

**Planning Performance Agreements (PPAs) : A new way to manage large-scale major planning applications**

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In recent years the government has been pursuing a pilot project on PPAs. It is seen as a concept of securing a detailed agreement between a local planning authority and a developer on the processing and details associated with complex, major applications. The 'agreement' is of a voluntary nature, and it has been suggested that in these circumstances (and subject to both parties honouring their commitments) the application would not be subject to the normal performance targets.

The government propose:-

- (a) that local planning authorities should be encouraged to offer PPAs for significant major development proposals.
- (b) that core components of a PPA be set out.
- (c) local authorities prepare a PPA charter.
- (d) a detailed project plan is prepared for each PPA.
- (e) key issues lists are prepared.
- (f) an inspection day is held.

*Key questions*

Do you agree with the principle of having PPAs?

Are you content with the definition of large scale major applications?

*Proposed Responses*

The Council support the concept of PPAs. It already has project management principles in place to deal with major applications. In the case of major applications the Council recognises that certainty of a process and decision date is frequently more important to all parties than just speed of processing.

The concept of thresholds for large scale major applications and PPAs is supported (200+ dwellings, or in excess of 10,000m<sup>2</sup> of non residential floor space). This will ensure that the impact of PPAs is not diminished by excessive use.