

Planning Performance Agreement - application categories and costs

Category A (Major bespoke)

Description (Residential, Non-Residential & Infrastructure Applications)	Deliverables & Programme (Indicative - subject to Agreement and Application)	Costs (Ex VAT)
<p>Scope of application:</p> <p>a) Acting as Host Authority: typically, large infrastructure applications. By example: i) Development Consent Order (DCO)/ Nationally Significant Infrastructure Project (NSIP) referred to Secretary of State (subject to the Planning Act 2008 (as amended) and/or the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations) - Regulations 10 and 11). ii) >50WM (AC) Solar/ energy farm/ BESS applications.</p> <p>b) Urban extension (+2,000 dwellings). c) Provision of +7,500m² or more of floor space. d) Change of use of building or land over +7,500m². e) Infrastructure projects/ development involving a site over 30ha.</p> <p>Within the above parameters:</p> <p>f) Developments requiring an Environmental Impact Assessment Scoping Request. g) Development requiring the submission of an Environmental Statement under the Environmental Impact Assessment Regulations. h) Site for which the Applicant wishes to establish the potential development value, or where such briefs for potential developers will expedite the development process (addressing planning and urban design matters, not viability).</p> <p>Note:</p> <ul style="list-style-type: none"> In all cases the Agreement is for Stage 1 (Pre-application) and Stage 2 (Validation up to Decision Notice) – refer to Agreement. In all cases it is assumed determination by Local Planning Authority’s Planning Committee/ Secretary of State/ Planning Inspectorate. 	<p>Programme: 24 weeks</p> <p>Deliverables (Applicant):</p> <p>a) As Host Authority - DCO: Stage 1 (Pre-application EIA Scoping) Letter to the Planning Inspectorate – Scoping Report comments (as statutory consultee) (c. 3-months); Stage 2: PINs DCO Acceptance; Stage 3: Pre-Examination (c. 9-months); Stage 4: Examination (c. 6-months); Stage 5: Recommendations and PINs’ Decision Notice; and, Stage 6: Post (DCO) Decision (c. 3-months) b) Environmental Impact Assessment/ Environmental Statement (and supporting surveys). c) Development Framework Brief (vision/ masterplan/ development brief/ design code/ other – ‘Masterplan’). d) Design Review Panel (separate to PreApp and PPA). e) Planning application (all supporting material, not limited to Validation Check List). f) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives.</p> <p>Local Planning Authority engagement:</p> <p>a) Inception meeting (Planning Case Officer, Council’s senior management team). b) Project Meeting with Planning Case Officer (c.1No./month). c) Project Meeting with in-house discipline advice and/or External Consultant to co-ordinate response (up to 4No. subject to Programme). d) Project Meeting with statutory consultants (facilitated by Planning Case Officer). e) Applicant’s presentation to Members prior to determination (facilitated by Planning Case Officer). f) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives (excl. Council’s legal costs). g) Planning Case Officer report (Planning Committee/ delegated authority).</p>	<p>Application Local Planning Authority costs:</p> <p>£ bespoke</p> <p>Excludes:</p> <ul style="list-style-type: none"> Local Planning Authority legal cost(s). External Consultant costs if required. Conservation and Heritage advice if significant impact/ effect identified; requires preliminary site trenching or similar**. Arboriculture (site visit). Design Review Panel. <p>Note:</p> <ul style="list-style-type: none"> Scope etal indicative; to be finalised between parties.

Category B (Major large)

