

Town and Country Planning Guidance Notes Defence Estates



Compilation of the best technical and good practice planning advice

Specific guidance notes have been prepared to cover issues such as:

- What is sustainable development and how should it be applied to the estate?
- When is an environmental impact assessment needed?
- What is permitted development?
- How to respond to a development plan?
- How to secure planning clearance?
- When to involve CABE in a development project?
- Who are the key agencies and when should they be involved?
- How and when to appeal a planning decision?
- What design principles should be incorporated into a new development?
- How to deal with resources of archaeological or conservation importance
- When and how to negotiate planning conditions and obligations?
- How to avoid a breach of planning control?

Defence Estates is responsible for over 240,000ha of land and property throughout the UK. The on-going management of the estate requires a good awareness of planning legislation, its requirements and procedures.

In order to ensure a consistent approach to project planning and implementation, and to ensure the approaches adopted conform with government guidance and wider good practice, Defence Estates required a means of disseminating technical planning advice throughout the agency on the best approaches and procedures to be adopted.

Entec identified the key areas of relevance where advice would benefit the activities of the agency in terms of the quality of the output and the time and resources required to deliver and implement projects on the ground. In consultation with the in-house technical team, Entec prepared a series of 23 technical guidance notes and summary advice for key topic areas.

Entec targeted the advice on the key questions asked by the in-house project and property managers and presented the

bulletins in a format free of jargon and easy to understand.

In order to provide readily accessible advice, Entec prepared the bulletins in a format suitable for publishing on Defence Estates' intra-net site. This means that the bulletins can be readily updated to reflect changes so that the approaches adopted by Defence Estates continue to reflect current good practice and legislation.

The outcome has been the preparation of a readily accessible form of planning guidance for use by those responsible for managing the defence estate.

By improving the understanding of planning legislation, and increasing the awareness of potential 'pit falls' and what local planning authorities and other planning agencies expect, the advice provided by Entec will result in a more effective and efficient use of both time and resources by Defence Estates, while ensuring a better quality of final product.

