



## **Guiding Principles for Local Councils**

### **Post-Decision Community Engagement (PDCE)**

The ongoing communication between developers and the community, within which a development is taking place, after planning permission has been issued, is considered vitally important. This paper has been published to assist Local Councils in their ongoing engagement with developers in situations where planning permission has been granted.

Local Councils can:

- Raise the likely need for PDCE on your Planning Application Consultation responses, during the consideration of applications in your community;
- Speak with the Planning Case Officer about what form of engagement would be appropriate to your Council were permission to be granted.

Where appropriate, Cornwall Council will add informatives, planning conditions, or S106 agreement clauses on planning permissions to address this point. A suggested condition that can be used for Construction and Environmental Management Plans with reference to PDCE is included at Appendix 1. A Local Council might consider requesting a standard condition along these lines. Once these are in place there will be a requirement on those that implement the permission to engage with your Council in an agreed format, post decision, during and after construction of the development.

Three example formats for post-decision community engagement:

- Regular update/'keep in touch' slot at your Town or Parish Council Planning Meeting;
- A specific meeting to address progress/issues on a site within your community;
- Formally established and constituted Community Liaison Group.

Alternatively, or in addition, Cornwall Council will encourage:

- The use of company websites, with a dedicated page, or Social Media platform for a particular development site for community engagement purposes, beyond the permission being granted;
- e-mail alerts;
- a dedicated Development helpline number;
- the use of Developers Newsletters, either printed, or online;
- update leaflet drops.

These various formats should include details of dates of commencement, road closures, unusual deliveries, potential changes to the scheme, etc.

In addition, Local Councils should keep regular contact with the Site Manager and raise issues of concern as they arise, do not necessarily wait for the next liaison, or council meeting.

Town and Parishes that have specifically requested this form of ongoing community engagement should ensure that they are open to different approaches from the developers and do allow for the agreed engagement to take place. Take a pro-active stance to conditions discharge and query suspected non-compliance at meetings. Inform Cornwall Council of any issues in the ongoing conversation with developers.

See Cornwall Council's Statement of Community Involvement

<https://www.cornwall.gov.uk/environment-and-planning/planning/planning-policy/adopted-plans/statement-of-community-involvement/>

The Royal Town Planning Institute has a good practice guide on Community Engagement:

<https://www.rtpi.org.uk/media/6312/Good-Practice-Guide-to-Public-Engagement-in-Development-Scheme-High-Res.pdf>

## **Appendix 1 – Example condition**

### ***Construction and Environmental Management Plan***

No development including demolition shall take place until a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority.

This shall include details for all of the following:

- i) Details of arrangements for post-decision community engagement with the Local Council regarding all aspects of development;
- ii) Details including plan showing location of the contractor's compound and site office(s);
- iii) Details including plan showing location of building material storage;
- iv) Details including plan showing the location of parking for contractor's and visitor's vehicles;
- v) Details including plan showing the location of loading / unloading areas for deliveries to the site(s);
- vi) Details of the route for all construction vehicles, parking and waiting areas for construction vehicles and deliveries to / from the site for the duration of the construction process;
- vii) Details and management schedule for vehicle wheel cleaning regime upon exiting the site(s) onto a public highway for the duration of the construction process;
- viii) Details and management for escorting construction traffic through the adjacent residential estates for the duration of the construction process;
- ix) Details and controls site wide for managing Dust over the duration of the construction process;
- x) Details of all permits, contingency plans and mitigation measures that need to be put in place to control the risk of pollution to controlled waters, protect biodiversity and avoid, minimise and manage the productions of wastes with particular attention being paid to the constraints and risks of the site.

Thereafter the development shall be carried out in accordance with the approved details and any subsequent amendments shall be agreed in writing with the Local Planning Authority.

Reason: To ensure that adequate measures are put in place to minimise the impact of development on amenities of neighbouring residents; and avoid or manage the risk of pollution of controlled waters or waste production during the course of the development works.