

## LOCAL PLAN COMMITTEE

2 NOVEMBER 2017

### REPORT OF THE HEAD OF PLANNING SERVICES

#### **A.5 PROPOSED AMENDMENT TO THE STATEMENT OF COMMUNITY INVOLVEMENT**

(Report prepared by Will Fuller)

#### **PART 1 – KEY INFORMATION**

##### **PURPOSE OF THE REPORT**

To seek the Local Plan Committee's approval to the proposed amendment to the Statement of Community Involvement (SCI) to include details of the consultation arrangements for the preparation of the Development Plan Documents.

##### **EXECUTIVE SUMMARY**

On 21<sup>st</sup> October 2014, the Local Plan Committee formally adopted the Statement of Community Involvement (SCI) after a six week consultation period (see Appendix A).

Since that time, the planning landscape has changed and the Council, with its partners wishes to adopt a Development Plan Document (DPD) as part of its ongoing work with the Tendring/Colchester Borders Garden Community project.

The adopted SCI gives no guidance as to how the Council will involve our community during the preparation of a DPD, therefore it is proposed a new section is included within the SCI detailing how we will engage with our community. The remainder of the adopted SCI will remain in place at this time.

Inclusion of a new section is a significant amendment to the SCI and therefore, the proposal must be consulted upon however, the consultation process identified follows a similar approach to the Local Plan preparation, which has already been subject to public consultation. Delegated authority is sought for the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee adopts the revised SCI following a public consultation exercise, subject to no significant objections being received. The amended SCI will be published on the Council's website and used for the purposes of promoting effective community involvement in planning matters.

##### **RECOMMENDATION**

**That the Local Plan Committee:**

- (a) approves the proposed amendment to the Statement of Community Involvement to include details of the consultation arrangements for the preparation of the Development Plan Documents as contained within this report;**
- (b) the amended Statement of Community Involvement is subject to a public consultation**

- for a period of no less than 6 weeks; and
- (c) delegates authority to the Head of Planning Services, in consultation with the Chairman of the Local Plan Committee to make minor amendments to the Statement of Community Involvement following public consultation, and subject to no significant objections being received is authorised to adopt the final document for publication on the Council's website.

## **PART 2 – IMPLICATIONS OF THE DECISION**

### **DELIVERING PRIORITIES**

The Local Plan helps to implement place shaping priorities in the Corporate Plan 2016-2020 for Tendring District Council through:

- Community Leadership by engagement with the community and effective partnership working with technical stakeholders including other Councils, developers and other interested parties;
- Heath and Housing through policies that promote healthier lifestyles, a quality living environment, local regeneration and council house building; and
- Employment and Enjoyment through policies to support business growth and skill development and the protection and promotion of the natural and built environments.

Tendring's Local Plan is a project in the 2016-2020 Corporate Plan and is on target at the time of writing this report. The implication of a decision to support the recommendation in this report will demonstrate assistance in the delivery of the duty to cooperate.

Providing comments on Colchester's Local Plan helps with the delivery of the Local Plan for Tendring and contributes to Tendring's collaborative work with Braintree and Colchester Councils.

A key corporate project of the Corporate Plan is 'Working with other Councils'. This consultation allowed for detailed meaningful communication between different Council's. Two further Corporate Priorities are 'Local Plan Completion' and 'Strategic Planning'. This consultation and future communication between Councils will allow for joint working of mutually beneficial negotiations which will assist in the preparation and adoption of a sound Local Plan.

### **RESOURCES AND RISK**

The proposed amendments to the SCI were prepared by the Council's Planning Policy Team under the leadership of the Planning Policy Manager within the agreed 'LDF Budget'. The SCI sets out the proposed approach to consultation which will have resource implications including costs of media publicity and any exhibitions or public meetings.

If the Local Plan Committee approve the Issues and Options report for public consultation this will be outside of the current Statement of Community of Involvement but in effect this is in addition

and provides an increased level of consultation than currently provided for. The proposals also follow a similar approach to the Local Plan preparations which have already been subjected to public consultation, therefore, there is minimal risk of challenge to the consultations running in parallel. Representations received during the consultation will be considered before proceeding to the next stage.

#### **LEGAL**

Section 18 of the Planning and Compulsory Purchase Act 2004, as amended provides that the Council must prepare a Statement of Community Involvement, which is a statement of the authority's policy as to the involvement in the exercise of its functions.

#### **OTHER IMPLICATIONS**

**Equality and Diversity:** The processes for consultation and community engagement in the updated SCI aim to give people equal opportunity to engage in the planning process, including 'hard to reach' groups.

**Area or Ward affected:** All wards.

**Consultation/Public Engagement:** The adopted (2014) SCI was the subject of six weeks public consultation in its own right to enable interested parties to comment on the proposed approach to community engagement and consultation on other planning documents and planning applications. This amended SCI (the subject of this report) also requires its own public consultation as detailed elsewhere in this report.

#### **COMMUNITY INVOLVMENT IN DEVELOPMENT PLAN DOCUMENTS**

A Development Plan Document (DPD) follows the same process for preparation as a Local Plan. It builds on policy or policies in the Local Plan and provides significantly more implementation detail. Any DPD for the Tendring Colchester Borders Garden Community will require the co-operation and collaboration with Colchester Borough Council.

In Section 1 of the Publication Draft of the Local Plan, Policy SP8 states: "The Strategic Growth DPD will set out the nature, form and boundary of the new community. The document will be produced in consultation with stakeholders and will include a concept plan showing the disposition and quantity of future land-uses, and give a three dimensional indication of the urban design and landscape parameters which will be incorporated into any future planning applications; together with a phasing and implementation strategy which sets out how the rate of development will be linked to the provision of the necessary social, physical and environmental infrastructure to ensure that the respective phases of the development do not come forward until the necessary infrastructure has been secured. The DPD will provide the framework for the subsequent development of more detailed masterplans and other design and planning guidance for the Tendring / Colchester Borders Garden Community."

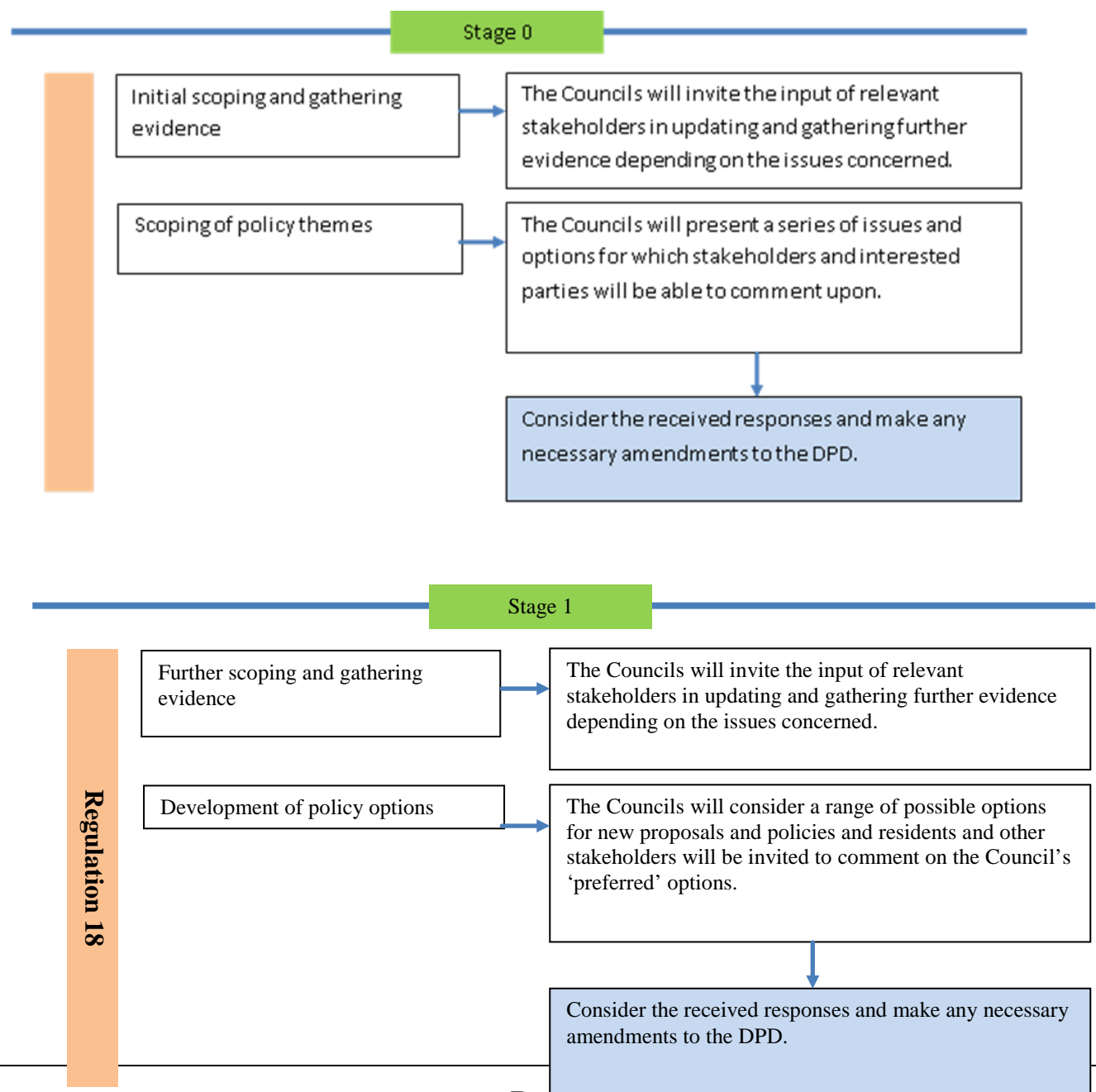
It is proposed to update the SCI with the insertion of the following text to detail how communities and other groups are consulted throughout the DPD preparation and adoption process.

