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Planning performance agreement



Date updated: 25/08/2022

Planning proposals in the City of London can raise complex issues, due to factors such as the density of development, mixed uses, a rich historic environment, high land values and a large number of workers.

Central government encourages the use of [Planning Performance Agreements](#)  (PPAs) for large or complex planning proposals.

A Planning Performance Agreement is a project management tool used to agree the process for handling a planning application (for example, agreeing timescales, actions, and resources), which:

- Enables the developer, the local planning authority and key stakeholders to work in partnership throughout the planning process
- Enables complex proposals to progress through the planning process with an agreed timescale, guaranteeing certainty for the developer

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- Ensures that appropriate resources and expertise are provided to advise on complex proposals
- Provides an opportunity for detailed dialogue and enables the delivery high-quality development

Entering into a Planning Performance Agreement does not give a guarantee of planning permission.

Planning Performance Agreements are made pursuant to the Localism Act 2011 and the Local Government Acts 1972, 2000, and 2003. Section 93 of the Local Government Act 2003 allows local planning authorities to charge for providing discretionary services and legislation is clear that, where charges are made, they must not exceed the cost of providing the service. The Chartered Institute of Public Finance & Accountancy (CIPFA) identify PPA/developer contributions as a revenue stream that should be maximized by planning authorities.

Developers are asked to present their proposals for assessment in the City of London’s 3-D model to accurately test the impact of height, scale and massing in both the existing context and within the context of future planned development.

Pre application PPA fees

Cost is dependent on the scale and complexity of the application and level of resources required. The fees include VAT.

Pre application PPA fees		
Proposal	Applies to	Fee £
Major (6 meetings)	Residential applications: 10 or more residential units, or a site of 0.5 hectares or more on an outline application and other types of applications, including commercial development: creating 1,000m ² floor space or more, or a site of 1 hectare or more on an outline application	46,000

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Major (12 meetings)	Residential applications: 10 or more residential units, or a site of 0.5 hectares or more on an outline application and other types of applications, including commercial development, creating 1,000m ² floor space or more, or a site of 1 hectare or more on an outline application.	68,000
Major bespoke (anything in between or more than	For large scale, complex developments requiring significant resources, or for special projects that do not fit into any other of other categories. A bespoke number of meetings can be offered. Anything in between or more than those listed in the above categories	Fee on application

Technical workshops £1,500

Attendance at joint meetings with external stakeholders £750

Planning application PPA fees

Cost is dependent on the scale and complexity of the application and level of resources required. The fees include VAT.

Planning application PPA fees		
Proposal	Applies to	Fee £
Large scale major proposals	Residential applications above 50 residential units or a site of 0.5 hectares or more on an outline applications including commercial	59,500

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	development, creating 10,000m ² floor space and more, or a site of 1 hectare or more on an outline application.	
Major proposals	Residential applications between 10-50 residential units, or a site of 0.5 hectares or more on an outline application. Other types of applications including commercial development, creating between 1,000m ² and 10,000m ² floor space, or a site of 1 hectare or more on an outline application.	36,500
S73 major applications	Any S73 applications to vary or remove any planning conditions attached to planning permissions for major development.	22,500
Conditions	For the discharge of all conditions attached to planning permissions for major developments	15,000
Scheme delivery service	Provides a single point of contact from planning approval to scheme delivery with guidance on all approvals, certificates, notices, licence fees, legal agreements and/or deposits	22,500
Scheme delivery and conditions package	Provides a single point of contact for the combined Conditions Service and Scheme Delivery Service	35,000

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