Description (Residential, Non-Residential & Infrastructure Applications)	Deliverables & Programme (Indicative - subject to Agreement and Application)	Costs (Ex VAT)
<p>Scope of application:</p> <p>a) Urban extension (1,000 to 1,999 dwellings). b) Provision of 5,000 to 7,500m² of floor space. c) Change of use of building or land of 5,000 to 7,500m². d) Infrastructure project/ development involving a site of 20 to 30ha. e) Large solar farm applications with BESS <50Mw (AC) where the Local Planning Authority acts as the Determining Authority. f) Composite proposal for 5No. and more energy storage units (e.g. BESS).</p> <p>Within the above parameters:</p> <p>g) Development requiring an Environmental Impact Assessment h) Development requiring the submission of an Environmental Statement under the Environmental Impact Assessment Regulations. i) Site for which the Applicant wishes to establish the potential development value, or where such briefs for potential developers will expedite the development process (addressing planning and urban design matters, not viability).</p> <p>Note:</p> <ul style="list-style-type: none"> • In all cases the Agreement is for Stage 1 (Pre-application) and Stage 2 (Validation up to Decision Notice) – refer to Agreement. • In all cases it is assumed determination by Local Planning Authority’s Planning Committee. 	<p>Programme: 18-24 weeks</p> <p>Deliverables (Applicant):</p> <p>a) Environmental Impact Assessment/ Environmental Statement (and supporting surveys). b) Development Framework Brief (vision/ masterplan/ development brief/ design code/ other – ‘Masterplan’). g) Design Review Panel (separate to PreApp and PPA). c) Planning application (all supporting material, not limited to Validation Check List). d) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives.</p> <p>Local Planning Authority engagement:</p> <p>a) 1No. Inception meeting (Planning Case Officer, Council’s senior management team). b) Project Meeting with Planning Case Officer (c.1/month). c) Project Meeting with in-house discipline advice and/or External Consultant to co-ordinate response (up to 2No. subject to Programme). d) Project Meeting with statutory consultants (facilitated by Planning Case Officer). e) Applicant’s presentation to Members prior to determination (facilitated by Planning Case Officer). f) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives (excl. legal costs). g) Planning Case Officer report (Planning Committee/ delegated authority).</p>	<p>Application Local Planning Authority costs:</p> <p>c.£50,000 up to £60,000</p> <p>Excludes:</p> <ul style="list-style-type: none"> • Local Planning Authority legal cost(s). • External Consultant costs if required. • Conservation and Heritage advice if significant impact/ effect identified; requires preliminary site trenching or similar**. • Arboriculture (site visit). • Design Review Panel. <p>Note:</p> <ul style="list-style-type: none"> • Scope etal indicative; to be finalised between parties.

Category C (Major Medium)

Description (Residential, Non-Residential & Infrastructure Applications)	Deliverables & Programme (Indicative - subject to Agreement and Application)	Costs (Ex VAT)
<p>Scope of application:</p> <p>a) Urban extension/ development (500 to 999 dwellings).</p> <p>b) Provision of 2,000 to 4,999m² of floor space.</p> <p>c) Change of use of building or land of 2,000 to 4,999m².</p> <p>d) Infrastructure project/ development involving a site of 10- 19ha.</p> <p>e) Large solar farm applications without BESS <50Mw (AC) where the Local Planning Authority acts as the Determining Authority.</p> <p>f) Composite proposal for upto 5No. energy storage units (e.g. BESS).</p> <p>g) Composite proposal for upto 10No. telecommunication masts/ wind turbines.</p> <p>Within the above parameters:</p> <p>h) Developments requiring an Environmental Impact Assessment.</p> <p>i) Development requiring the submission of an Environmental Statement under the Environmental Impact Assessment Regulations.</p> <p>j) Site for which the Applicant wishes to establish the potential development value, or where such briefs for potential developers will expedite the development process (addressing planning and urban design matters, not viability).</p> <p>Note:</p> <ul style="list-style-type: none"> • In all cases the Agreement is for Stage 1 (Pre-application) and Stage 2 (Validation up to Decision Notice) – refer to Agreement. • In all cases it is assumed determination by Local Planning Authority’s Planning Committee. 	<p>Programme: 16-weeks</p> <p>Deliverables (Applicant):</p> <p>a) Environmental Impact Assessment/ Statement/ Screening/ Scoping (and supporting surveys).</p> <p>b) Development Framework Brief (vision/ masterplan/ development brief/ design code/ other – ‘Masterplan’).</p> <p>c) Design Review Panel (separate to PreApp and PPA).</p> <p>d) Planning application (all supporting material, not limited to Validation Check List).</p> <p>e) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives – agreement-in-principle.</p> <p>Local Planning Authority engagement:</p> <p>a) 1No. Inception meeting (Planning Case Officer; potentially Council’s senior management team).</p> <p>b) Project Meeting with Planning Case Officer (c. 1/month).</p> <p>c) Project Meeting with in-house discipline advice and/or External Consultant to co-ordinate response (up to 2No. subject to Programme).</p> <p>d) Project Meeting with statutory consultants (facilitated by Planning Case Officer).</p> <p>e) Pre-application Report.</p> <p>f) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives (excl. legal costs).</p> <p>g) Planning Case Officer report (Planning Committee/ delegated authority).</p>	<p>Application Local Planning Authority costs:</p> <p>£20,000 up to £25,000</p> <p>Excludes:</p> <ul style="list-style-type: none"> • LPA Legal cost(s). • External Consultant costs if required. • Conservation and Heritage advice if significant impact/ effect identified; requires preliminary site trenching or similar**. • Arboriculture (site visit). • Design Review Panel. <p>Note:</p> <ul style="list-style-type: none"> • Scope etal indicative; to be finalised between parties.

