**HORNDEAN PARISH COUNCIL**

**DEVELOPER ENGAGEMENT POLICY**

1. **Statement of scope**

This policy sets out the way in which HPC will engage with known and potential housing developers, outside the formal planning process.

1. **Overview**

Developers, and prospective developers, will be invited to attend a full Parish Council meeting to address the Council and members of the public, at any stage from initial consideration to completion of the development.

In addition, representatives of Horndean Parish Council, to include at least two Councillors, should seek to engage with potential developers, to discuss their proposals and potential benefits for Horndean, at an early stage in the process.

1. **Guidelines for developer meetings**

3.1 Meetings should take place on either Parish Council premises or, if this may add value, on site.

3.2 Normally between 2 and 4 Councillors should be involved in these meetings. Any member of the Parish Council is eligible to be involved in these meetings, with the involvement of at least 1 experienced Planning Committee member strongly encouraged.

3.3 Councillors should listen to developers' proposals and ask questions as necessary to clarify points of detail.

3.4 Councillors may also draw on their experience to make suggestions to the developer on such matters as suitable building height or facings to be used, local traffic or flooding issues, where such suggestions might help to reduce any negative impact of the development and might help to maximise any possible benefits to the residents of Horndean.

3.5 It should be made clear that any such engagement is not a form of “Pre App advice”, that no commitments are made or implied and that the Parish Council’s formal view will only be offered in response to formal planning applications.

3.6 Further discussions, relating to matters including the potential transfer of assets to the Parish Council, may be conducted in order to assist in clarifying positions or to aid in the developer’s drafting of a S106 agreement.

3.7 Councillors may refer to, but must not depart from, the current Consideration of Future Assets Policy during these meetings. Any issues that seem to fall outside this Policy must be referred to Parish Council.