

## LONDON THAMES GATEWAY DEVELOPMENT CORPORATION

### PLANNING COMMITTEE MEETING: THURSDAY 10 MAY 2007

#### PLANNING PERFORMANCE MONITORING

#### REPORT BY THE DIRECTOR OF PLANNING

##### 1. SUMMARY

- 1.1. This is the third quarterly report to advise Members of the performance of the Corporation's development control function. The value of performance monitoring is the ability to identify strengths and weaknesses and thus evaluate the reasons for performance changes, as well as to identify possible anticipatory action.

##### RECOMMENDATION

**It is RECOMMENDED that the contents of this report are noted.**

##### 2. DATA

- 2.1. The data is obtained from the Corporation's electronic records of planning cases which have been registered since the granting of planning powers in October 2005.
- 2.2. The data highlights performance through each complete quarter of the preceding year running from April 1<sup>st</sup> 2006 to March 31<sup>st</sup> 2007. Preceding data is also shown for further reference.
- 2.3. The information presented is based on the performance of the Corporation in handling all formal planning decisions for which it is the decision making authority. Additional information is presented in relation to planning appeals in which the Corporation is involved. The Corporation is now actively involved in three such cases against non-determination.
- 2.4. The large body of pre-application work and involvement in masterplans undertaken by Corporation planning officers is briefly referred to in table 5 of the report.

##### 3. REPORT STRUCTURE

- 3.1. This report comprises the following sections :
- ◆ Development Control Performance- tables shown include the number of applications, the speed of decision-making, a breakdown of decisions made and a breakdown of applications under consideration.
  - ◆ Housing & Employment Data- tables provided are based upon data contained within formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included.

- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.
- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.

#### 4. KEY FINDINGS

- 4.1 A total of 1020 dwellings have been approved by LTGDC (324 pending completing S106 agreements). Development yielding an estimated 1666 jobs has also been approved (123 subject to completing S106 agreements).
- 4.2 In the past four quarters the Corporation's performance at handling applications has averaged at 50% being determined within the 13 week target timeline. However when considering the handling of only those applications eligible for inclusion on the PS1/2 return then this performance declines to 25%.

#### 5. CORPORATION PERFORMANCE DATA

##### Development Control Performance

**Table 1: Showing The Total Number Of Planning Applications Handled**

Table 1.	On Hand At Start	Received	Withdrawn	Decided	On Hand At End
Q1- Oct 1 - Dec 31 2005	0	15	0	0	15
Q2 - Jan 1 - Mar 31 2006	15	33	0	9	39
Q3 - Apr 1 - June 30 2006	39	35	0	18	56
Q4 - Jul 1 - Sep 30 2006	56	56	3	8	101
Q1 - Oct 1 - Dec 31 2006	101	30	4	30	94
Q2- Jan 1 - Mar 31 2007	94	58	5	33	114
Total Q3 Apr 1 - 2006 – Q2 Mar 31- 2007	39	179	12	92	114

- 5.1. This table shows that in the last four quarter period 179 valid applications have been received by the Corporation for consideration. On average 30 applications are received each quarter. In Q2 2007 the Corporation saw a

large increase in this figure to 58 - almost double this average. Consequently the number of applications on hand at the end of the period has increased from 94 on December 31<sup>st</sup> 2006 to 114 on March 31<sup>st</sup> 2007.

- 5.2. 92 planning decisions have been issued by the Corporation to date and a further 6 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements and a list of these is shown in table 7.

**Table 2: Showing The Basic Breakdown Of Decisions Issued by the Corporation**

Table 2.	Decided	Granted	Refused	Delegated
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	9	9	0	9
Q3 - Apr 1 - June 30 2006	18	18	0	15
Q4 - Jul 1 - Sep 30 2006	8	8	0	7
Q1 - Oct 1 - Dec 31 2006	33	31	2	28
Q2 - Jan 1 - Mar 31 2007	33	33	0	29
Total Q3 Apr 1 - 2006 – Q2 Mar 31- 2007	92	90	2	79

- 5.3. Table 2 shows that during the Corporation's operating period April 1 2006 to March 31<sup>st</sup> 2007 that out of the 92 decisions made, 90 applications were granted and two were refused permission. 79 applications were decided by the Director of Planning under delegated powers, with the remaining 13 being determined by the Corporation's Planning Committee.

