

GCSP Collaborative PPA Framework

To guide a good pre-application process for proposals covered by Planning Performance Agreements

01 INCEPTION

Screening & setting objectives

Purpose: Assessment of whether PPA appropriate. LPA to identify key site objectives and outcomes. Identify specialist input and LPA project team.

First conversation with LPA at or before RIBA Stage 0 encouraged.

Output: High level letter

Agree and sign PPA

Share with all parties

02 ORIENTATION

Concepts & key issues

Purpose: Developer team presents vision & early concept options, based on thorough context analysis.

All officers to verbally feedback strategic issues and key challenges at meeting (inc. LHA & LLFA). Case officer to set out scope of PPA & initial programme.

Developer to share draft Community Engagement Strategy. Identify potential S106 obligations.

Output: RAG letter setting out key issues and next steps (ongoing issues log).

Joint site visit

Early Councillor engagement

CHECKPOINT

03 STRATEGY AND APPROACH

Design Workshop 1 - Spatial layout & key principles

Purpose: Generate and discuss ideas to address key issues identified in stage 02. Explore alternative spatial approaches. Agree action(s)

Focussed topic meetings

Purpose: Identify & agree technical baselines to inform site wide strategies and evolve masterplan/ layout. Confirm S106 heads of terms & draft S106.

Theme 1a: Sustainability, climate adaptation & environmental health.
Theme 1b: Green and Blue infrastructure, biodiversity (inc. LLFA).
Theme 1c: Movement and connectivity (inc. LHA and Shared Waste).
Theme 1d: Housing, community, built form, amenity, historic env, public art.

Design Workshop 2 - Bringing it all together

Purpose: Review masterplan progress against workshop 1, outcomes of technical meetings and community engagement. Identify unresolved issues/areas of design which need further attention and agree action(s).

QUALITY PANEL / DRP REVIEW 1

Proposals must go to Cambridgeshire Quality Panel or Greater Cambridge Design Review Panel depending on criteria. Timing fixed through PPA once clear understanding of approach and complexity of site.

CONSULTEE SCHEME PROGRESS SENSE-CHECK

Design Workshop 3: - Firming up the approach*

Purpose: Assess masterplan progress to determine if scheme can move to stage 04. Identify next steps. Developer to issue pack for consultee review.

Output: Updated RAG and issues log.

* Workshops may need to be repeated dependent on progress and complexity of scheme.

CHECKPOINT

Developer led
Committee briefing

04 DETAIL

PUBLIC ART
PANEL

DISABILITY
PANEL

Workshop surgery

Timed slot 'drop in' meeting with consultees to resolve detailed technical issues. Inc. LHA and LLFA.

Follow up community engagement and feedback to community by developer

Detailed follow
up workshops
(if required)

QUALITY PANEL
/ DRP REVIEW 2
(if required)

CHECKPOINT

05 REFINE

Wrap up

Purpose: Set out final tweaks, provide guidance on submission. Seek to identify potential conditions.

Agree S106 Heads of Terms
(subject to final review of application)

Community engagement & participation (developer led)

Note: Scale and complexity of site determines the number of meetings and workshops within each stage.