

Planning Committee Report

London Thames Gateway Development Corporation

Quarterly Planning Performance Report: March 2008

Report of the Director of Planning

1. Summary

- 1.1. This is the seventh 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.

2. Recommendation

- 2.1. The Planning Committee is recommended to **NOTE** the report.

3. Data

- 3.1. 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.
- 3.2. The data highlights performance through each complete quarter of the preceding year running from April^{1st} 2007 to March 31st 2008. Preceding data is also shown for reference.
- 3.3. 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.
- 3.4. 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.

4. Report Structure

4.1. 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.
- ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.
- ◆ S106 Report- a table is provided of cases which the Corporation has resolved to grant pending the formalisation of a S106 agreement.

5. Key Findings

- 4.1 A total of 4666 dwellings have been approved by LTGDC to date (1492 pending completion of S106 agreements). Development yielding an estimated 5680 jobs has also been approved (1419 subject to completing S106 agreements).
- 4.2 In the past four quarters the Corporation's performance at handling applications has averaged at 49% being determined within the 13 week target timeline. However when considering the handling of only those applications eligible for inclusion on the PS1/2 "major applications" return then this performance declines to 24%. This represents an increase from the previous year in which the Corporation returned a figure of 20%.

6. Corporation Performance Data

Development Control Performance

Table 1: Showing the Total Number of Planning Applications Handled

2005-2008		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
①	Year 1 2005-2006	15	48	0	9	39
②	Year 2006-2007	39	184	12	92	119
③	Year 3 2007-2008	119	285	23	211	170

4 Quarter
Breakdown

①	Q1Y3 Apr 1 - June 30 07	119	80	6	52	141
②	Q2Y3 Jul 1 - Sep 30 07	141	53	5	49	140
③	Q3Y3 Oct 1 - Dec 31 07	140	102	10	69	163
④	Q4Y3 Jan 1 - Mar 31 08	163	50	2	41	170

- 6.1. This table shows that in the last four quarter period (2007-2008) 285 valid applications have been received by the Corporation for consideration. This represents a substantial 64% increase from the previous year (2006-2007) in which the Corporation received 184 valid applications.
- 6.2. On average 71 applications have been received each quarter of the past year. The number of applications on hand at the end of the period is 170 which represents an increase of 70% from last year when 119 remained on hand.
- 6.3. 312 planning decisions have been issued by the Corporation to date. 92 decisions were issued in the 2006 calendar year of operation and a further 211 in 2007. This represents an increase of 129%.
- 6.4. A further 13 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

2005-2008		Decided	Granted	Refused	Delegated
①	Year 1 2005-2006	9	9	0	9
②	Year 2006-2007	92	90	2	79
③	Year 3 2007-2008	211	205	6	183

4 Quarter Breakdown

①	Q1Y3 Apr 1 - June 30 07	52	51	1	46
②	Q2Y3 Jul 1 - Sep 30 07	49	47	2	41
③	Q3Y3 Oct 1 - Dec 31 07	69	67	2	62
④	Q4Y3 Jan 1 - Mar 31 08	41	40	1	34

- 6.5. Table 2 shows, during the operating period, that out of the 312 decisions made, 304 applications were granted and eight were refused permission demonstrating the positive role of the Corporation in successfully negotiating schemes with agents and developers.
- 6.6. 271 applications were decided by the Director of Planning under delegated powers, with the remaining 33 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 31/03/2008)

Application Type	Decision	Total
Planning Permission	Grant Full Permission	41
	Refuse Planning Permission	5
Outline Planning Permission	Grant Outline Permission	2
	Refuse Outline Planning Permission	3
Renewal of Temporary Permission	Grant Permission	2
Reserved Matters	Grant Reserved Matters	6
Variation of Conditions	Grant Variation	1
Listed Building Consent	Listed Building Consent	5
Approval of Details	Grant Approval of Details	247
		312

6.7. Table 3 indicates the different types of decisions issued by the Corporation. Whilst a large number of decisions made 247 concern the approval of details pursuant to prior permissions, 65 decisions deal with applications for full planning permission, outline permission, the granting of reserved matters or listed building consent. 10 of these applications are waste related county matters applications. The remaining 55 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. 10 of the 55 are minor applications or listed building consents which fall within the Corporations thresholds and the other 45 are therefore major strategic planning applications.