**Table 3: Showing A Breakdown Of Decision Types Issued By LTGDC During Operating Period (31/10/2005 to 31/03/2007)**

Table 3. Breakdown Of Decision Types Issued By LTGDC During Its Operating Period		
Application Type	Decision	Total
Planning Permission	Grant Full Permission	19
Outline Planning Permission	Refuse Planning Permission	2
Reserved Matters	Grant Reserved Matters	4
Listed Building Consent	Listed Building Consent	4
Approval of Details	Grant Approval of Details	72
Grand Total		101

- 5.4. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions (72) made concern the approval of details pursuant to prior permissions, 29 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent. 5 of these applications are waste related county matters applications. The remaining 24 applications therefore form the basis of the PS1/2 report compiled by DCLG in order to compare the performance of planning authorities in the UK. The Corporation has recently been asked to begin submitting its performance statistics. Table 4 shows these figures.

**Table 4: Showing The Speed Of Decision-Making**

Table 4.	All ≤13 W	All >13W	Statutory ≤13W Target (60%)	Statutory >13 W
Q1- Oct 1- Dec 31 2005	0	0	0	0
Q2 - Jan 1 - Mar 31 2006	1 (11.1%)	8	0	0
Q3 - Apr 1 - June 30 2006	9 (50%)	9	3 (50%)	3
Q4 - Jul 1 - Sep 30 2006	7 (88%)	1	0 (0%)	1
Q1 - Oct 1 - Dec 31 2006	14 (43%)	19	2 (28.6%)	5
Q2 - Jan 1 - Mar 31 2007	16 (49%)	17	1 (10%)	9
Total Q3 Apr 1 - 2006 – Q2 Mar 31- 2007	46 (50%)	46	6 (25%)	18

- 5.5. Table 4 shows that of the 92 decisions issued during the last 4 quarters that 50% have been handled within the 13 week target period set by DCLG for processing major applications. However, when considering only the 6 applications that are counted by DCLG towards the PS1/2 report, this figure is 6 out of 18 (25%) against a national target of 60%.

**Table 5: Showing The Breakdown Of Live Cases**

Table 5. Breakdown Of Live Planning Cases Currently Under Consideration	
Application Type	Total
Planning Permission	35
Outline Planning Permission	3
Reserved Matters	2
Listed Building Consent	2
Approval of Details	72
Pre-application enquiry	24
Observations	3
Masterplans & Development Briefs	15
Grand Total	156

- 5.6. Table 5 shows that out of the 114 formal planning cases on hand at the end of the Corporation's first year of operation, 35 are applications for full planning permission. Beyond formal planning applications, LTGDC officers are continuing to be actively involved providing pre-application advice to developers with 24 active cases and 15 further cases being active at the initial stages of providing input to masterplans and development briefs.

#### Housing & Employment Data

**Table 6: Showing Housing & Employment Data To Date (October 31<sup>st</sup> 2005 – March 31<sup>st</sup> 2007)**

Table 6a Potential Housing Units Granted: Broken Down By LTGDC Area & OAPF Area (Affordable Units In Brackets)			
OAPF Area	London Riverside	Lower Lea Valley	Total Predicted Dwellings
Canning Town		162 (56)	162 (56)
Barking Town Centre	384 (138)		384 (138)
Beckton	52 (15)		52 (15)
Fish Island		98 (0)	98 (0)
<b>TOTAL GRANTED</b>	<b>436 (153)</b>	<b>260 (56)</b>	<b>696 (209)</b>
Beckton	80 (26)		80 (26)
Stratford		178 (83)	178 (83)
Poplar Riverside		66 (66)	66 (66)
<b>TOTAL PENDING S106</b>	<b>80 (26)</b>	<b>244 (149)</b>	<b>324 (175)</b>
<b>GRAND TOTAL</b>	<b>543 (179)</b>	<b>504 (205)</b>	<b>1020 (384)</b>
Table 6b Potential Net Jobs Created: Broken Down By LTGDC Area & OAPF Area			
OAPF Area	London Riverside	Lower Lea Valley	Total Net Jobs
Beckton UDC	150		150
Canning Town		177	177
Dagenham Dock Urban Quarter	880		880
Fish Island		238	238
Rainham Conservation Park	26		26
Barking Town Centre	60		60
Beckton	12		12
<b>TOTAL GRANTED</b>	<b>1128</b>	<b>415</b>	<b>1543</b>
Poplar Riverside		25	25
Stratford		47	47
Dagenham Industrial Quarter	25		25
Thameside West		26	26
<b>TOTAL PENDING S106</b>	<b>25</b>	<b>98</b>	<b>123</b>
<b>GRAND TOTAL</b>	<b>1153</b>	<b>513</b>	<b>1666</b>