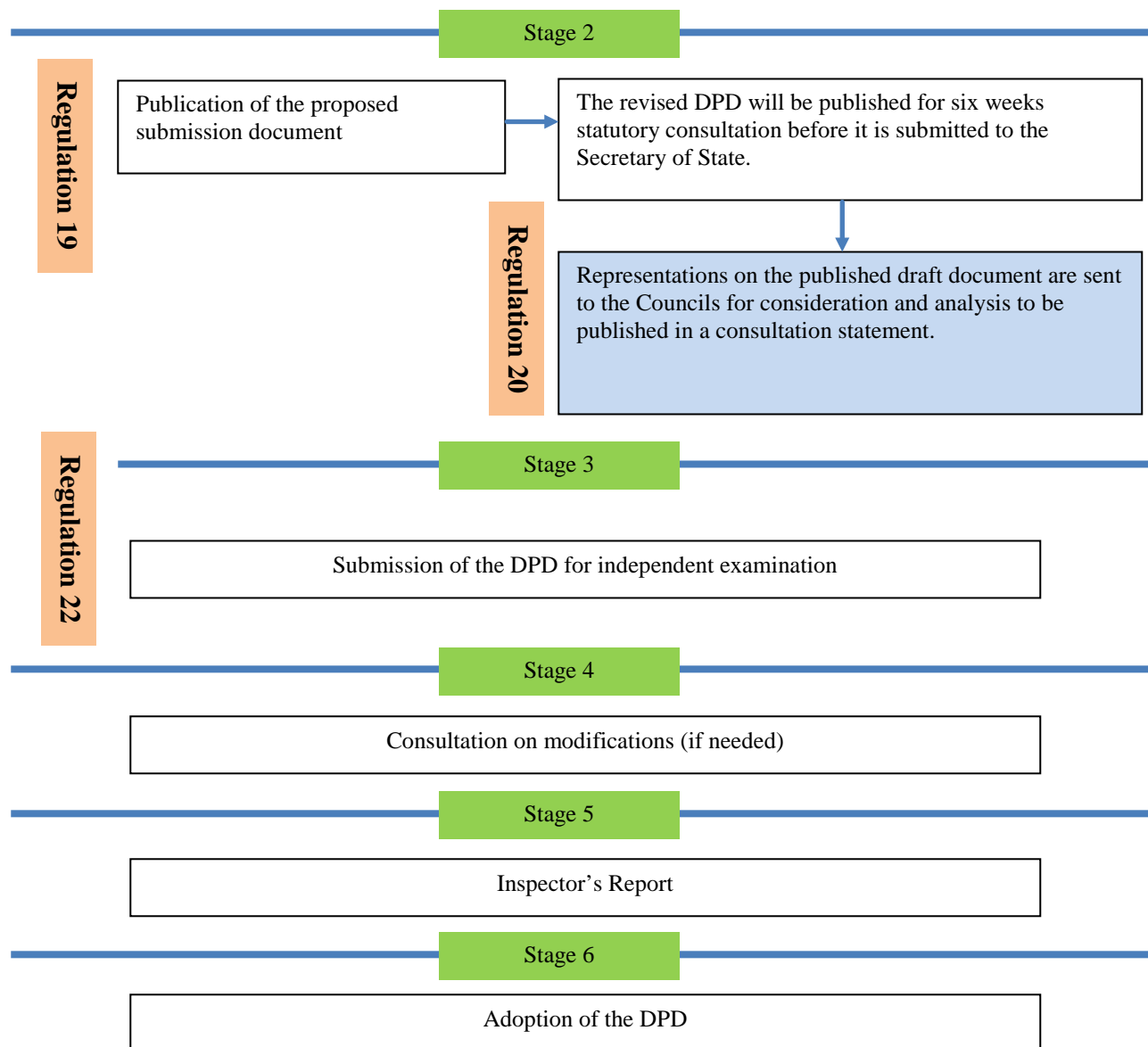
## Community Involvement in DPDs

As part of the North Essex Garden Communities Section of the Local Plan, a site specific policy has been drafted. This policy (SP8) 'Tendring/Colchester Borders Garden Community' sets out a strategic policy framework to guide the delivery of this broad area.

Policy SP8 contains, amongst other things a requirement to prepare a DPD specific to the broad location. The way in which the community and other parties will be consulted through the preparation and adoption process of this DPD is set out below. Moreover, if the Council intends to prepare further DPDs in the future, the below consultation methods will also be used.

### Development Plan Document preparation process proposed





### Proposed communication techniques for the Development Plan Document process

The following tables set out the communication techniques that the Council will employ to both notify and engage residents and other stakeholders in the next stages of the DPD process from the initial consultation on preferred options through to the final adoption of the document.

	Stage 0	Stage 1	Stage 2	Stage 3	Stages 4-6
Stakeholder Group	Consultation on the DPD Issues and Options	Consultation on the DPD: Preferred Options.	Consultation on the DPD: Proposed Submission Draft.	Notifications on the submission of the DPD for Examination by a Planning Inspector.	Communications about the process of examination and notification about the adoption of DPDs.
	<b>Members of the public</b>				
Residents directly affected by new strategic development sites  (including communities outside of Tendring)	Media and publicity  Neighbour notification and/or site notice*  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Representation form  Interactive website	Media and publicity  Neighbour notification and/or site notice*  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Representation form  Interactive website	Media and publicity  E-mails/Letters (to residents that responded to the stage 1 consultation)  Final consultation document (available to view online, at Council offices and at libraries)  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)
Residents in communities affected by new strategic development sites  (including communities outside of Tendring)	Media and publicity  E-mails/Letters (to residents on the Local Plan database)  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Interactive website	Media and publicity  E-mails/Letters (to residents that responded to the stage 0 consultation)  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Interactive website	Media and publicity  E-mails/Letters (to residents that responded to the stage 1 consultation)  Final consultation document (available to view online, at Council offices and at libraries)  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)
Hard to reach groups (see Chapter 6)	Media and publicity  E-mails/Letter to schools and churches  Offer to speak to groups of students  Interactive website  Letters/e-mails to special interest groups  Representation form	Media and publicity  E-mails/Letter to schools and churches  Offer to speak to groups of students  Interactive website  Letters/e-mails to special interest groups  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 1 consultation)  Final consultation document (available to view online, at Council offices and at libraries)  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)

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Technical Stakeholders  (including government agencies, neighbouring authorities and other technical/statutory consultees)	E-mail/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online or paper copies provided on request)  Workshops/discussion groups	E-mail/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online or paper copies provided on request)  Workshops/discussion groups	E-mail/Letters  Final Consultation Document (to be viewed online or paper copies provided on request)	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters
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Business, Landowners & Developers	E-mails/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online)	E-mails/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online)	E-mails/Letters  Consultation document (to be viewed online)	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters
<b>Community Representatives</b>					
District Councillors	Letters  Consultation Document  Representation Form	Letters  Consultation Document  Representation Form	Letters  Consultation Document  Representation Form	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters

