



Planning documents — 31 rulebooks read, 3 brought up to date

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8 years of files, 31 municipalities · fictional document

Fictional document — demonstration example

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Fictional document, produced for the demonstration. **Thirty-one municipalities, three different regimes:** fifteen local plans, nine municipal maps, seven municipalities under national rules. **The same project is not assessed the same way from one municipality to the next, and that is the first source of error in a shared service.**

What was read and indexed

Source	Volume	What is drawn from it
Local plans	15	Written rulebook by zone, zoning, development guidelines
Municipal maps	9	Buildable and non-buildable sectors
Municipalities under national rules	7	A separate reading — these are not the same rules

Source	Volume	What is drawn from it
Files assessed over 8 years	9,840	History by plot, comparables, refusal reasoning
Resolutions found	3	Two simplified amendments and one limited revision never carried into the rulebook in use

The three findings, and what they cost

Finding	Volume	Consequence for the service
Tacit approvals for want of an answer within the deadline	11 last year	3 concerned projects the municipality would have refused — the permission was born of silence
Requests for documents sent after the first month	27	The request no longer stops the clock: the deadline keeps running on the file as it was filed
Written rulebooks not up to date	3 out of 31	Old article and voted article set side by side, municipalities informed

*Once the deadline stated on the receipt has passed, silence from the administration creates a permission: the file is not rejected, it is granted. **That is why a due date written nowhere is the costliest risk an assessment service runs.***

The deadline alert, run over the history before being proposed

Measure	Result
Last year's files run through the calculation	1,340
Tacit approvals that would have been flagged	11 out of 11
Notice given	Between 34 and 12 days before the deadline

Measure	Result
Alert retained	D-10, plus the list of deadlines every Monday

The time this moves

Item	Today	With the agent	In minutes
Preliminary assessment of a file (rulebook + easements)	100 % — the reference	18 %	50 min → 9 min
Completeness check of the documents	37 %	8 %	18 min 30 → 4 min
Answer to a recurring applicant question	8 %	6 %	4 min → 3 min

The decision and the signature stay with each municipality's mayor — and the agent hands them to him ten days before the deadline, file complete and reasoned. **It is that signature that makes the permission challengeable before the court, therefore defensible.**

For the service to settle

Notice period retained for the deadline alert: _____ days

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