- 5.7. Table 6 shows housing & employment data gathered from information supplied by the applicant within their formal planning applications. Please note that where data has not been provided then an estimate based on the size and density of the application has been included based on research conducted by ARUPS for English Partnerships.
- 5.8. As noted in the previous report, this table now separates housing and employment figures contained in approved schemes (where permission has been formally granted) from those schemes that are pending the finalisation of their S106 agreements. The figures currently show an overall total of just under 700 predicted dwellings from LTGDC applications of which 209 or (30%) are affordable units. A further 324 are contained in schemes which are pending the finalisation of S106 agreements of which 175 are affordable dwellings. This brings the total housing pipeline to 1020 residential dwellings of which 384 or 38% will be affordable.
- 5.9. Schemes considered by the Corporation also show a predicted net employment gain of 1666 jobs across the annual period, mainly concentrated in the London Riverside region.

## Table 7: Applications Resolved Pending S106 Agreement

23 April 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICER	C'TTEE RESOLUTION DATE
LTGDC-06-022-PP	06/00634/LTGDC	Site of 223-231 High Street Stratford London	Mixed use development comprising 178 new homes and 946m2 of commercial space A1 (shop), A2 (financial and professional services) A3 (restaurants and cafes) B1 (business) D1 (non residential institutions) and D2 (assembly and leisure)	Stock Woolstencroft	Stock Woolstencroft	LBNM	Brian Russ	Alice Leach	14/12/2006
LTGDC-06-050-PP	U0004.06/LBHG	Land west of the Fairview Industrial Park off Marsh Way, within the Ford Motor Co site, Rainham	Construction of sustainable energy facility comprising the erection of gasification power generation plant and associated building and plant. (see statement para 5.1.1 for full details)	Novera Energy Limited PLC	RPS Planning, Transport and Environment	LBHG	Peter Fletcher	Sara Purvis	14/09/2006
LTGDC-06-079-PP	06/00675/FUL/LBBD	98 - 100 Abbey Road Barking Essex IG11 7BT	Erection of 2 seven storey buildings comprising 32 one bedroom flats, 41 two bedroom flats and 7 three bedroom flats with associated landscaping and parking	Hampstead Homes Ltd	JM Architects	LBBB	Dave Mansfield	Sara Purvis	08/02/2007
LTGDC-06-085-PP	06/01231/LTGDC/LBNM	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	Planning application for the erection and operation of a combined concrete and mortar batching plant.	Tarmac Ltd	Tarmac Ltd	LBNM	Gerry Lombard	Will Steadman	08/02/2007
LTGDC-06-096-PP	U0006.06/LBHG	Beam Reach Business Park 5 Plots 8 & part 7 Marsh Way Rainham	2No. tall industrial units for the installation of printing presses and associated equipment & buildings include offices, toilets, plant rooms- Uses B1/B2 & B3	Newsfax International Ltd	Robinson Kenning & Gallagher	LBHG	Martin Knowles	Amanda Reid	08/02/2007
LTGDC-07-005-FUL	PA/06/02304/LBTH	North End of 84, Leven Road, London, E14	Demolition of existing factory building and warehouse to construct a new four to eight storey building comprising 66 residential units (25*1 bedroom, 23*2 bedrooms, 18*3 bedrooms) and 774sqm of commercial space comprising 25 artist studios.	Swan Housing Group	BPTW Partnership	LBTH	Ila Robertson	Will Steadman	12/04/2007