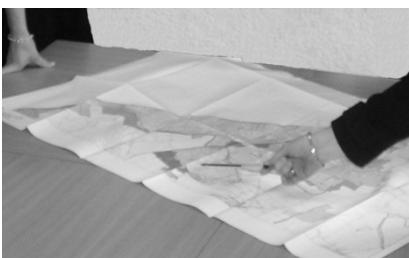
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Town & Parish Councils  (including those adjoining Tendring)	Letters  Consultation Document  Representation Form  Meetings with Councils affected by the new strategic allocations.  Interactive website  Opportunity for Town and Parish Councils to hold their own public meetings or exhibitions with assistance from TDC officers.	Letters  Consultation Document  Representation Form  Meetings with Councils affected by the new strategic allocations.  Interactive website  Opportunity for Town and Parish Councils to hold their own public meetings or exhibitions with assistance from TDC officers.	Letters  Consultation Document  Representation Form	Letters  Consultation Document  Representation Form	E-mails/Letters
Other Community Groups  (including voluntary groups, specialist groups, residents' groups and others)	E-mails/Letters (to residents on the Local Plan database  Interactive website  Representation form	E-mails/Letters (to residents that responded to the Stage 0 consultation  Interactive website  Representation form	E-mails/Letters to residents that responded to the stage 1 consultation  Representation form	E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	E-mails/Letters (to residents that responded to the stage 2 consultation)

\*Neighbour notification and/or site notice - This takes place on a non-statutory and discretionary basis. Neighbours are notified on the basis that, in the opinion of the Planning Officer, they are affected to a material extent by the proposed development. Normally such notifications will be limited to properties which share a common boundary with the proposed development site. However for some strategic development sites which have a greater impact on their locality it may, at the Planning Officer's discretion, be appropriate to notify properties on the opposite side of the road or to provide a site notice.

## APPENDICES

Appendix A – The Tendring District Council Statement of Community Involvement (SCI) 2014.





# *Tendring*

## **District Council**



## **Statement of Community Involvement (SCI)**

October 2014

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## Executive Summary

This Statement of Community Involvement (SCI) explains how communities and stakeholders can get involved in the preparation of Council planning documents like the Local Plan and the consideration of individual planning applications.

### Community Involvement in the Local Plan

The Council is in the process of preparing a new Local Plan for the district and this will follow six stages:

- Stage 1: Consultation on 'Preferred Options'
- Stage 2: Consultation on the 'Proposed Submission Draft'
- Stage 3: Examination of the Local Plan by an independent Planning Inspector
- Stage 4: Consultation on modifications to the Local Plan (if required by the Inspector)
- Stage 5: Receipt of the Inspector's report
- Stage 6: Adoption of the Local Plan

The most extensive programme of public engagement will be at stage 1 'preferred options'. The Council will hold exhibitions and send leaflets to residents in communities affected by the most significant development proposals and will undertake more general publicity in other areas. Residents directly affected by these developments will be notified directly either by letter or a site notice. All the relevant Local Plan documents will be made available to view on the Council's website, at Council offices and at libraries. For the stage 2 'proposed submission draft' consultation, all residents that commented on the plan at stage 1 will be invited to make any final comments before the plan is submitted for examination by an Inspector (stage 3). At stages 4 to 6, residents that commented at either stage 1 or 2 will be directly notified about the progress of the Local Plan through the final stages of the process.

### Community Involvement on Planning Applications

The Council will encourage developers to engage with communities before they submit planning applications for development so they can take on board residents' views and, where practical, incorporate their ideas or address their concerns by making changes to their initial proposals. For major developments generally involving the development of 10 or more homes or 1,000 or more square metres of commercial floor space, the Council will expect developers to undertake pre-application community engagement, but for other smaller developments it will be encouraged. When the Council receives a planning application, the Council will notify residents and other stakeholders likely to be affected by the proposal.

### Community Involvement in Supplementary Planning Documents or Neighbourhood Plans

If the Council produces any Supplementary Planning Documents to explain or provide further detail on policies or development proposals in the Local Plan, they will be published for consultation and the level of community engagement and publicity will vary depending on the subject of the document and the likely level of public interest. For Neighbourhood Plans prepared by Town or Parish Councils or other community groups, those bodies will be expected to undertake community engagement following some of the principles and techniques set out in this document.

# 1. Introduction

**1.1** One of the aims of the national planning system is to strengthen community and stakeholder involvement, encouraging people to participate in the development of their local community. To help achieve this Councils are required to prepare a 'Statement of Community Involvement' (SCI) – a public statement that lets communities and stakeholders know when and how they can be involved in both the preparation of planning policy documents such as the Local Plan and the consideration of applications for planning permission.

**1.2** The objectives of the SCI are to:

- make sure the consultation process is understood;
- explain how the Council intends to enhance community involvement in planning;
- ensure that residents and other stakeholders know when and how they can get involved in the production of the Local Plan and other planning documents;
- ensure that residents and other stakeholders know when and how they can get involved in the consideration of planning applications;
- improve the way that we consult and, in particular, make sure that everyone has the opportunity to be included, recognising the different needs of different audiences;
- demonstrate that the Council is able to resource the community involvement proposed;
- show how community involvement with planning will be linked to other community involvement initiatives; and
- explain how the SCI will be monitored and reviewed in the future.

**1.3** Throughout the planning process, the Council welcomes comments and suggestions. Residents and other stakeholders can do this through the formal consultation processes which are the subject of this guide. They may also wish to raise matters or discuss ideas with their local ward councillor at any time who can then raise matters directly with the Council or other organisations on their behalf. Town and Parish Councils are a further source of advice and assistance. Details of all the Tendring District Council ward councillors and Town and Parish Councils can be found on the Council's website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk).

**1.4** Although the Council promotes community involvement in the planning process, it is important to note that because of the range of people, organisations and community interests that changes to the local environment can affect, it will often be difficult to find solutions that will satisfy everyone. The Council also has to take into account available resources and government policies and legislation which apply to all Councils across the country; including the government's policy in the National Planning Policy Framework (NPPF) to boost, significantly, the supply of new housing. Getting involved in the planning process will therefore not always guarantee that your views and ideas will be agreed, but the Council does promise to listen and seriously consider all comments and suggestions that are put forward.

## 2. Community Involvement in the Local Plan

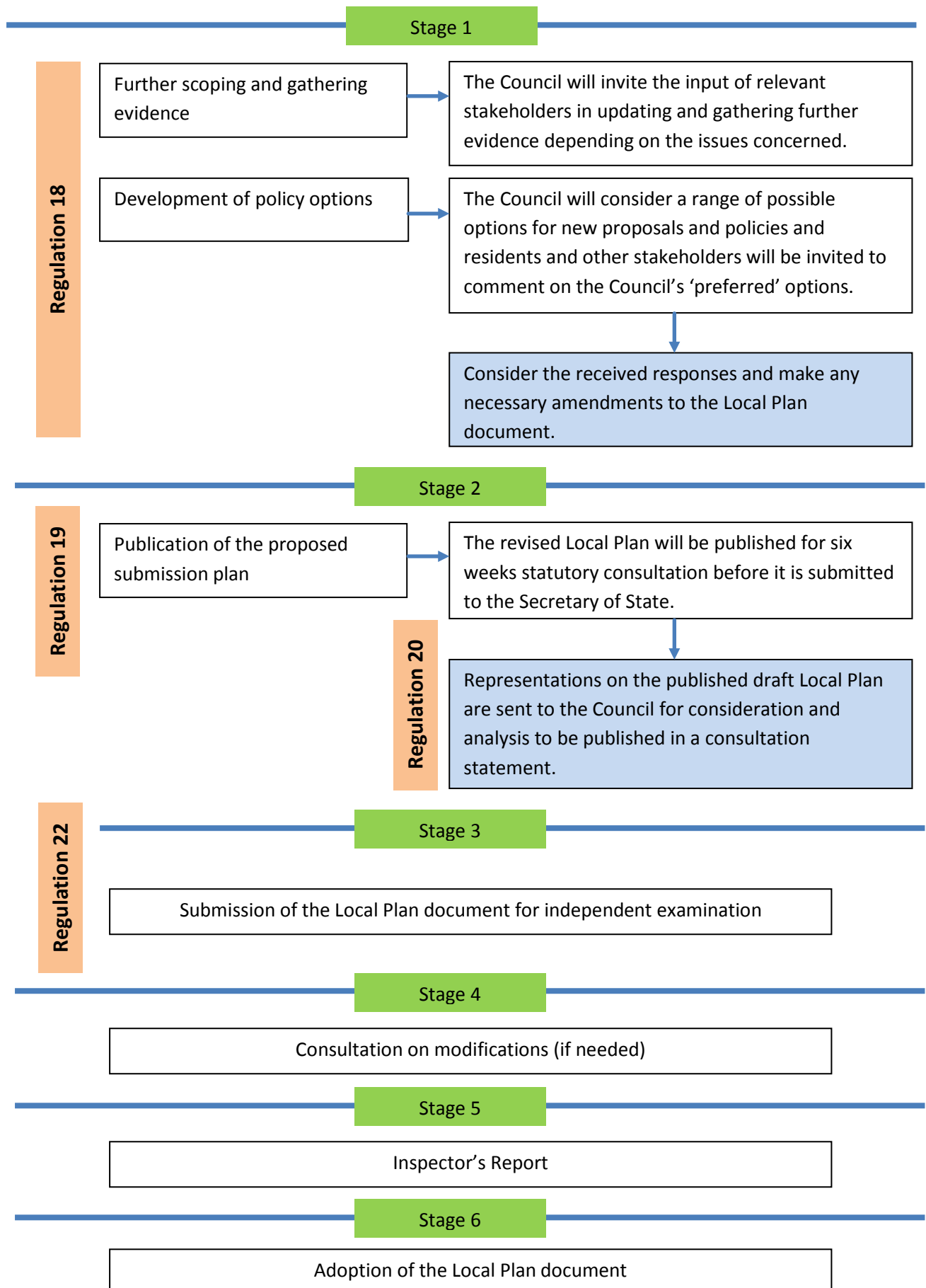
**2.1** Between 2009 and early 2014, the Council carried out five public consultation exercises aimed at engaging residents in the process of preparing a new Local Plan for the district. These consultation exercises involved both Council Officers and District Councillors going out into our communities to meet residents face to face, explain the plan making process and gain a better understanding of people's thoughts, ideas and concerns about future development in our communities and the wider district.

