

The introduction of a charging regime for pre-application advice provides a clear and time-bound process for both applicants and planning officers, adding certainty to the procedure and improving the accountability of the advice. The introduction of these charges enables the County Council to sustain and improve the current levels of service provided to applicants, and will offset the cost of supplying this advice and ensure that the costs are recovered directly from the service users rather than falling to council tax payers.

The fees payable for pre-application advice are in addition to the fees payable for the submission of planning applications and the chargeable monitoring of mineral and landfill sites.

Why Seek Advice?

Whilst local planning authorities are not legally obliged to enter into pre-application discussions, the County Council considers that there are considerable benefits in seeking advice before making a planning application. These include:-

- An indication of whether the proposal would be unacceptable in planning terms, saving applicants the cost of pursuing a formal application.
- Highlight the key issues to be addressed in the planning submission.
- A greater understanding of how a proposal would be judged against the relevant planning policies and other material considerations and whether this policy context supports the principle of development.
- An opportunity to shape the proposal at an early stage of the development process which can lead to faster decision making.
- Consideration of how draft proposals may be improved to make the development more acceptable in planning terms.
- Identifying the information required to accompany a formal planning application, to a satisfactory standard, thus reducing the likelihood of delays at the validation stage.
- Gaining site specific information on what is needed for an application to be considered more favourably.
- Identification of the need for specialist input from a range of technical specialists, for example archaeology, drd7(m)-25.1(1slane bMC 53)T07

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How to Obtain Planning Advice

Prospective applicants seeking advice are required to complete a 'Get Pre-Application

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development where the annual throughput would exceed 25,000 tonnes or handle hazardous waste materials, but excluding 'Category C Development' (as described below).

Category C Development

All new mineral workings where the site area (red line boundary) is 15 hectares or greater, or involve the extraction of more than 30,000 tonnes of mineral per year, or waste management development where the annual throughput would exceed 50,000 tonnes, or where the site area (red line boundary) is 10 hectares or more, or all proposal which have the potentihe voreenevimentl macti.t(l)-0.8(i)-0.7kvely t()TJ 0 -1.146 TD [arqu(i)-0.7oreEsneviarmentl mact(A)-3.7svsvment)

What will our advice contain?

The pre-application advice may not necessarily be exhaustive, but will be intended to highlight the main issues raised by a proposed development that will need to be addressed and considered as part of the planning application process.

Whilst each proposal will raise different issues, following the meeting the case officer will provide you with a written report with the following areas covered:-

- Informal and unprejudiced advice on the planning merits of the proposal, including indication as to whether or not the proposal is likely to be acceptable in planning terms.
- Comments on the proposal including the key planning considerations which will need to be taken into account in preparing the planning application.
- Advice on whether a formal Environmental Impact Assessment (EIA) Screening Opinion should be sought.

Disclaimer and Important Notes

- No chargeable advice will be provided, or your request considered, without receipt of the relevant fee.
- Meetings are not a compulsory element of the pre-application advice process and will only be conducted where agreed by both parties. Unfortunately no refund or reduction in the fee will be available should a meeting not be taken up.
- Please note the additional fee requirements in relation to County Highways advice, other consultees may also make charges in the future.
- Any advice given about the planning history of the site, planning constraints or statutory designations does not constitute a formal response under the provisions of the Local Land Charges Act 1975.
- The County Council may provide a copy of its pre-application advice to other relevant authorities with an interest in the application (e.g. a District or Parish Council). If you would prefer the County Council not to do so, a statement to this effect should be included with your request for pre-application advice.
- In the interests of timely decision making, the County Council will proceed to determine a valid formal

- In the event that the detail or the nature of the proposal changes further pre-application advice should be sought. Similarly, once the detail of any proposal has been worked up if not previously available, it may be helpful to seek further advice prior to the submission of an application.
- The Head of Strategic Infrastructure and Economy has the right to decline a request made for pre-application advice where it is not considered either appropriate or necessary.
- The County Council will use its best endeavours to honour the timescales outlined within this document and would normally expect such timescales to be adhered to. Occasionally, however, it may not always be possible to respond as indicated, and in such instances we will communicate this to you at the earliest opportunity.
- The pre-application service and charging scheme will be subject to periodic review. Feedback on the scheme is welcome in order to inform service improvement.

Helpful Information

The following documents may be of assistance to you if you are looking to submit a planning application for a minerals or waste development in Worcestershire:-

[County of Hereford and Worcester Minerals Local Plan sets out the Council's adopted planning policies for the extraction ands -1.562 -1.2084.3\(al\)-00.841 re f BT /CS0 cs -7.08324.083 -1.14](#)

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Contact us

If you wish to contact the Planning Development Management team for more information or advice, please email: DevControlTeam@worcestershire.gov.uk, or Tel: 01905