

Planning Performance Agreement Charter

Planning protocol for strategic
and key regeneration projects

Development Control

PLANNING PERFORMANCE AGREEMENTS (PPA)

A PPA is a framework agreed between a local planning authority and a planning applicant for the management of complex development proposals within the planning process. A PPA allows both the developer and the local planning authority to agree a project plan and programme which will include the appropriate resources necessary to determine the planning application to a firm timetable.

AIMS OF THE CHARTER

Sunderland City Council is committed to encouraging new investment and community regeneration. We want to ensure that major planning applications are dealt with in a timely and effective way.

We recognise that the successful delivery of strategic developments and key regeneration projects requires better communications with developers, the community and other agencies.

This can reduce delays, conflicting advice and increase certainty. We will work in partnership with the development industry and communities enabling us to work more efficiently and transparently.

We anticipate great benefits in jointly using, with the development industry, the principles of 'planning performance agreements', as advocated by the Department of Communities and Local Government.

DEVELOPMENTS QUALIFYING FOR THE CHARTER

Developments that qualify for this approach would generally fall within the category of large-scale major applications or significant developments, which are unique, complex schemes:

- **Residential:** Where the number of residential units proposed is 200 or more. If this is unknown then a site area of four hectares will be considered a large-scale-major application.
- **Non-residential:** For all other uses a large-scale major application is where the floor space proposed is 10,000 square metres or more, or if the floor space is unknown the site area is over 2 hectares.

Not all developments that fall within these criteria are necessarily suitable for the planning performance protocol. Other development may also be suitable for planning performance agreements approach:

- Individual developments and development programmes of major strategic importance to the city and region for regeneration, job creation and investment.
- Individual developments which may raise significant issues needing environmental assessment, or relating to conservation of the built environment and/or urban design or heritage.
- Developments which are a corporate priority which may have a wider council involvement.
- Developments eligible for a large scale time limited public funding and private finance initiative developments or programmes.

POTENTIAL BENEFITS

A proposal considered under the PPA charter will deliver the following benefits:

- An initial inception meeting with key officers to discuss a proposal to formalise a PPA by agreeing the vision and objectives; key issues and task list; project team and decision making framework and project programme.
- Written confirmation of the advice given at the inception meeting if required.
- Provision of local knowledge and understanding of how national and local policies may affect your proposal.
- Comprehensive information on what is needed for an application to be considered including validation criteria and on amending proposals to make them acceptable.
- Advice on consultees to contact directly for advice
- Identification of any key local groups or organisations to consult. This will help ensure that local concerns are resolved early and that the public has an influence on projects. Please note for major applications it is a validation requirement to submit a Statement of Community Involvement with the application.
- A project plan for considering the proposal at both pre-application and application stages drafted and agreed by the council and the developer including key stages from inception to implementation, including workshops and reports to plans panels if required providing clarity on timescales (this can be varied by mutual agreement of the parties).

- Guidance on the decision making process.
- Co-ordination of work on the project including resolution of any potential conflicts between consent regimes.
- Access to an integrated building control service.

RESPONSIBILITIES UNDER THE CHARTER

For PPAs to work successfully, responsibility rests with both the council and developer.