**2.2** These consultation exercises involved different combinations of touring exhibitions, public meetings, interactive workshop sessions, leaflets being sent to residents' houses, radio advertising, meetings in schools and extensive press coverage. The Council has, over these years, promoted a level of publicity and active engagement far in excess of that required by the government's planning regulations and far more extensive than most local planning authorities in Essex. Despite these efforts, there have been continued accusations from residents that the Council has not done enough to involve them in the process.

**2.3** The comments received in response to the last five public consultation exercises and the active engagement with community representatives including all of our District Councillors and Town and Parish Councils demonstrate positive community involvement. These comments helped to shape the Council's policies and proposals contained in the 2012 Draft Local Plan and led to further amendments through the 2014 Focussed Changes. However, from the experience of other local planning authorities across the country it has become clear that the government's priorities for growth, including the need to boost the supply of housing, warrant an objective approach to planning strategy.

**2.4** The Council has been advised by the Planning Inspectorate that the Local Plan that was shaped through extensive engagement with Tendring's residents will not survive the examination process if it fails to meet the minimum requirements of national policy and therefore a new version of the plan identifying additional land for development is needed. The new plan will have to include proposals to deliver more homes in the district up to 2031. To meet the objectively assessed need for housing, the Council will need to identify housing sites in locations that may not be popular with all residents, even if they are technically suitable for development and would help to support the economy of the district.

## Local Plan preparation process proposed



## Proposed communication techniques for the Local Plan process

**2.5** The following tables set out the communication techniques that the Council will employ to both notify and engage residents and other stakeholders in the next stages of the Local Plan process from the initial consultation on preferred options through to the final adoption of the document. More details of these stakeholder groups and these communication techniques are set out in Appendices 1 and 2 respectively.

	Stage 1	Stage 2	Stage 3	Stages 4-6
Stakeholder Group	Consultation on the Local Plan: Preferred Options.	Consultation on the Local Plan: Proposed Submission Draft.	Notifications on the submission of the Local Plan for Examination by a Planning Inspector.	Communications about the process of examination and notification about the adoption of the plan.
<b>Members of the public</b>				
Residents directly affected by new strategic development sites  (including communities outside of Tendring)	Media and publicity  Neighbour notification and/or site notice*  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Representation form  Interactive website	Media and publicity  E-mails/Letters (to residents that responded to the stage 1 consultation)  Final consultation document (available to view online, at Council offices and at libraries)  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)
Residents in communities affected by new strategic development sites  (including communities outside of Tendring)	Media and publicity  Leaflets to properties in affected communities.  Exhibitions  Consultation document (available to view online, at Council offices and at libraries)  Interactive website	Media and publicity  E-mails/Letters (to residents that responded to the stage 1 consultation)  Final consultation document (available to view online, at Council offices and at libraries)  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)
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Other residents	Media and Publicity  E-mails/Letters to residents that commented on the 2012 Draft Local Plan and/or 2014 Focussed Changes  Interactive website  Representation form	Media and Publicity  E-mails/Letters to residents that responded to the stage 1 consultation  Representation form	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)  Focussed changes document – if needed (available to view online, at Council offices and at libraries)	Media and publicity  E-mails/Letters (to residents that responded to the stage 2 consultation)
<b>Technical Stakeholders</b>				
Technical Stakeholders  (including government agencies, neighbouring authorities and other technical/statutory consultees)	E-mail/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online or paper copies provided on request)  Workshops/discussion groups	E-mail/Letters  Final Consultation Document (to be viewed online or paper copies provided on request)	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters
<b>Business, Landowners and Developers</b>				
Business, Landowners & Developers	E-mails/Letters  Meetings with relevant bodies.  Consultation document (to be viewed online)	E-mails/Letters  Consultation document (to be viewed online)	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters
<b>Community Representatives</b>				
District Councillors	Letters  Consultation Document  Representation Form	Letters  Consultation Document  Representation Form	E-mails/Letters  Focussed changes document (if needed)	E-mails/Letters



	Stage 1	Stage 2	Stage 3	Stages 4-6
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\*Neighbour notification and/or site notice - This takes place on a non-statutory and discretionary basis. Neighbours are notified on the basis that, in the opinion of the Planning Officer, they are affected to a material extent by the proposed development. Normally such notifications will be limited to properties which share a common boundary with the proposed development site. However for some strategic development sites which have a greater impact on their locality it may, at the Planning Officer's discretion, be appropriate to notify properties on the opposite side of the road or to provide a site notice.

## Community Infrastructure Levy (CIL)

**2.6** Community Infrastructure (CIL) is a method by which the Council can secure financial contributions from developers toward the infrastructure needed to support growth. The Council intends to prepare and consult upon an Infrastructure Delivery Plan and CIL Charging Schedule document alongside the Local Plan which will explain how the mechanism will work and how much developers will be charged per square metre of development proposed. It is likely that businesses, landowners and developers will be the main stakeholders that wish to comment on this document as it could have financial implications for their proposals.

## **Sustainability Appraisal, Strategic Environmental Assessment**

**2.7** Local Plans and some other planning documents must also be accompanied by a 'Sustainability Appraisal' and 'Strategic Environmental Assessment'. Sustainability Appraisal is a requirement of section 19 of the Planning and Compulsory Purchase Act 2004 and must be undertaken for each stage of the plan-making process to ensure that the plan does everything it can to achieve sustainable development. Many of the requirements for sustainability appraisals happen to overlap with some of the requirements in the Environmental Assessment of Plans and Programmes Regulations 2004, which gives effect to European Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment. It will therefore be a requirement of both UK and European Law to appraise the sustainability and environmental effects of proposals in the Local Plan and other planning documents. Therefore, when Local Plans and other relevant documents are published for consultation, the Council will also publish a joint Sustainability Appraisal and Strategic Environmental Assessment and will invite comments on that document.

### 3. Community Involvement in Development Management

**3.1** The process of determining planning applications for development is called 'Development Management'. The government, through the policy contained in the National Planning Policy Framework (NPPF), expects Councils to work positively with applicants for planning permission to look for solutions rather than problems, always seeking to approve proposals for development, where possible. The involvement of residents and other stakeholders in the Development Management process at an early stage enables the Council to work with applicants to address as many issues as possible before a decision is made. This is particularly important for 'major applications' involving larger developments which have the potential to affect larger numbers of people.

