

Development management - what is it?

CLG view “ the end to end management of the delivery chain for sustainable development”

CLG will expect Cheshire East to deliver its services around this concept

Forms the other component of spatial planning to the Local Development Framework

Is informed by a wide range of other sources and is participative

Is a key delivery mechanism for the Sustainable Community Strategy

Co-ordinates work with other agencies

Is vital to place shaping

Delivers better outcomes for local communities

The delivery chain

The delivery chain can comprise the following stages:

1 wide ranging stakeholder consultation and co-ordination to improve delivery of funding and investment plans (public and private)

2 pre-application discussions and opportunities to influence proposals

3 determination of applications including planning gain

4 permission to start on site through discharge of conditions

5 monitoring progress and compliance with conditions

6 enforcement

7 review outcomes on the ground

8 respond to changing circumstances through same process

Planning application decisions 2007

Congleton	1076
Crewe and Nantwich	1503
Macclesfield	2662
Cheshire County (est)	20

Cheshire East 5261

Compare with:

Cheshire West	3998
Liverpool	3100
Stockport	2727
Manchester	2660
Bolton	2448

(Source CLG published statistics)

The People and Places Bid

Frontline costs unlikely to reduce significantly

Efficiencies would come from:

Integration of IT systems

Single point of contact

Planning on-line

Back office support

Integration with other business systems such as customer relationships

Issues for members

Large volume and complexity of applications and schemes

Committee governance arrangements and tiers of decisions

Scope for some area based decision making

Public participation arrangements

Role of town and parish councils

Officer delegation arrangements

Customer interface – location of services

Probity and standards in Planning

