Ensuring policies and strategies deliver

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Application timeline - 1

Pre-preapp stage
- Early discussion detailing expectations, constraints, opportunities with local authority and other partners
  - Local planning authority input from engineers, landscape architects, urban designers, ecologists and planners. (LPA technical team)
  - Opportunity to influence scheme = high
**Application timeline - 2**

Pre-app stage - outline

- Discuss proposals:
  - Multiple pre-apps discussing:
    - Flow and volumetric run-off, controls, potable water strategy, landscape, adoption strategy, flood risk reduction scheme and future reserved matters.
  - Opportunity to influence scheme = **high**

**Application timeline - 3**

Application stage - outline

- Assess submitted information:
  - Provide comments and information re-submitted
  - Check re-submission
  - Agree conditions
- Opportunity to influence scheme = **medium**
Application timeline - 4

Pre-app stage – reserved matters
- Early discussion detailing expectations, and opportunities with local authority and other partners. Discussions around detail.
  - Local planning authority input from engineers, landscape architects, urban designers, ecologists and planners. (LPA technical team)
- Opportunity to influence scheme = medium

Application timeline - 5

Ghost application stage – reserved matters
- Assessed as if an actual application.
  - Checked against policy and best practice, interrogation of calculations etc.
  - Discuss application with colleagues
- Opportunity to influence scheme = low
Application timeline - 6

Application stage – reserved matters
- Check submitted application has addressed comments from ghost application and provide feedback
- Fine grain details agreed through conditions
- Opportunity to influence scheme = low

Application timeline - 7

Post applications stage – onsite monitoring
- Visit site to check what is being constructed and how it is constructed in accordance with submitted information.
- Opportunity to influence scheme = non-existent!
Residential Lot M2 M2

- 240 Dwellings
- 64 dwellings per hectare
- 4 discharge locations into strategic system at 5 l/s each

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7.7 Detailed Landscape Areas
7.7.1 Green Street

Legend

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Lot 2 Residential and commercial

- 264 dwellings (key worker)
- 1983 sqm commercial use
- 8.81 l/s discharge into strategic network

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Conclusion

- Early consideration = better SuDS
- Maximise pre-app
- Attention to detail
- Don’t worry about the calcs
- Follow through to construction