



STAPLEHURST PARISH COUNCIL

MEETING WITH DEVELOPERS POLICY

1. Introduction

The Parish Council is often approached by developers to meet and discuss potential projects in the Parish – usually housing developments. They often refer in final planning applications to “a consultation meeting with the Parish”. This policy aims to set out options for the Council moving forward.

2. Pluses and Minuses

There are pluses and minuses in meeting developers before a planning application has been submitted.

Pluses	Minuses
Opportunity to lever in benefits to Staplehurst residents	Implies Council supports a development
	Mis representation to the local residents
	“Accidentally tell” developers how to improve an application – free consultancy

3. Options

3.1 Public Presentation

If developers wish to meet the Parish Council prior to submitting a planning application they should attend either a Planning Committee or Council meeting in public and do a presentation at the start of the meeting.

This will allow residents, as well as Parish Councillors to ask questions.

Important, Councillors can ask questions but should **not infer support or objection** to the application.

This is not “consultation with the Parish Council” but a public presentation.

3.2 Pre Performance Agreement with MBC

If the applicant has arranged a Pre Performance Agreement (PPA) with MBC then MBC Planning Department can invite Parish Council representatives into the meetings at the appropriate time. The PPA meetings are managed by the MBC Planning Departments and have a range of MBC experts present – Planning, Heritage, Open space etc.

Important Parish Councillors should focus on listening, can ask questions but **not infer support or objection** to the proposed application.

The Parish Council representatives should then feed back to the Council in a confidential report to the next Council meeting.

4. Do not meet developers informally

At **no point** should Parish Councillors or Parish Council staff meet developers outside the above two options. To do so is putting yourself and the Parish Council at risk of misrepresentation.

5. Adoption

This policy supersedes all other “Meeting with Developer Policies” and was adopted by Staplehurst Parish Council on

Date7th October 2024.....Minute...2292/6.3.....