

## Pre-Application Consultations with communities (PAC) Delivering planning reforms in Fife

An integral part of the Scottish Government's Modernising Planning Agenda seeks to increase the level of community engagement and involvement. The 2006 Planning Act introduced the requirement for Pre-Application Consultation (PAC) with local communities. The details of these requirements are defined in the Development Management Procedure (DMP) Regulations 2008 and in Circular 4/2009 - Development Management Procedures.

For all major and national developments submitted after 3rd August, 2009, applicants require to provide the Planning Authority with a Proposal of Application Notice (PAN) a minimum of 12 weeks before the application is lodged with Fife Council. The PAN also needs to be issued to Community Councils and advertised in a local newspaper.

The PAN is required to outline what is being applied for, including a general description of the proposals and what consultation activities will be undertaken. A "public event" as part of the consultation is required as a minimum. This is to be set out by the applicant in the PAN. The Planning Authority can require additional consultation activities to be undertaken, but must advise the applicant to do so within 21 days of receipt of the Notice.

In setting out a Proposal of Application Notice, only a general description of the proposals is stated. A narrow definition should be avoided as the need for new pre-application consultation may arise if there is a material change to this description following consultation.

The Pre-Application Consultation report that must accompany the planning application should outline all consultation activities that have been undertaken and how any responses have been taken into account in the finalisation of the proposals. The Planning Authority will not be able to validate the application without this information.

Fife Council has published specific forms for PANs and the Screening of PANs and these are available in electronic format on [www.fifedirect.org.uk](http://www.fifedirect.org.uk)

### **Pre-Application Discussions**

The Scottish Government encourages early discussions between the Planning Authority, developers and statutory agencies. Such dialogue will be critical to achieving a more efficient and effective submission and determination process.

The key statutory agencies (Scottish Natural Heritage, Scottish Environmental Protection Agency, Historic Scotland, Transport Scotland, Scottish Water and Architecture and Design Scotland) have prepared Service Improvement Plans, all of which identify the importance of pre-application discussions and the need for greater commitment and pro-active discussions.

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
Cantonese	中文語言熱線電話: 08451 55 55 88
Urdu/Punjabi	اُردو زبان کے لیے ٹیلیفون نمبر 08451 55 55 66
Arabic	خط هاتف اللغة العربية: 08451 55 55 77
Alternative Formats	Braille, LARGE PRINT, tape/CD, 08451 55 55 00 British Sign Language Interpretation
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