#### **Pre-application**

**3.2** The Council encourages prospective applicants for planning permission to enter into 'pre-application discussions' with Planning Officers. These discussions are aimed at resolving as many potential issues as possible prior to the submission of a planning application and therefore enable the application to be dealt with more quickly and with a greater level of certainty for the applicant. For a reasonable fee, the Council provides a pre-application service to prospective applicants that includes meetings with Planning Officers, preliminary discussions with relevant stakeholders (such as the Highways Authority) and detailed advice, sometimes informed by a site visit.

**3.3** The Council also encourages prospective applicants to engage with the community prior to submitting a planning application so that they can take on board residents' views and, where practical, incorporate their ideas or address their concerns by making changes to the initial draft proposals. Early engagement with communities should therefore help to minimise the number of formal objections the Council receives once the planning application has been submitted.

**3.4** Different types of development proposal will require different levels of community engagement. Major developments for example tend to generate greater public interest and there are likely to be a greater range of issues that need to be resolved. The Government sets out the following criteria for what constitutes a 'major development':

- Residential developments comprising 10 or more homes;
- A site area of 0.5 hectares or more where the number of homes is unknown;
- Commercial proposals creating more than 1000 square metres of floor space or on sites of 1 hectare or more; or
- A change of use application involving the above.

**3.5** For some major development proposals, the Council will expect the prospective applicants to undertake pre-application community engagement and will expect them to provide details of the engagement that has taken place. For other developments, early engagement with the community will be encouraged rather than expected, but depending on the nature of the development proposed, it may be in the applicant's interest to get some early 'buy-in' from the community.

**3.6** It is essential that any pre-application community involvement is tailored to the nature and scale of the proposal and that the techniques employed are effective in bringing draft proposals to the attention of the public, the local Town or Parish Council and other affected parties and provide reasonable opportunities for them to make comments.

**3.7** The Council will expect applicants to submit the details and results of their pre-application consultation with an explanation of how residents' views and ideas were taken into account, alongside their planning application, and this information will be referred to as part of the decision making process.

### **Submission of a planning application**

**3.8** When the Council receives a planning application there will be a formal consultation period within which residents and other stakeholders will be invited to make comments. The Council will take these comments into account when coming to a decision on whether or not to grant planning permission. If an applicant has carried out effective community engagement at the pre-application stage, the comments received during the formal consultation period should hopefully not raise too many major concerns that have not already been considered and taken into account in developing their proposals.

**3.9** The formal consultation period involves notifying and engaging the wider community and individuals likely to be affected by planning applications. However, the need to publicise planning applications and give the community a reasonable opportunity to comment must be balanced by costs and speed of decision making. A number of measures are already established for the publicity of and consultation on planning applications. These include consulting Town and Parish Councils on all planning applications and placing all planning applications on the 'Public Access' section of the Council's website. In addition the Council carries out neighbour notifications and places site notices on application sites.

### **Revised plans submitted on a planning application**

**3.10** There is no statutory requirement to publicise or consult the community on revisions to plans submitted as part of a planning application. Where an application is amended through negotiation in a manner which, in the opinion of the case officer, improves the circumstances for neighbours there is generally no need to re-consult them. The exception would be if the changes are sufficiently major that the neighbours might reasonably have expected to be notified, or if the impact on a neighbour has worsened. There are therefore many cases where neighbours are re-notified.

### **Advertisement Consents**

**3.11** There is no statutory requirement for publicity and in general the publicity set out in the table overleaf is sufficient. The exceptions are cases which, in the opinion of the case officer, result in a material impact on a residential property. For example, an illuminated sign close to and visible from principal rooms in a residential property.

### **Design and Access Statements**

**3.12** Some planning and listed building consent applications, including in Conservation Areas are now required to submit a Design and Access Statement, under section 3 of the Department of Communities and Local Government Circular 01/2006 (Guidance on changes to the Development Control System) as amended. These Statements must demonstrate the public consultation that

has been undertaken in relation to the planning application. In addition, they need to demonstrate that the proposal is well designed in itself and fits in with its setting.

### Communication techniques for the Development Management process

**3.13** The following table illustrates what the Council already does by way of publicity and formal consultation and the suggested techniques for extending community involvement on some proposals, to be undertaken by the applicant prior to the submission of an application. The normal period allowed for formal consultation is 21 days.

Nature of development	Pre-application Stage	Application Stage
	Suggested community engagement techniques that could be used by the applicant prior to the submission of an application	Communication techniques that the Council will use to publicise the formal consultation on planning applications
<p>Developments requiring Environmental Statement.</p> <p>Developments that do not accord with the provisions of the Development Plan.</p> <p>Major developments including:</p> <p>(a) the mining, and working of minerals or the use of land for mineral-working deposits;</p> <p>(b) waste development;</p> <p>(c) the provision of dwelling houses where-</p> <p>(i) the number of dwelling houses to be provided is 10 or more; or</p> <p>(ii) the development is to be carried out on a site having an area of 0.5 hectare or more and it is not known whether the development falls within paragraph (c)(i);</p> <p>(d) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or</p> <p>(e) development carried out on a site having an area of 1 hectare or more.</p>	<p>Exhibition (minimum of one day with an agreed pre-publicity advertisement);</p> <p>Meetings;</p> <p>Drop in centre with applicant available for questions and answers (minimum of one day with an agreed pre-publicity advertisement);</p> <p>Meetings with Town or Parish Councils;</p> <p>Widespread local publicity (minimum for advertisement in the local newspaper at least one week in advance of exhibition/event); and/or</p> <p>Leaflets or letters to neighbours.</p> <p><u>The chosen method(s) should be agreed with the Council in advance.</u></p>	<p>Newspaper advertisement</p> <p>Site Notice</p> <p>Neighbour notification*</p>
All other developments requiring planning permission.	At applicant's discretion.	<p>Site Notice</p> <p>Neighbour notification*</p>
Developments that affect a right of way	At applicant's discretion.	<p>Newspaper advertisement</p> <p>Site Notice</p> <p>Neighbour notification*</p>

Nature of development	Pre-application Stage	Application Stage
Lawful Development Certificate, Works to Trees in Conservation Areas or covered by a Tree Preservation Order, Certificates of Appropriate Alternative Development, Hazardous Substances Consent, Prior Notifications for Agricultural Works and Buildings, Demolitions or Railways and County Matters	At applicant's discretion.	None
Prior notifications for telecommunications	At applicant's discretion.	Site Notice and Newspaper advert only if Article 8 applies e.g. affects a public right of way or development exceed 1 hectare
Listed Building Consent Application	At applicant's discretion.	Newspaper advertisement  Site Notice  (unless works are wholly internal on a Grade II listed building).  Neighbour notification*
Development affecting the setting of a listed building  Development affecting the character or appearance of a conservation area  Conservation Area Consent	At applicant's discretion.	Newspaper advertisement  Site Notice  Neighbour notification*

\*Neighbour notification- This takes place on a non-statutory and discretionary basis. Neighbours are notified on the basis that, in the opinion of the Planning Officer, they are affected to a material extent by the development. Normally such notifications will be limited to properties which share a common boundary with an application site. However for larger scale developments which have a greater impact on their locality it may, at the Planning Officer's discretion, be appropriate to notify properties on the opposite side of the road or to provide a site notice.

**3.14** In addition to the publicity for formal consultation outlined above, the Council publishes weekly lists of applications on its website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk) and provides the list to:

- Amenity societies;
- Local newspapers;
- Local radio; and
- Town and Parish Councils.