Category D (Moderate Large)

Description (Residential, Non-Residential & Infrastructure Applications)	Deliverables & Programme (Indicative - subject to Agreement and Application)	Costs (Ex VAT)
<p>Scope of application:</p> <p>a) Urban extension/ development (100 to 499 dwellings).</p> <p>b) Provision of 1,000 to 1,999m² of floor space.</p> <p>c) Change of use of building or land of 1,000 to 1,999m².</p> <p>d) Infrastructure project/ development involving a site of 1- 9.9ha.</p> <p>Within the above parameters:</p> <p>e) Development requiring an Environmental Impact Assessment subject to Applications located in sensitive locations/ habitats.</p> <p>f) Development requiring the submission of an Environmental Screening/ Scoping Opinion.</p> <p>g) Site for which the Applicant wishes to establish the potential development value, or where such briefs for potential developers will expedite the development process (addressing planning and urban design matters, not viability)</p> <p>Note:</p> <ul style="list-style-type: none"> • In all cases the Agreement is for Stage 1 (Pre-application) and Stage 2 (Validation up to Decision Notice) – refer to Agreement. • In all cases it is assumed determination by Local Planning Authority’s Planning Committee / delegated authority. 	<p>Programme: 16 weeks (EIA)</p> <p>Deliverables (Applicant):</p> <p>a) Environmental Screening/ Scoping (and supporting surveys).</p> <p>b) Development Framework Brief (vision/ masterplan/ development brief/ design code/ other – ‘Masterplan’).</p> <p>c) Design Review Panel (separate to PreApp and PPA).</p> <p>d) Planning application (all supporting material, not limited to Validation Check List).</p> <p>e) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives – agreement-in-principle.</p> <p>Local Planning Authority engagement:</p> <p>a) 1No. Inception meeting (Planning Case Officer, in-house disciplines as determined by Officer).</p> <p>b) Project Meeting with Planning Case Officer (upto 2No.).</p> <p>c) Project Meeting with in-house discipline advice and/or External Consultant to co-ordinate response (1No. subject to Programme).</p> <p>d) Project Meeting with statutory consultants (facilitated by Planning Case Officer).</p> <p>e) Pre-application Report (potentially).</p> <p>f) DRAFT S106, S278 Heads of Terms/ Conditions/ Informatives (excl. legal costs).</p> <p>g) Planning Case Officer report (Planning Committee/ delegated authority).</p>	<p>Application Local Planning Authority costs:</p> <p>£15,000 up to £20,000</p> <p>Excludes:</p> <ul style="list-style-type: none"> • LPA Legal cost(s). • External Consultant costs if required. • Conservation and Heritage advice if significant impact/ effect identified; requires preliminary site trenching or similar**. • Arboriculture (site visit). • Design Review Panel. <p>Note:</p> <ul style="list-style-type: none"> • Scope etal indicative; to be finalised between parties.

Notes

*Applicant in all cases to refer to Planning Validations List, and Development Framework protocol if applicable (<https://www.bedford.gov.uk/planning-and-building-control/planning-applications/make-planning-application/planning-0>)

**For Conservation and Heritage advice, refer to: <https://www.bedford.gov.uk/planning-and-building-control/conservation-and-heritage>