

Pre-application recommendations

It is imperative that developers as well as their consultants approach Transport Development Management (TDM) for face-to-face discussions on transport, in conjunction with Planning Officers and City Design colleagues at the earliest opportunity. This fosters a sound working relationship and an appreciation of all factors. To not do so risks an uncoordinated and incoherent approach to land-use planning.

We recognise that initial concept work and pre-application submissions can sometimes be brief and relatively high-level in nature. Sometimes this is for good reason in the interests of avoiding potentially abortive work.

TDM will seek to reach agreement at the pre-application stage in order to allow proposals to be prepared, considered and progressed efficiently. This reduces the time taken during the full planning application process. Masterplanning is an essential starting point in this process and it is strongly recommended that development layouts are drawn up following dialogue with TDM and our colleagues in Bristol City Council's City Design Group, having regard to the requirements set out in *TDMG section 2.1.1*.

Following pre-application discussions TDM may offer agreement in principle for the submitted development subject to confirming how the applicant must satisfactorily assess, analyse and deliver physical solutions to address the associated movement demands of the development.

It should therefore be noted that the recommendations given by TDM at the pre-application stage are reflective of the quality and detail of the development submission at that moment in time. Consequently, all pre-application comments made by TDM are provided without prejudice to any other matters which may arise from further submissions, comments or assessment work.

Therefore, TDM pre-application comments cannot be considered as confirmation that any subsequent planning application is in all respects acceptable and would achieve consent.

An agreement in principle will not be provided where TDM feels that there are movement issues that are insurmountable or that the applicant is unwilling to address, particularly where the application has failed to properly consider the need for permeability and high quality access by pedestrians, cyclists and public transport. In these circumstances we will either raise an objection to the development, or request that further information is submitted as part of a revised pre-application enquiry or prior to any future planning submission.