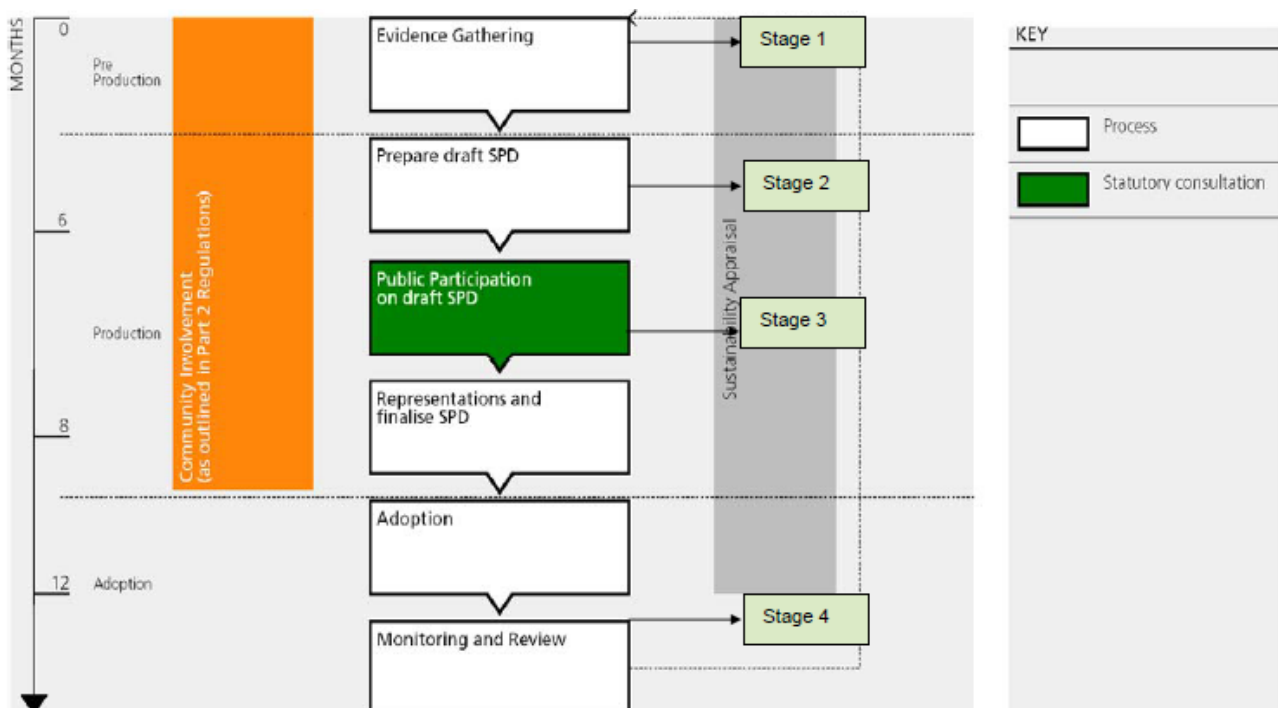
## Appeals

**3.15** When an appeal is made against the decision of the Council to refuse an application or apply conditions to a development or the failure of the Council to determine an application within the statutory time period without the applicant's agreement to an extension of time, all previous correspondence is forward on to the Planning Inspectorate. Letters/e-mails are sent to all those people who had previously been consulted or had commented on the application, advising them of the appeal and relevant Town or Parish Councils and District Ward Councillors are also notified.

## 4. Community Involvement in SPDs

**4.1** Supplementary Planning Documents (SPDs) are designed to explain or provide further detail on the implementation of policies or site allocations in a Local Plan document. They can include design guides, development briefs, master plans and documents providing guidance on particular issues and the Council will refer to them when making decisions on planning applications or dealing with planning appeals.

**4.2** The diagram below sets out the process that the Council is required to undertake when preparing an SPD. Sustainability Appraisal is no longer a requirement for all SPDs and will only be carried out when appropriate. The evidence gathering and preparation stages should include up-front engagement with the community where this would be possible and beneficial.



**4.3** Unlike the Local Plan, SPDs do not need to be examined by a Planning Inspector but they do need to be subject of community involvement. The comments submitted by residents and other stakeholders will be taken into account when preparing the final version of the SPD for adoption and a report of the comments received will be published on the Council's website alongside the adopted SPD.

**4.4** A full description of the various community involvement methods that the Council might use can be found in Appendix 2 to this document.

### Consultation on the Statement of Community Involvement

**4.5** The Statement of Community Involvement (SCI) (the document you are reading) needs to be the subject of engagement with the community in its own right. This will operate in a similar way to consultations on Supplementary Planning Documents explained above.

## 5. Community Involvement in Neighbourhood Plans

**5.1** The concept of Neighbourhood Plans was introduced through the Localism Act 2011 and allows designation groups of local people (typically a Town or Parish Council) to prepare a development plan for their area against which planning applications will be judged. Neighbourhood Plans need to be in conformity with the policies in the Local Plan for the district or otherwise promote higher levels of development which, for some villages, could help to sustain local shops and services, provide affordable homes for local people or help deliver new community facilities.

**5.2** If a community wishes to simplify the process for allowing development, it can also produce a 'Neighbourhood Development Order' (areas where specified development is permitted without the need to apply for planning permission) or a 'Community Right to Build Order' (permission for small scale community-led schemes). These can be instead of, or in conjunction with, a neighbourhood plan and would result in effectively granting planning permission for certain types of development in certain areas, subject to meeting specified criteria. These orders cannot however remove the need for other permissions such as Listed Building or Conservation Area consent.

**5.3** Neighbourhood Plans, Neighbourhood Development Orders and Community Right to Build Orders are not prepared by the District Council and therefore the SCI (this document) cannot prescribe what methods of community consultation Town and Parish Councils or other community groups should follow. The Council will however expect these documents to meet the requirements set out in the latest planning legislation and to follow, wherever possible, the general principles and techniques set out in the SCI. The Council will also provide technical guidance and support as required by legislation and will offer additional advice where feasible.



## 6. Hard to Reach Groups

**6.1** Some people in the community have less chance than others to get involved in the planning process, so are under-represented. It is important to broaden the opportunities to enable these “hard to reach” groups to be involved, including, for example, young people, the elderly, homeless, people with disabilities, temporary residents and ethnic minorities.

**6.2** The Council will design more inclusive participation exercises and, in some cases go out to such groups (e.g. through attending or contacting schools, care homes, supermarkets, post offices and local shops), rather than expect them to “come to us” (e.g. Council Offices or village halls). We will aim to ensure activities are adapted to suit needs.

**6.3** The table below illustrates some of the most common barriers and possible solutions for engaging with some of the hard to reach groups in the community. Comments relating to this point in the questionnaire responses have also been reflected in the table. Consideration will be given to directly engaging with key groups in the community with particular needs, such as people with disabilities to ensure that they have adequate opportunities to participate.

Common Barriers to Community Involvement	Possible Solutions
<b>Difficulties with written information</b> Language problems, literacy problems, learning disability	<ul style="list-style-type: none"> <li>• face to face surveys</li> <li>• telephone surveys</li> <li>• alternative formats e.g. large print</li> <li>• avoid jargon or complex language</li> <li>• produce simplified leaflets in layman's terms</li> </ul>
<b>Intimidated by Approach</b> Communication/literacy problems, hostile attitude towards staff, hostility, lack of confidence	<ul style="list-style-type: none"> <li>• face to face surveys</li> <li>• consider using representatives already known and trusted</li> <li>• think carefully about language chosen</li> <li>• explain process and reassure objectives and listen</li> <li>• provide feedback with reasons</li> </ul>
<b>Can't access the meeting venue</b> Transport difficulties, no child care available, timing difficult, physically inaccessible	<ul style="list-style-type: none"> <li>• plan meetings in accessible locations (public transport and adequate parking)</li> <li>• hold meetings at various times to suit range of needs</li> <li>• consider taking event to specific target groups on their premises e.g. care home/ school</li> <li>• consider providing childcare</li> <li>• check venue meets Disability Discrimination Act requirements</li> <li>• consider providing transport and or offer expenses</li> </ul>
<b>Lack of Time or resources</b> Working, families, lone parents, inadequate funding if voluntary group	<ul style="list-style-type: none"> <li>• go directly to respondents</li> <li>• keep activities simple and limit time-(People are generally busy)</li> </ul>
<b>Information rarely reaches some areas</b> Remote locations, individual care homes, school children, information format inappropriate	<ul style="list-style-type: none"> <li>• make use of contact through parish newsletters and village notice boards</li> <li>• link publicity shots with free newspapers</li> <li>• internet consultation as well as other alternatives</li> <li>• keep information simple and succinct- produce summary leaflet of each document at each stage</li> <li>• join up with local events where appropriate</li> </ul>

## 7. Monitoring and Reviewing the SCI

**7.1** The SCI provides flexibility to allow for appropriate changes to be made to the Council's approach to community involvement. Any comments received on the quality or effectiveness of consultation and communication techniques will be considered and used to inform future practice. If significant changes are required to meet new circumstances or changes in legislation, a review of the SCI will be undertaken.

