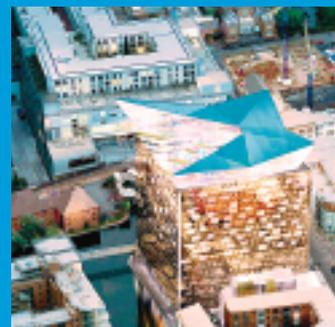




STRATEGIC DEVELOPMENT PROTOCOL



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STRATEGIC DEVELOPMENT PROTOCOL

This protocol recognises that one of the keys to the successful delivery of strategic developments in the City is a partnership between the Council, the developer and the wider community. It sets out the standards of service you can expect from the Council, the responsibilities under the protocol and the type of projects that would be dealt with in this manner. The protocol is not a passport to obtain planning permission for all developments, which still have to satisfy relevant national and local policies.

AIMS AND OBJECTIVES

- Provide greater certainty for all development parties (developers, City Council, including elected members and community) in the form of an agreed and pre-established timetable for handling major projects. The timetable will include the key stages and milestones, from scheme inception to implementation.
- Provide a project co-ordinator for each major project, who will be responsible for managing the City Council response and who will chair the project meetings.
- Encourage the use of project teams, including representatives from all relevant departments, the developers and key consultees.
- Provide a framework for dealing with any legal issues.
- Provide clarity on how the City Council will deal with any land or property interests it has in the project.
- Provide a framework for consultation with the local community, linked to Statements of Community Involvement.

CRITERIA FOR IDENTIFYING STRATEGIC DEVELOPMENTS

- Developments of major strategic significance in terms of regeneration, long term job creation and investment value (these should be of City wide importance)
- Developments with wide corporate involvement by the City Council
- Developments eligible for large scale time limited public funding

RESPONSIBILITIES UNDER THE PROTOCOL

CITY COUNCIL

- Nominate a project co-ordinator and inform the developer who it is, with contact details. Project co-ordinator to chair and arrange project meetings.
- Set a programme for each major project in agreement with the developer, setting out the key stages and milestones of the process.
- Set out the requirements for consultation (both internal and external).
- Inform the developer at an early stage what the City Councils aspirations are for any legal agreements, and land transactions.
- Regularly review the programme and provide feedback to the developer in order that any necessary revisions can be made.
- Provide timely response to requests for discussions and meetings with the developer.
- Identify the issues and information required to be addressed in any planning application at an early stage, including the heads of terms for legal agreements.

DEVELOPER

- Agree to a programme, including the key stages and milestones, which take into account the need for discussion and review to take place
- Respond within the agreed timescales to requests for further information and/or revisions
- Agree to contribute to and participate in public consultation
- Attend project team meetings
- Keep the City Council informed of progress at all stages of the project
- Provide a complete planning application with all of the requested supporting information as agreed with the City Council through its planning checklist, including a draft legal agreement where appropriate