mdp
mark doodes planning

Clear, Professional Town Planning & Design Services

Planning advice for self builders

markdoodesplanning.co.uk

The Planning System

- Can seem complex and hard to predict. But…
- Why only 6% of England is built on and there is distinction between rural and urban areas
- Purpose is to deliver sustainable development by preparing plans and reacting to speculative applications according to policy
- Predicting outcomes requires an awareness of overlapping legislation, policies, plans, guidance, case law and appeals
- Acts in the public interest

Using a Town Planner

- Independent impartial advice
- No vested interest in outcome
- Professional, insured, formal opinions
- Act in your interests

Key types of application

1. Outline– useful for establishing the principle of development. Can be expensive if there is a large site with little “development”. Developers favorite.
2. Full – requires elevations etc. Popular with self builders as design is important but be careful
3. Reserved Matters – the other half of Outline
4. Prior Notifications
5. Certificates of Lawfulness
6. Permission in principle – new format
7. Listed Buildings & CAC etc

Key steps in preparing an application

1. Securing the site
2. Assessing constraints
3. Assembling / Listening to the team
4. Selecting the best route / strategy (CoL, Fall Back, 2 Step etc)
5. Submit the most robust scheme

Main steps for an application

1. Submission – planning portal (not PNs)
2. Validation
3. Consultation
4. Decision
5. Optimisation (post decision)

Most common self build mistakes

1. Poor quality or not including reports etc
2. Assuming Town Hall will “hold your hand”; they act in the public interest
3. Expecting the process to be quick and simple
4. CIL forms!
5. Not being flexible about your ideal plans

When to seek help

Five stages:

1. Early on! (site selection, short-listing, auction assessments etc)
2. Preparing applications or reviewing the work of others
3. Dealing with issues during application or managing whole process
4. Appeals and resubmissions following refusal
5. Site optimisation stage

Q&A Session

Q & A Session

Get in touch info@markdoodesplanning.co.uk or