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National Planning Forum: 9 March 2006

Planning Delivery Agreements Pilot

Partners: PAS, ATLAS, ODPM, NFP and BPF

A PDA is basically a project management tool involving: an agreed project plan specifying:

- key actions,
- milestones
- timescales,

based on an agreed and shared vision for the development.

It is hoped that it will:

- result in a more collaborative and partnership approach towards the determination,
- provide greater certainty in terms of timescales both LPA and developer.

Update:

PAS/ALTAS hosted 2 introductory seminars for pilots in January– Leeds and London. Well attended and received.

Lots of coverage in the planning and non-planning press

Currently 23 LPA's and developers involved nationally eg.

- Quarry redevelopment for 960 residential units in Shepway;
- a canal side residential and mixed use development in Birmingham.

Next steps

Pilot LPA's to have 'inception days' to start the PDA process off. This brings the 2 parties together to explain the process and agree how to take forward. Some already started most to be complete by e/o March.

Steering Grp (PAS/ALTAS, NPF, BPF, ODPM, CBI, LPA's, GO's) mtg on 20 March – will consider how to disseminate lessons

Experiences of the pilot participants are being evaluated throughout the 9 month project

1st draft monthly learning report received. Reporting the following responses:

- Developers generally enthusiastic and supportive
- one planner suggested, the planners should be prepared to invest early, in order to reap gains later in terms of streamlining decision-making.
- key benefit respondents have quoted so far is achieving an agreed realistic timetable and gaining everyone's commitment to adhering to it.

Pre Application Discussion Work

Partners:

- cross sector group including **NPF**, HBF, BPF and land Securities

Objective:

- to encourage local authorities and developers to enter into structured and constructive discussions prior to the submission of applications
- In turn to generate better development proposals and a more open and constructive process.

Outcome:

- guidance for the development industry and public sector on pre-application advice.

It will

- provide a framework for organising effective discussions for an audience of both local authorities and developers.
- be supported by a toolkit of techniques and reference to the experience of various authorities.
- it is hoped the project will also encompass the results of an evaluation study to describe the added value that effective pre-application discussions can yield for both the local authority and the developer.

1st output

- Due in Spring 2006 will be a hard copy guidance document for the industry
- Will be launched at a series of seminars attended by developers, local authorities and other stakeholders.
- A strategy for the marketing and launch of the guidance will be co-ordinated by PAS to make the most of the unusual opportunity to bring both the development industry and local authorities together to learn.
- The learning product of the project will continue to evolve in response to changes in the legislative and advisory environments.