

## Development Management - A summary of the key changes being introduced Delivering planning reforms in Fife

### **The Development Management Regulations set out the new procedures for processing applications. Some of the key elements include:**

Applications submitted after 3rd August 2009 for national and major developments in the hierarchy will require Pre-Application Consultation (PAC) with the community before the planning application is submitted to the Planning Authority with a Pre-Application Consultation report required to accompany the planning application.

### **Other regulations which come into effect on the 3 August 2009 include:**

- An application for Planning Permission in Principle (PPP) replaces the previous Outline Planning Permissions (OPP).
- Applications for Approval required by a Condition (ARCs) will replace Applications for Approval of Reserved Matters (ARMs).
- A requirement to provide Design (or Design and Access) Statements for certain types of planning application - all national and major developments, local developments in certain designated areas including World Heritage Sites (none in Fife), Conservation Areas, curtilage of a Category A Listed Building, National Scenic Areas (none in Fife), Scheduled Monument or Historic Garden or Historic Landscape.
- The Planning Authority will notify neighbours of applications instead of the applicant, although the applicant must still notify the owner of the application land and any agricultural tenants.
- Fife Council will have a statutory 4 month period to determine planning applications for major and national development. In all other cases the period is 2 months.

- Pre-determination hearings (PDHs) for national developments, and major developments which are significantly contrary to the local development plan, are to take place before a Committee, but the decision on an application subject to a PDH must take place at Full Council. Applicants will also be able to attend and address the Committee.
- There is a new requirement on applicants to notify Planning Authorities of their intention to start development previously granted permission – Notice of Initiation of Development (NIDs) - to display information notices on site, and to notify the Council when a development is complete.
- Weekly lists contain more information and are available electronically, and in libraries. Copies also go to all Community Councils.
- Processing Agreements are voluntary (not statutory) but will provide a clear, joint approach to the handling of national and major applications by the Council and the key consultees and how it will be 'project managed'.

Fife Council has published a series of customer information leaflets on these matters to provide more information and guidance. All these are available on [www.fifedirect.org.uk](http://www.fifedirect.org.uk)

Further detailed information is set out in Circular 4/2009 – Development Management Procedures.

This information is available in different languages and formats	
Polish	Polskojęzyczna linia telefoniczna: 08451 55 55 44
Bengali	বাংলায় আলাপ করার জন্য টেলিফোন লাইন: 08451 55 55 99
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