6.8. The Corporation is now asked to submit its performance statistics for publication by DCLG. Table 4 shows these figures.

Table 4: Showing the Speed of Decision-Making

		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
①	Year 1 2005-2006	1 (11%)	8	0 (0%)	0
②	Year 2006-2007	45 (49%)	47	4 (20%)	16
③	Year 3 2007-2008	104 (49%)	107	6 (24%)	19

4 Quarter Breakdown

①	Q1Y3 Apr 1 - June 30 07	25 (48%)	27	1 (17%)	5
②	Q2Y3 Jul 1 - Sep 30 07	25 (51%)	24	3 (37.5%)	5
③	Q3Y3 Oct 1 - Dec 31 07	35 (51%)	34	0 (0%)	6
④	Q4Y3 Jan 1 - Mar 31 08	19 (46%)	22	2 (40%)	3

6.9. Table 4 shows that of the 211 decisions issued during the last 4 quarters that 49% have been handled within the 13 week target period set by DCLG for processing applications. However, when considering only the 25 applications that are counted by DCLG towards the PS1/2 MAJOR applications report, this figure is 6 out of 25 (24%) against a national target of 60%.

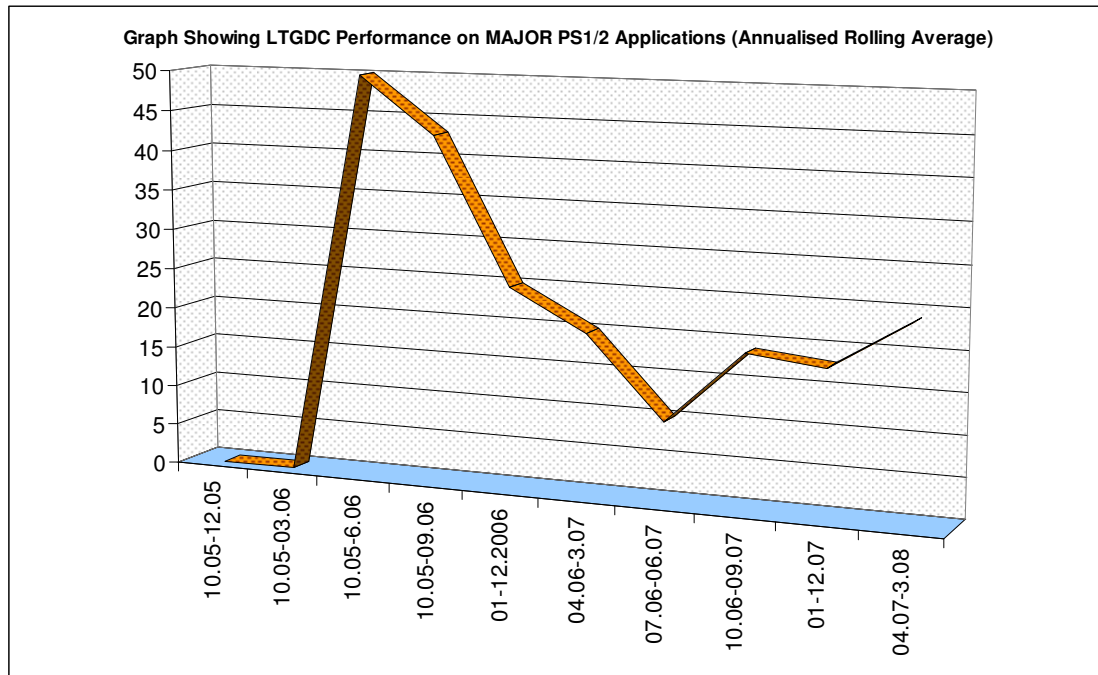


Table 5: Showing the Breakdown of Live Cases

Application Type	N°
Planning Permission	29
Outline Planning Permission	5
Reserved Matters	2
Listed Building Consent	1
Approval of Details	133
Pre-application enquiry	33
EIA Scoping Opinion	1
EIA Case	2
Observations	13
Miscellaneous	12
Grand Total	231

6.10. Table 5 shows that out of the 170 formal planning cases on hand at the end of the Corporation's last four full quarters of operation, 29 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 33 active cases and 12

further cases being active at the initial stages of providing input to masterplans and development briefs.

