
From: Stevenson Les
Sent: 19 May 2016 15:44
To: Chief Planner
Cc: Linton Shirley; Bowden Lorna
Subject: Consultation on Draft Advice on Net Economic Benefit and Planning

Good afternoon,

With regard to the recent consultation on draft advice on Net Economic Benefit and Planning, I can advise that North Lanarkshire Council's Planning and Transportation Committee this morning (19 May) considered and agreed a report on the Council's response to the consultation – the report can be found on the Council's website at <https://mars.northlanarkshire.gov.uk/egenda/images/att83667.pdf>

The comments the Council wishes to make are as follows:-

- In general terms, the advice is very welcome; Scottish Planning Policy requires “due weight” to be given to net economic benefit, and the Draft Advice provides some clarity as to what is expected in that regard.
- The comment in paragraph 5 of the Draft Advice regarding need to keep the level of detail of any assessment proportionate to the likely scale of the net economic benefit is accepted, and reference to the need for assumptions made to be “*completely transparent, evidence-based and as accurate as possible*” is welcomed; in that regard, the advice could be enhanced by noting that failure to provide transparent, evidence-based and accurate assumptions could work to the detriment of the applicant as that could undermine any case for net economic benefit in a situation where the decision is finely balanced .
- The statement in the Draft Advice (paragraph 12) that “*the onus will be on the developer to provide the relevant information in support of the planning application*” is particularly welcome. However, from long-standing experience in a range of other issues where it can prove difficult to get necessary information from applicants within a reasonable timescale, it is suggested that the Council's response to the Scottish

Government should ask that paragraph 12 is strengthened by the addition of text that stresses the need to supply that information at the earliest stage of the process, or the application may be refused due to the lack of sufficient information on the net economic benefit of the proposal.

- The discussion of Displacement Effects (paragraph 13) would be assisted by the inclusion of a simple table identifying what are considered to be low, medium and high levels of displacement, as is available in the Scottish Enterprise Guidance Note on Additionality & Economic Impact Assessment (2008)

I trust that this is satisfactory. Please contact me if you require any further input

Regards

Les Stevenson

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