

LEEDS CITY REGION PLANNING CHARTER FOR MAJOR INVESTMENT PROPOSALS

SEPTEMBER 2015



THE CHARTER PLEDGE

The Leeds City Region Enterprise Partnership (the LEP) has developed this charter which sets out how the local planning authorities and developers will work together to ensure that proposals for major new investments will be dealt with in an efficient and effective way throughout the Leeds City Region. The Charter represents the first step towards creating a seamless service for investors wherever they choose to locate in the City Region.

Local authorities will:

- Work together to ensure and maintain a comprehensive and up to date Development Plan. This will:
 - Enable the delivery of the priorities in the Local Development Plan and the Strategic Economic Plan;
 - Provide certainty over development opportunities; and
 - Help inform investment decisions.
- The local authority will nominate a project co-ordinator to lead the process in conjunction with the developer. The local authority nominee will:
 - Agree with the developer a timetable and milestones for the application to deliver a decision in the shortest period of time practicable;
 - Set out requirements for consultation (internal and external) and work with the developer to ensure appropriate pre-application public consultation takes place;
 - Set out the local authority's aspirations for any legal agreement and land transactions;
 - Maintain a regular dialogue with the developer and ensure changes required by either the local authority or the developer are made promptly;
 - Work in partnership with customers and stakeholders to bring forward successful applications that deliver high quality sustainable development;
 - Work with customers to understand their business needs and development proposals to ensure that everyone involved understands scheme viability and deliverability; and
 - Undertake regular reviews, led by the local authorities, of the service we deliver in conjunction with customers giving all involved opportunity to shape future delivery.



**90% of major applications
were approved in the
Leeds City Region in 2014
(English average 85%)**

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Developers will:

- Agree a project plan, including key stages and milestones, which take into account the need for discussion and review to take place, keeping the council informed of progress at all key stages;
- Undertake an urban design analysis to inform the evolution of the scheme and the subsequent development of the design and access statement;
- Engage in meaningful pre-application discussions, with adequate time allowed for the preparation of essential information and assessment proposals, including appropriate community consultation;
- Respond within the agreed timescales to requests for further information and/or revisions;
- Attend project meetings with relevant persons; and
- Submit a complete planning application with appropriate supporting information as agreed with the council, including a draft legal agreement where appropriate.

The LEP Board will receive regular reports on the performance of the agreement and will review it as required.

For further information please contact the LEP:

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DEFINITIONS AND CONTACTS

What is a major investment proposal?

1. They are of major strategic significance in terms of one or more of the following; job growth, investment value and regeneration. Clearly the scale of this will be different in different parts of the City Region, for instance the scale of proposal that is strategically significant in Bradford or Harrogate would be different. Each authority will set out which applications will be subject to the charter; or
2. They are proposals that are eligible for large scale, time limited, public funds.

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