City Council Responsibilities

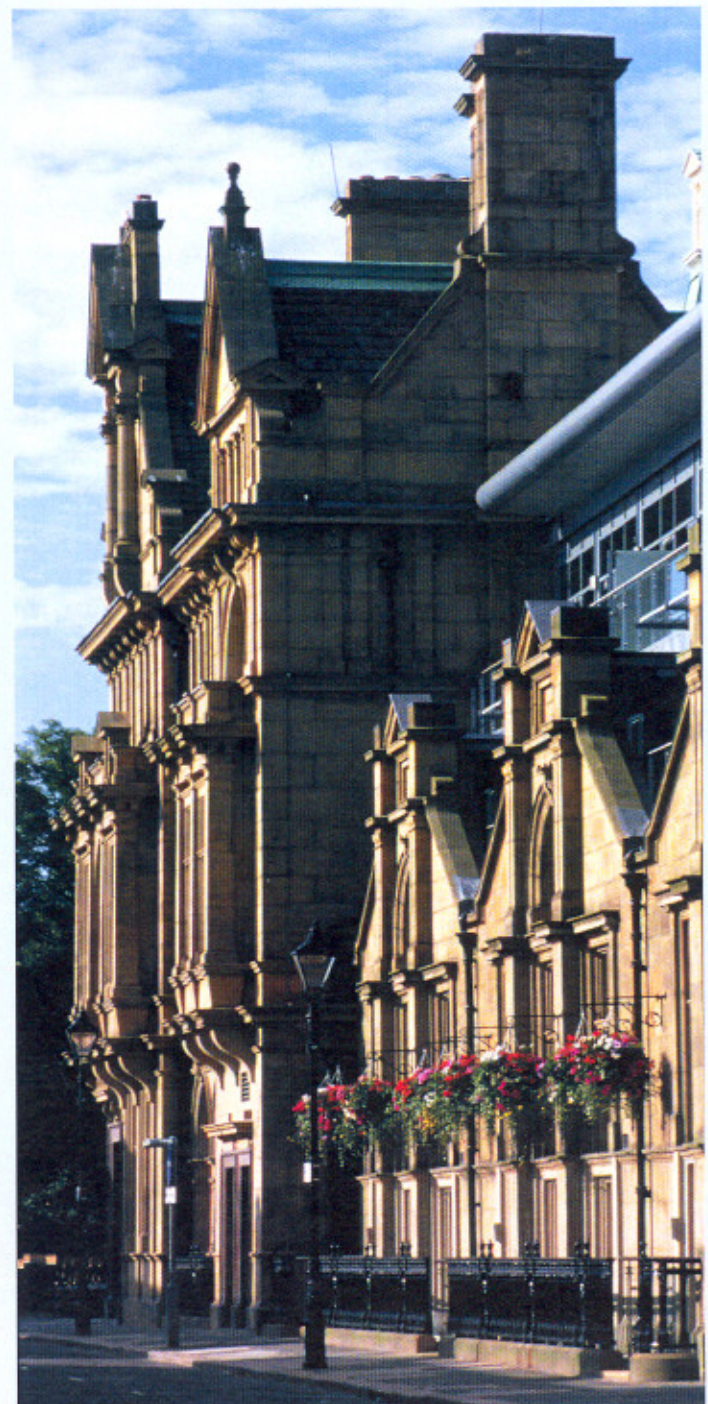
- When a proposal for a PPA is accepted the client manager will bring together the best possible development team reflecting the nature of each individual project.
- Arrange an inception meeting of the teams from the key parties to discuss issues and agree mechanisms so differences can be resolved.
- Provide details of what further information may be required.
- Arrange further meetings involving the development team in a timely manner including site visit if required.
- Agree a project plan for each project with the developer, setting out the key stages and milestones of the process.
- Advise of the requirements for both internal and external consultation including involvement of the public and local councillors.
- To consult with local councillors, any parish council and key resident groups, and other interested parties.
- Regularly review the programme and provide feedback so that any revisions can be made.
- Early identification of a key issues list to be addressed in any planning application.
- Provide a definitive validation checklist to avoid registration delays.
- Provide details of heads of terms to be included in any section 106 agreement.

Developer Responsibilities

- Agree to a project plan, including the key stages and milestones, which take into account the need for discussion and review to take place.
- Undertake an urban design analysis, to inform the evolution of the scheme and the subsequent development of the design and access statement.
- Engage in meaningful pre-application discussions,

with adequate time allowed for the preparation of essential information and assessment of proposals. This will include working with and consulting with communities where appropriate and presenting this in the Statement of Community Involvement.

- Respond within the agreed timescales to requests for further information and/or revisions.
- Attend project meetings with relevant persons.
- Keep the council informed of progress at all key stages of the project.
- Submit a complete planning application with all of the requested supporting information as agreed with the council, including a draft legal agreement where appropriate





KEY CONTACTS

Development Manager

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Technical Manager

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Client Manager

Tel: 0191 561 8755

NOTES

Request for applications to be considered under a PPA will be assessed by Development Control at the initial pre-application enquiry stage.

Any advice relating to the planning history of the site, planning constraints or statutory designations does not constitute a formal response of the council under the provisions of the Land Charges Act 1975.

The council reserves the right to decline a request for an application to be considered under a PPA where it is not considered either appropriate or necessary.

Any advice given by the council officers for pre-application advice does not indicate any formal decision by the council as local planning authority. Any views or opinions are given in good faith, without prejudice to the formal consideration of any planning application and should not be seen as being binding on the council.

Any pre-application advice that has been provided will be carefully considered in reaching a decision or recommendation on an application; subject to the proviso that circumstances and information may change or come to light that could alter that position.

Any pre-application advice that has been provided will be included in any subsequent report to the Development Control Area Sub-Committee.