

# Deciding where new development goes in principle

## Stage 1

### How?

Through the Local Plan

### What?

Identifies new development sites, planning policies and broadly what new infrastructure is needed. It is the legal document that decides in principle where new development goes.

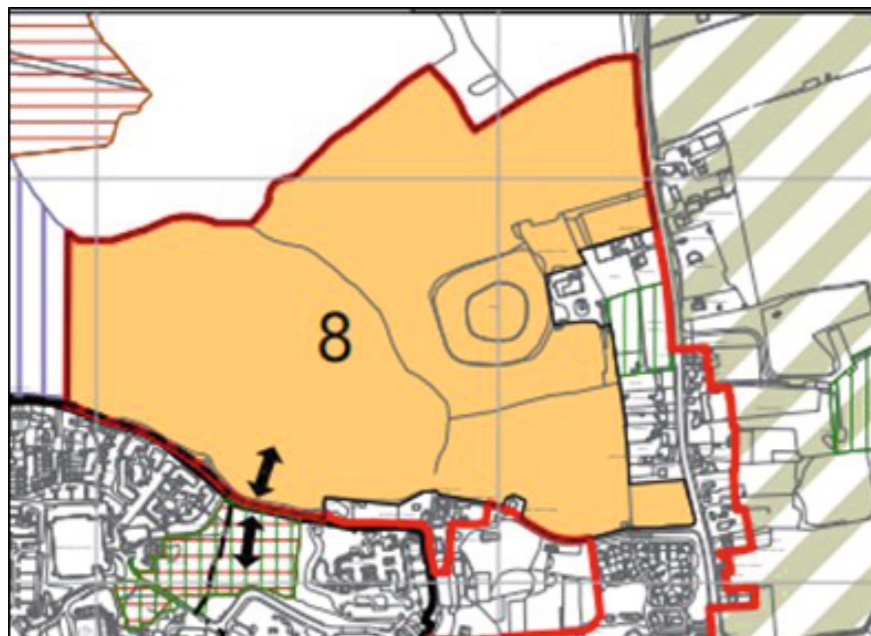
### Who?

City Council, but has to be approved by Government inspector and then City Council adopts.

### When?

Takes 3 to 4 years and has three stages of public consultation. Once sites are allocated in the Local Plan it means almost certainly they will be developed. Current Local Plan started in 2015 and was adopted in 2020. (Review has to start in 2022 to complete in 2025.)

*Example of allocating a site in principle in the Local Plan.*



# Deciding what goes where on large development sites

## Stage 2

### How?

Through masterplans and development frameworks

### What?

Sets out broadly what goes where on sites identified in the Local Plan, e.g. access, open space and community facilities

### Who?

Mainly landowners or developers. City Council approves final versions.

### When?

Normally takes around a year with at least one stage of public consultation and this process should follow the adoption of the Local Plan.

*Example of Masterplan for the same site.*



# Deciding the detail of what gets built

## Stage 3

### How?

Through Planning applications

### What?

Sets out the detail of what is going to be built which needs to accord with our Local Plan and masterplans

### Who?

Mainly developers submit planning applications. City Council Planning Committee makes final decision on large sites

### When?

They can be submitted at any time and have at least one stage of public consultation, but for applications to accord with the Local Plan and masterplan they should be submitted after these have been approved.

*Example of Planning application for the same site.*

