

Planning development charter

Endorsed by all the Gloucestershire local authorities and the Local Enterprise Partnership in 2019, the Planning and Development Charter and Action Plan for improvement, ensures that the approach to planning in Gloucestershire is fit for purpose - business friendly and is supported by Members and Officers of the local authorities. Critically, it demonstrates that planning in Gloucestershire will support the delivery of growth by facilitating and enabling investment and sustainable development.



Charter pledges

Policy:

We will develop and continue to update our development plan documents to give clarity and certainty over development opportunities, and help inform investment decisions.

Pre-application planning advice:

We will seek to provide a pre-application planning advice that meets customers' needs.

Partnership:

We will work in partnership with our customers and stakeholders to bring forward applications that facilitate high quality development projects across Gloucestershire.

Understanding deliverability and viability:

We will work with customers to understand their business needs and development proposals in order to understand viability and deliverability.

Determining planning application:

We will work to ensure valid planning applications are determined in a comprehensive, accurate and timely manner so that our customers and stakeholders are notified of the outcome of planning applications in the shortest period of time possible.



Developing in Gloucestershire

We work in partnership with our customers and stakeholders to achieve high quality sustainable development in Gloucestershire in line with local planning policy.

We work in a flexible way to meet the needs of our customers and, where possible, be adaptable in our approach to seek a positive outcome for both our customers and stakeholders.

We want to enable quality development in Gloucestershire that supports economic growth, and the social and environmental well-being of our communities.



Values and behaviours

We operate in a business-like manner; working with our customers to understand their needs and constraints to bring forward their development proposals.

We are committed to communicating effectively with all our customers; we employ a number of accessible means for all our customers to contact us.

We work with our customers to work through challenges and constraints to facilitate high quality development for all.

We adopt a 'can do' approach and willingness to explore ideas and options for development proposals with our customers.

Overall we employ a pragmatic and customer friendly approach to managing development related enquires and planning applications.



Our expectations from developers

Pre-application

Positively engage with sufficient information to allow local authorities to understand the proposal.

Positively engage with the local community and stakeholders in accordance with Gloucestershire District and County Councils Statement of Community Involvement.

Demonstrate how subsequent applications have incorporated advice from the pre-application process.

Application

Submit planning application that adheres to the local authorities validation checklist.

Submitted technical information should be incorporated into a comprehensive scheme.

Engage in negotiations to seek to resolve matters arising.