

Katherine Doughty

Subject: FW: Planning Matters: Permission in Principle (PIP) and Technical Details Consent (TDC)

From: Keith Butler <Keith.Butler@WESTOXON.GOV.UK>

Sent: 12 June 2018 17:11

To: 'epc.clerk@eynsham-pc.gov.uk' <epc.clerk@eynsham-pc.gov.uk>

Subject: Planning Matters: Permission in Principle (PIP) and Technical Details Consent (TDC)

Dear Mrs Doughty

Please see the self-explanatory message below from Phil Shaw, the Council's Development Manager, which has been sent to the Clerks of all Town and Parish Councils and to all Parish Meetings in West Oxfordshire.

Many thanks.

Keith

Dear Mrs Doughty

Permission in Principle (PIP) and Technical Details Consent (TDC)

On 1 June 2018 the Government introduced a new means for developers to secure a planning permission on land for developments of between one and nine houses. Developers can now apply to the District Council for PIP for housing development on a site and if this is granted then they follow up with an application for TDC. Once a PIP has been granted, the Local Planning Authority cannot revisit the principle of development and can refuse TDC only for "justifiable reasons". The developer enjoys the right of appeal against both PIP and TDC being refused or determined outside the stipulated timeframes.

In bringing forward the legislation the Government believes that it will assist in speeding up small scale developments and in enabling developers to establish whether sites are suitable for housing without incurring the costs associated with obtaining outline planning permission. It is however yet to be seen whether developers will wish to take up this form of consent or whether the fact that if permission is given it will be given for a range (e.g. minimum two houses maximum five) means the existing outline planning application mechanisms will continue to be their preferred choice.

A key issue is that the Government has given the District Council a time limit of only five weeks to determine such applications and has consequently shortened the timeframes for consultation with parishes from the usual 21 days to 14 days. I fully recognise the difficulties this may give you in responding to such proposals (and indeed for this Council in determining them) given that most Town and Parish Councils operate a monthly reporting/committee regime, but we have no control over the legislation that has been introduced. It may however be expedient for you to consider introducing mechanisms whereby if you do receive a PIP or TDC proposal from us that you can expedite a response outside your usual consultation response arrangements.

I hope that this is clear but if you require more information as to how PIP/TDC is intended to operate then please contact me. Please also note that a report that was recently agreed by Councillors may assist further and is available from this link on the [WODC website](#).

Phil Shaw

Development Manager

Phil.Shaw@westoxon.gov.uk

01993 861687