## Appendix 1: Stakeholder Groups

### Technical Stakeholders

#### Duty to Cooperate

The Localism Act 2011 places a duty on public bodies to cooperate on any strategic matter relating to Local Plans and other planning documents. A strategic matter is defined as an issue that would have a significant impact on at least two planning areas, or a county matter in a two tier area. Tendring District Council is required to cooperate with appropriate authorities as listed to below to ensure the activities related to planning are effective:

The duty to cooperate applies to:

- Environment Agency
- English Heritage
- Natural England
- Mayor of London
- Civil Aviation Authority
- Homes and Communities Agency (HCA)
- Primary Care Trusts (or equivalent local NHS health bodies)
- Office of Rail Regulation
- Transport for London
- Integrated Transport Authority
- Highways Authority
- Highways Agency
- Marine Management Organisation (MMO)
- Local Enterprise Partnership (LEP)
- Essex County Council

The duty to cooperate is most likely to apply to authorities that adjoin the Tendring District, although there may be some strategic matters where cooperation with authorities in the wider area may also be necessary. For Tendring, the adjoining authorities are:

- Suffolk County Council
- Babergh District Council
- Colchester Borough Council

#### Sustainability Appraisal Consultation Organisations

The following organisations should be consulted on Sustainability Appraisals under the Environmental Assessment of Plans and Programmes Regulations 2004:

- Natural England
- Environment Agency
- English Heritage

### Specific Consultation Bodies

When preparing Local Plans and other planning documents, the Council is required to consult such of the 'specific consultation bodies' as it considers may have an interest in the subject of the document. The specific consultation bodies are set out in the regulations as:

Environment Agency  
English Heritage  
Marine Management Organisation (MMO)  
Natural England  
Network Rail  
Highways Agency  
Telecommunications operators  
Primary Care Trusts (or equivalent local NHS health bodies)  
Electricity and gas companies  
Sewerage and water companies  
Homes and Communities Agency (HCA)  
Coal Authority

### General Consultation Bodies

When preparing plans, the Council is required to consult any 'general consultation bodies' it considers appropriate. The general consultation bodies are set out in the regulations as:

- voluntary bodies some or all of whose activities benefit any part of the local planning authority's area;
- bodies which represent the interests of different racial, ethnic or national groups in the local planning authority's area;
- bodies which represent the interests of different religious groups in the local planning authority's area;
- bodies which represent the interests of disabled persons in the local planning authority's area;
- bodies which represent the interests of persons carrying out business in the local planning authority's area.

The Council maintains a consultation database that includes all of these types of general consultation body.

## **Businesses, Landowners and Developers**

### **Businesses**

Businesses already located in the district will often have an interest in the Local Plan and other planning documents and will generally want to ensure that planning policies are sufficiently flexible to enable them to expand, change or relocate in response to changing economic circumstances. Businesses outside of the district may want to locate to Tendring and may have an interest, for example, in the Council's policies on employment land and town centres. The Council keeps a database of businesses that have indicated an interest in the Local Plan process in the past and will consult them as and when new documents are published.

### **Landowners**

In the majority of cases, a landowner's interest in the Local Plan will be financial and to see whether or not their land is or can be allocated for development. Landowners will often, but not always, employ the services of a planning consultant or land agent to make representations on their behalf, either in support or objection to the plan.

For the majority of sites allocated for development in the Local Plan, the Council will have already been in communication with the landowners or their consultant/agent to ascertain whether or not they would be willing to release the land for development and will have worked with them to identify any initial problems or to draw up proposals in more detail. For sites not allocated for development in the Local Plan, the landowners will often make representations in objection.

The Council keeps a database of landowners that have indicated an interest in the Local Plan process in the past and will consult them as and when new documents are published.

### **Developers**

A number of national and local developers operate in the Tendring District. Developers tend to take a keen interest in the proposals in the Local Plan, looking for opportunities to buy land where development will be permitted. They also take an interest in the policies in the Local Plan mainly to ensure that they are based on robust evidence and are sufficiently flexible to take into account issues of economic viability.

The Council keeps a database of developers that have indicated an interest in the Local Plan process in the past and will consult them as and when new documents are published.

## **Community Representatives**

### **District Councillors**

The elected Members of Tendring District Council have an important role in shaping and approving the content of the Local Plan and other planning documents. For Development Management, they play a role in determining some planning applications through the Planning Committee.

They also play an important role in helping to communicate the messages of the Local Plan to residents in their ward and communicating local concerns back to the Council's Planning Officers.

The Councillors are all provided with copies of the planning documents as they are produced and are consulted individually on the documents, providing an opportunity to express views of local people.

### Parish and Town Councils

Tendring has 27 Town and Parish Councils who play a very important role in representing their communities and who play an active role in helping to shape the content of the Local Plan. Over the last few years, the Council has invested considerable time in meeting with Town and Parish Councils to understand some of the planning issues affecting their areas and to talk through some of the possible developments that could take place.

As well as being a key consultee, Town and Parish Councils are very good at communicating the messages of the Local Plan to their residents and communicating back any concerns to Planning Officers. Some have organised specific public meetings and exhibitions for their residents and invited Planning Officers to come along to answer questions. Town and Parish Councils are also recognised as being important in the community consultation process on planning applications.

Tendring's 27 Town and Parish Councils are:

Alresford Parish Council	Little Bromley Parish Council
Ardleigh Parish Council	Little Clacton Parish Council
Beaumont Parish Council	Little Oakley Parish Council
Bradfield Parish Council	Manningtree Town Council
Brightlingsea Town Council	Mistley Parish Council
Elmstead Parish Council	Ramsey and Parkeston Parish Council
Frating Parish Council	St. Osyth Parish Council
Frinton and Walton Town Council	Tendring Parish Council
Great Bentley Parish Council	Thorpe-le-Soken Parish Council
Great Bromley Parish Council	Thorrington Parish Council
Great Oakley Parish Council	Weeley Parish Council
Harwich Town Council	Wix Parish Council
Lawford Parish Council	Wrabness Parish Council
Little Bentley Parish Council	

The following adjoining Town and Parish Councils are also consulted on the Local Plan and other relevant planning proposals:

Dedham Parish Council  
Langham Parish Council  
Wivenhoe Town Council

### Other Community Groups

There are various other community groups operating in the district including Residents' Associations and local campaign groups. The Council keeps a database of groups that have indicated an interest in the Local Plan process in the past and will consult them as and when new documents are published.

## **Members of the Public**

### Directly affected residents

Residents directly affected by development proposals tend to raise concerns about the potential impacts of development on their property and their neighbourhood. Initially these residents might make very negative comments with a view to stopping the development altogether but with their local knowledge, some of the comments they make can lead to very positive improvements to development proposals either through the Local Plan process or Development Management process.

Where appropriate, directly affected residents will be notified directly either through a 'neighbour notification (a letter to their house) or by putting up a site notice near to the site. Neighbours are notified on the basis that, in the opinion of the Planning Officer, they are affected to a material extent by the proposed development. Normally such notifications will be limited to properties which share a common boundary with the proposed development site. However for some strategic development sites which have a greater impact on their locality it may, at the Planning Officer's discretion, be appropriate to notify properties on the opposite side of the road or to provide a site notice.

### Residents of an affected community

In preparing a new version of the Local Plan to identify land to deliver approximately 11,000 new over 15 years, the Council will be considering a number of options for strategic development sites. Due to the scale of these developments, they are likely to be of interest to whole communities and not just adjoining neighbours. On confirmation of which options will be included in the Local Plan: Preferred Options draft, Planning Officers will determine which communities will be notified of the proposals, possibly through a leaflet to all homes within those communities.

### Hard to reach groups

Some people in the community have less chance than others to get involved in the planning process, so are under-represented. It is important to broaden the opportunities to enable these "hard to reach" groups to be involved, including, for example, young people, the elderly, homeless, people with disabilities, temporary residents and ethnic minorities. See Chapter 6 for more information.

### Other residents

Other residents in the district not directly affected by development proposals can obtain information about either the Local Plan or planning applications on the Council's website [www.tendringdc.gov.uk](http://www.tendringdc.gov.uk) and there will be publicity through the media aimed at notifying as many people as possible about the latest developments.

