaying the determination of your clients application.



Planning Committee

Planning Officers Recommendation to committee – this has been reasoned and justified against National and Local Planning Policy

Representations received – these have been acknowledged within the report and justified why developments are acceptable

Managing expectation through the planning process



The actual development

How will the development will look ???

Managing expectation about what SUDs should look like

Barriers/Fences – Peoples Expectations

Dual function – Ecological/Bio-diversity







Water People Places Prepared by the Local Lead Flood Authorities of the South East of England AECOM