

Planning Performance Agreements (PPA) Protocol

Our Approach

As the Local Planning Authority, we are committed to providing the best possible service and supporting the Council in securing new investment and achieving community regeneration. We encourage preapplication engagement but for some major planning applications we are now introducing and strongly encouraging a wider use of Planning Performance Agreements (PPAs).

As a project management tool, we are seeking PPAs to be as simple as possible and to enable all parties to be clear about what is required of them at all stages of the planning application process.

Whilst we have a standardised approach each PPA will be bespoke and tailored to the requirements of the client and project.

For our large strategic allocation projects, the PPAs would seek to fund a dedicated, independent experienced planner to act as a bespoke case officer for the application. This can include an experienced consultant planner which we can agree with you if you wish.

As a developer/site promoter, this will ensure that you have an exclusive resource in the development management service assigned to your proposal/application on the LPA's behalf.

Depending on the nature of the proposal the PPA can also cover any other consultant specialists required.

Where a planning application for a major development proposal is submitted without a planning performance agreement, it will be handled as a routine application within the existing workload of the team, without dedicated resource.

The Benefits

There are many benefits and advantages for applicants of a PPA including:

- Better overall management of advice
- Avoids delay and uncertainty by identifying key issues at an early stage
- Avoiding abortive work and costs
- More realistic and predictable timetables
- Improved partnership working
- Dedicated time to your project to an agreed level with regular meetings and updates
- Continuity and consistency in the Council's team.

The use of PPAs offers significant potential to improve both the efficiency and effectiveness of the planning application processes as well as improving the quality of developments and their likelihood of success.

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The Developer responsibilities and commitments

The Council expects applicants to approach any project in an open, collaborative manner and work cooperatively with the Council at all stages. This includes allowing adequate time and keeping The Council informed on progress and key stage updates.

Applicants are expected to appoint the appropriate professional consultants with sufficient experience to reflect the complexity of the project. They are also expected to use reasonable endeavours to meet the agreed work programme, share information in timely manner and engage in meaningful discussions.

Applicants are encouraged to undertake public engagement. Where agreed this can form part of the PPA programme.

The Council responsibilities and commitments

All case officers will work on behalf of SDC in the wider public interest to ensure delivery of the optimum scheme that meets the Council's strategic objectives and accordance with all relevant planning policy. Officers in meeting will express their own professional judgment that will form the basis for the negotiations with the developer. Such judgements will not, however, bind the Council to a final recommendation nor will they override the requirements for a planning application to be determined without prejudice and within the statutory requirements.