

Sustainable Regeneration Solutions -Business and Community Together

Sustainable Regeneration Solutions – Pre application consultation support

From August 1st 2016 developers are required to consult with the Welsh communities in which they wish to build prior to submitting a planning application.

Those applications submitted without evidence of such engagement **won't be validated** by the Local Planning Authority.

It is therefore vital to undertake pre-application consultation in accordance with the Planning (Wales) Act in order to prevent any unnecessary delays to your projects.

What's required?

The Act seeks to ensure thorough community consultation takes place.

Planning (Wales) Act - what's required:		
 28 day consultation period	 Site notices for public view	 Email, phone and postal address for public contact
 PAC report required at the point of submission	 Letters issued to site neighbours & Councillors	 Provision of application documents for public viewing (on a website)

In summary, the new legislation requires:

- **A minimum twenty eight day consultation period** prior to the submission of a planning application - allowing residents and elected stakeholders to comment. This is in addition to the Local Planning Authority's own consultation period following submission.
- **Site notices** displayed throughout the twenty eight day consultation period, which should inform residents of the proposal, the consultation and information about how to provide feedback.
- **Letters** sent to site neighbours, local Councillors and relevant Town/Community Councillors informing them of the proposal.
- **Telephone, website and email** contacts clearly posted on all relevant materials allowing the public to contact the team, get an understanding the proposals and leave any feedback they wish to make.
- All application **materials made available to the public** in an accessible space throughout the twenty eight day period. This could be online via a website or in a public location such as a community centre.

Following the completion of the consultation, **developers will now have to include a Pre-Application Consultation (PAC) Report** that evidences engagement and the issues raised by respondents. These responses will be considered by the council's planning officers in addition to what's raised during their own official consultation undertaken post-submission.

We prepare and undertake consultation programmes bespoke to the needs of our clients.

Our suite of services will allow developers to comprehensively meet the requirements laid out by the Planning (Wales) Act and take advantage of the resulting data and information.

Consultation Online

Our innovative use of cutting-edge technology makes engaging in the twenty first century simple. From setting up websites and designing interactive media to steering the social media narrative, Sustainable Regeneration Solutions Consultation Online package can be designed to cater for the needs of the client and development. All our websites are designed specifically to meet the new requirements of the Planning (Wales) Act.

Supporter Mobilisation

Hearing what communities have to say is important, but getting supporters voicing their opinions to decision makers can make or break a scheme. Sustainable Regeneration Solutions proven track record of encouraging those silent supporters to make their voices heard have allowed developers to present a true picture of local feeling.

Using the information obtained from the new statutory consultation period we can ensure supportive respondents know their voice is important in the planning process.

Chris Ashman MSC, owner and director at Sustainable Regeneration Solutions, has over 30 years experience of undertaking community engagement around development and regeneration projects and working with planning authorities across Wales in supporting the timely consideration of planning applications.

Chris knowledge of Wales' distinct and diverse communities is unrivalled and his ability to undertake targeted meaningful consultation exercises is widely respected.

Our methods will generate a genuine relationship with local communities through the whole process, identifying supporters, managing and turning opposition positive from first identification of a site to the laying of the last brick.

Our services can be separated into 3 areas:

- 1. Pre-Acquisition/Due Diligence*
- 2. Pre-Planning*
- 3. Post-Planning/Implementation*

Local knowledge is the key to preparing an effective project strategy – our due diligence/pre-acquisition service enables the client to obtain an understanding of the locality through early

identification of the issues, facilities, local needs, stakeholders, interest and focus groups as well as a picture of the political framework.

During the pre-planning stage SRS are acutely aware that a vision delivered through a dynamic tailored strategy will add value. Schemes can deliver far more local benefits than just the scheme specific proposals making wider community engagement essential together with local and regional government involvement and an ongoing developer presence in the local community.

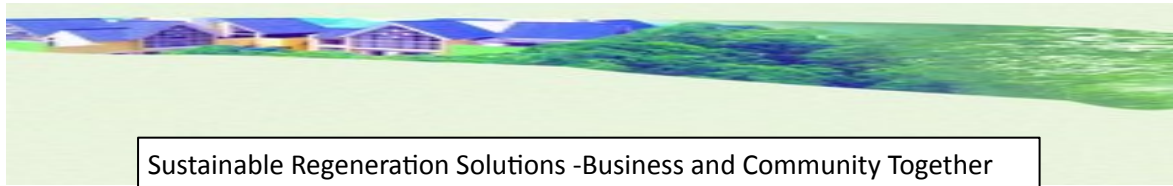
Once strategy is agreed, we will then arrange and deal with all face to face meetings, exhibitions, workshops, media, planning days, community liaison, interest and focus group liaison – effectively we take the strain allowing the client to concentrate on its core business.

Post planning ‘good neighbour’ services are just as important as all that has gone before.

Maintaining and enhancing community and neighbourhood relations during the construction phase will enhance the client’s image, allowing the client to concentrate on implementation whilst EC handle notifications of phasing, road closures, working hours and field any public inquiries.

Fees

We can tailor and provide quotations for any part of the service or whole packages. We work with our clients and are motivated and passionate about what we do. We therefore promote success based fee structures making your success ours too.



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