## Table 8: Corporation Appeal List

23 April 2007

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE
LTGDC-06-004-APP	05/0191 & 05/1213/LBNM	Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16	Appeal by Colpy Limited and Haworth Limited. Site at Peruvian Wharf, North Woolwich Road, Silvertown, London E16. Planning Application Ref.nos 05/0191 and 05/1213 - Appeal References APP/G5750/A/05/1194327 and APP/G5750/A/05/1193216	Colpy Limited and Haworth Limited	DP9	LBNM	Anna Eastgate/ Victoria Geoghegan	Peter Minoletti	13/07/2006
LTGDC-06-008-APP	PA/06/00178/LBTH	Trad Site, Site south of Imperial Street, Imperial Street, London E3	Appeal- demolition of existing buildings and redevelopment of 4 buildings ranging from 5 to 19 storeys to provide a mixed development comprising 544 residential units, 1,415 sq.m. of commercial space within Use Classes A1, A2, A3 and B1 and associated car parking.	Aitch Construction Limited	KKM architects	LBTH	Terry Natt	Will Steadman	
LTGDC-06-048-APP	06/00863/LTGDC/LBNM	302-312 High Street, Stratford.	Appeal - Demolition of existing buildings occupying site and construction of new 30 storey mixed use tower incorporating; 334 residential units, 110 bedroom hotel, conference facilities, mezzanine level, restaurant and bar facilities, creche, roof top health and fitness suite, roof top garden area, aerofoil wind turbine wing, technical plant level, basement car park servicing, and associated works to footpaths, highways and Channelsea River culvert.	St John Spencer Estates and Developments Ltd	AHA Architecture	LBNM	Gerry Lombard	Will Steadman	
LTGDC-06-058-APP	APP/G5750/A/05/1184751/LBNM	Jenkins Lane, Beckton Sewage Treatment Works, Barking Essex	Appeal - Construction Of A Water Treatment Plant Incorporating Desalination Technology, An Intake From The River Thames And Electricity Substation, The Laying Of A Water Distribution Pipeline Within The Stw, Ancillary Landscaping And Access Works, Retention Of The Pilot Plant For Operational Purposes And The Use Of Land In Connection With Construction Activities	Thames Water Utilities Ltd.,	Roger Miles Planning Ltd.	LBNM	Sunil Sahadevan	Peter Minoletti	13/07/2006
LTGDC-06-062-APP	2005/1719/LBHY	Felstead Street London E9 5LQ	Appeal , public inquiry into proposal by Mosaic homes for the : Erection of buildings ranging from 4 to 12-storeys in height to provide 960 sqm of Class A1 (retail) /A2 (financial services) / B1 (office and light industry) / D1 (non residential institutions) or D2 (assembly and leisure) with 123 residential units, comprising 49 x 1 bed, 43 x 2 bed, 21 x 3 bed and 8 x 4 bed and 2 x 8/10 bed units, together with associated car parking and landscaping. Demolition of existing buildings on site.	Mosaic Homes	Hepher Dixon	LBHY	John Rowell	Peter Minoletti	25/07/2006

CORPORATION #	APP #	SITE	PROPOSAL	APPLICANT	AGENT	LB	LB OFFICER	UDC OFFICE	SUBMISSION MADE
LTGDC-06-065-APP	APP/E5900/A/06/2013333/NWF	Site at Leamouth Peninsula North, Orchard Place, London E14, Hercules Wharf, Orchard Place, London E14, Union Wharf and Castle Wharf, Orchard Place, London E14 and Union Wharf, S&D Gardening, Orchard Place, Leamouth Peninsula South, E14	Planning Appeal against non-determination: Pura Foods Ltd, Orchard Place, Orchard Place, London, E14 & Leamouth South	Clearstorm Limited	GVA Grimley	LBTH	David McNamara	Sara Purvis	11/01/2007
LTGDC-06-068-APP	PA/06/00749/LBTH	Pura Foods Ltd, Orchard Place, Orchard Place, London, E14	Demolition of all existing buildings and structures; Comprehensive phased mixed-use development comprising 224,390sqm GEA of new floorspace for the following uses: residential (C3), business including creative industries, flexible workspace and offices (B	Clearstorm Limited	GVA Grimley	LBTH	Silke Stolz	Sara Purvis	