## Appendix 2: Communication Techniques

Technique	When suitable	Advantages	Disadvantages	Resources
Letters	<ul style="list-style-type: none"> <li>all stages to inform and promote</li> <li>all stakeholders and consultees</li> <li>obtain information by request</li> <li>inform proposed activities</li> <li>provide feedback on responses</li> </ul>	<ul style="list-style-type: none"> <li>can send letters/etc. with a reply slip</li> <li>dual purpose e.g. send out consultation documents at same time</li> <li>can be managed internally easily</li> <li>existing database allows for speedy process</li> <li>effective with good administrative back up</li> </ul>	<ul style="list-style-type: none"> <li>can dominate office resources as often large job diverts from other tasks</li> <li>ensure database constantly up to date otherwise errors occur</li> </ul>	<ul style="list-style-type: none"> <li>limited impact- peaks and troughs</li> <li>officer/ administrative staff time</li> <li>printing stationery costs</li> </ul>
Reply slips leaflets and surveys	<ul style="list-style-type: none"> <li>all stages to inform and promote</li> <li>all stakeholders and consultees</li> <li>obtain information by request</li> <li>seek views and aspirations</li> <li>publicity of events and activities</li> </ul>	<ul style="list-style-type: none"> <li>can send letters/etc with a reply slip</li> <li>dual purpose e.g. send out consultation documents at same time</li> <li>can be managed internally easily</li> <li>existing database allows for speedy process</li> <li>effective with good administrative back up</li> </ul>	<ul style="list-style-type: none"> <li>can dominate office resources as often large job diverts from other tasks</li> <li>ensure database constantly up to date otherwise errors occur</li> <li>to achieve good return need to pre-pay envelopes/return slips</li> </ul>	<ul style="list-style-type: none"> <li>limited impact- peaks and troughs</li> <li>officer/ administrative staff time</li> <li>printing stationery costs</li> <li>pre-paid envelopes costs</li> <li>uncertain of response rate</li> </ul>
Leaflets	<ul style="list-style-type: none"> <li>can be at all stages to provide a summary</li> <li>can go to all consultees but of most use to general public and local community groups</li> </ul>	<ul style="list-style-type: none"> <li>summarise/simplify complex issues</li> <li>appeal to wide audience with non-planning background</li> <li>can have a wide circulation to reach out to many groups in the community</li> </ul>	<ul style="list-style-type: none"> <li>important not to over simplify and miss key points</li> <li>careful not to create information overload</li> </ul>	<ul style="list-style-type: none"> <li>printing and stationery costs</li> <li>consider distribution costs (post/e-mail)</li> <li>wider distribution e.g. through newspapers and local magazines</li> </ul>
Consultation Document	<ul style="list-style-type: none"> <li>will be used for consulting on draft technical documents and to comply with statutory legislation</li> <li>obtain views and reactions to proposals in a more formal context</li> </ul>	<ul style="list-style-type: none"> <li>give people something to consider and react to</li> <li>can be produced and distributed in various formats</li> <li>enable people to make an informed response</li> </ul>	<ul style="list-style-type: none"> <li>can be daunting and difficult to read</li> <li>may not be suited to all groups in community</li> <li>can be over technical and open to mis-interpretation</li> </ul>	<ul style="list-style-type: none"> <li>costs of printing and distribution</li> <li>costs of making documents available in a variety of formats</li> </ul>



Technique	When suitable	Advantages	Disadvantages	Resources
		<ul style="list-style-type: none"> <li>• can be made available in various accessible locations throughout the district</li> </ul>	<ul style="list-style-type: none"> <li>• less opportunity for two-way participation as reacting rather than putting forward ideas</li> </ul>	
Media and publicity	<ul style="list-style-type: none"> <li>• press releases and newspaper articles and briefings for radio/TV</li> <li>• suitable at the key stages to inform and promote activities</li> </ul>	<ul style="list-style-type: none"> <li>• quickly reach large and varied audience</li> <li>• good way of advertising events</li> <li>• usually written in accessible language catering for most readers</li> <li>• can use free paper – Tending Matters</li> </ul>	<ul style="list-style-type: none"> <li>• do not have full editorial control of articles</li> <li>• no control or idea of how many people actually read and consider information</li> <li>• groups of community who may not read or buy a paper or listen to other forms of media</li> </ul>	<ul style="list-style-type: none"> <li>• newspaper articles can be expensive</li> <li>• alternative media events costly</li> </ul>
Public exhibitions (unstaffed) could be combined with drop centre / surgeries	<ul style="list-style-type: none"> <li>• useful to supplement other forms of consultation</li> <li>• inform and explain issues at various stages</li> <li>• could include specific staff time for drop in centre or surgery</li> </ul>	<ul style="list-style-type: none"> <li>• good publicity in accessible locations</li> <li>• inform about other more participative opportunities for involvement</li> <li>• visual aids can be a good way to get across complex matters</li> <li>• located in places where people are visiting anyway (visitor attraction/libraries schools etc)</li> </ul>	<ul style="list-style-type: none"> <li>• not interactive</li> <li>• not necessarily representative of community as a whole</li> <li>• no direct contact for questions etc would need to be supplemented by other events/activities</li> </ul>	<ul style="list-style-type: none"> <li>• good exhibitions costly to produce (although once prepared can be used repeatedly)</li> <li>• cost to advertising exhibitions</li> </ul>
Public exhibitions (staffed)	<ul style="list-style-type: none"> <li>• useful to supplement other forms of consultation</li> <li>• inform and explain issues at various stages</li> </ul>	<ul style="list-style-type: none"> <li>• good publicity in accessible locations</li> <li>• inform about other more participative opportunities for involvement</li> <li>• visual aids can be a good way to get across complex matters</li> <li>• exhibitions can be held at times and in locations suited to target groups</li> <li>• staff on hand to explain and answer questions</li> </ul>	<ul style="list-style-type: none"> <li>• not interactive</li> <li>• not necessarily representative of community as a whole</li> <li>• no direct contact for questions etc.would need to be supplemented by other events/activities</li> <li>• can be difficult encouraging people in community to attend particularly some of the hard to reach groups (would need to consider this in planning venues</li> </ul>	<ul style="list-style-type: none"> <li>• good exhibitions costly to produce (although once prepared can be used repeatedly)</li> <li>• cost to advertising exhibitions</li> <li>• staff resources significant to effectively cover wide coverage of exhibitions</li> <li>• hiring venues costs</li> </ul>

Technique	When suitable	Advantages	Disadvantages	Resources
			and times)	
Presentations to specific groups	<ul style="list-style-type: none"> <li>early stage participation particularly useful</li> <li>qualitative information can be obtained from key audiences</li> </ul>	<ul style="list-style-type: none"> <li>can be good qualitative participation</li> <li>explains complex issues face to face</li> <li>opportunities for questions and answers</li> <li>useful to inform those with less time to absorb documentation</li> </ul>	<ul style="list-style-type: none"> <li>can be emotive</li> <li>need to ensure not to give any impression of exclusion</li> <li>need to be structured to be clear of aims and objectives</li> </ul>	<ul style="list-style-type: none"> <li>cost of hiring venues</li> <li>advertising and publicity/ invitations</li> </ul>
Surveys	<ul style="list-style-type: none"> <li>most useful for evidence gathering at early stages for all documents</li> <li>consider postal telephone and electronic surveys</li> </ul>	<ul style="list-style-type: none"> <li>good quantitative evidence</li> <li>seek opinions and aspirations of wide range of audiences</li> <li>may obtain evidence otherwise not available</li> </ul>	<ul style="list-style-type: none"> <li>time consuming</li> <li>response rate can be poor</li> <li>need to consider all formats to enhance response rates</li> </ul>	<ul style="list-style-type: none"> <li>high staff resources</li> <li>cost could include pre-paid envelopes</li> </ul>
Public meetings	<ul style="list-style-type: none"> <li>to address key concerns that may have been raised by public</li> <li>inform and explain issues and process</li> </ul>	<ul style="list-style-type: none"> <li>seen to be listening</li> <li>providing opportunity for people to come together and express opinions</li> <li>well managed meetings can be good source of information and feedback</li> </ul>	<ul style="list-style-type: none"> <li>can be very emotive and difficult to manage</li> <li>often attract only those people who have an axe to grind</li> <li>must be well structured and objective</li> <li>can be intimidating for some people so they are reluctant to speak</li> </ul>	<ul style="list-style-type: none"> <li>low cost other than venue hire</li> <li>advertising and publicity costs</li> <li>material to be prepared to get most out of meeting</li> </ul>
Interactive web site	<ul style="list-style-type: none"> <li>can be used throughout process for all stages including formal consultation opportunities</li> </ul>	<ul style="list-style-type: none"> <li>quick and effective for many people particularly organisations</li> <li>cover wide geographical areas</li> <li>may reach groups who don't like to respond to other conventional methods, not comfortable with face to face contact or have time limitations</li> <li>less paper work and can help with speed of analysis</li> </ul>	<ul style="list-style-type: none"> <li>large numbers of people still do not have access or understanding of technology</li> <li>web site should not be used as an alternative but as an addition</li> <li>lack of opportunity to build up rapport and develop discussions from feedback (personal contact removed may also be a disadvantage)</li> </ul>	<ul style="list-style-type: none"> <li>cost effective</li> <li>software and programming to set up</li> </ul>