Housing & Employment Data

Table 6a: Showing Housing Data to Date (October 31st 2005 – March 31st 2008)

Housing		London Riverside	Lower Lea Valley	Total Predicted Dwellings
★	TOTAL GRANTED	<u>898(251)</u>	<u>2917 (876)</u>	<u>3815(1127)</u>
★	TOTAL PENDING S106		<u>851 (365)</u>	<u>851 (365)</u>
★	GRAND TOTAL	<u>898(251)</u>	<u>3768 (1241)</u>	<u>4666 (1492)</u>

Table 6b: Showing Employment Data to Date (October 31st 2005 – March 31st 2008)

Employment		London Riverside	Lower Lea Valley	Total Net Jobs
★	TOTAL GRANTED	<u>2561</u>	<u>1700</u>	<u>4261</u>
★	TOTAL PENDING S106	<u>627</u>	<u>792</u>	<u>1419</u>
★	GRAND TOTAL	<u>3188</u>	<u>2492</u>	<u>5680</u>

- 6.11. 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.
- 6.12. This table 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 3815 predicted dwellings from LTGDC applications of which 1127 or (29.5%) are affordable units. A further 851 units are contained in schemes which are pending the S106's of which 365 or 43% are affordable dwellings. This brings the total housing pipeline to 4666 residential dwellings of which 1492 or 32% will be affordable.
- 6.13. Schemes considered by the Corporation also show a predicted net employment gain of 5680 jobs to date evenly distributed across the Lower Lea Valley and London Riverside.

7. Appeals 2007/2008

- 7.1. Two appeal decisions were issued on 22nd November and 6 December 2007 in respect of the Trad site at Bromley by Bow and Concorde House, Caxton Street North, Canning Town. Both appeals were dismissed and whilst the scale of the two proposed developments was very different, the support of the Secretary of State and the Planning Inspectorate for the approach adopted by the Corporation on both sites is welcomed.
- 7.2. Three further appeals have been withdrawn by the applicants. Two appeal cases are currently pending on the Minoco Wharf proposal in Thameside West and the other for the Freshwharf Estate in Barking & Dagenham.
- 7.3. Please see Table 7 for a complete list of appeals handled by the Corporation during the year 2006-2007.

Table 7: Showing Appeals Handled By The Corporation 2007-2008

APPEAL REF	CASE	SITE	DATE LODGED	APPEAL TYPE	APPELLANT	REASON	DEC'N
APP/A958 0/A/07/203 4287	LTGDC-06- 048-PP	302-312 High Street, Stratford.	22/12/2006	Public Inquiry	St John Spencer Estates and Developme nts Ltd	Non- determinati on	Appeal Withdra wn
APP/A958 0/A/08/206 2703	LTGDC-07- 061-FUL	1 High Street Stratford, London E15 2NA	07/02/2008	Public Inquiry	Genesis Housing	Refusal	Appeal Withdra wn
APP/A958 0/A/08/206 5185	LTGDC-07- 138-OUT	Minoco Wharf North Woolwich Road Silvertown London	29/01/2008	Public Inquiry	Clearstorm Ltd	Non- determinati on	Appeal Pending
APP/A958 0/A/07/203 7245	LTGDC-06- 068-PP	Pura Foods Ltd, Orchard Place, Orchard Place, London, E14	26/02/2007	Public Inquiry	Clearstorm Limited	Non- determinati on	Appeal Withdra wn
APP/A958 0/A/07/205 3649	LTGDC-06- 086-PP	Concorde House Caxton Street North Canning Town London E16 1JL	06/09/2007	Written Representa tions	Samsen Ltd	Refusal	Appeal Dismiss ed 6/12/200 7
APP/A958 0/A/07/206 0879	LTGDC-07- 053-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	11/12/2007	Public Inquiry	Countrysid e properties	Refusal	Appeal Pending

APP/A958 01/A/07/203 6253	LTGDC-06- 008-PP	Trad Site, Site south of Imperial Street, Imperial Street, London E3	25/01/2007	Public Inquiry	Aitch constructio n limited	Non- determinati on	Appeal Dismiss ed 22/11/20 07
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8. S106 Agreements

8.1. 13 applications have been resolved by the planning committee of the Corporation but remain outstanding whilst S106 agreements are negotiated with the applicants. Full details follow in the table below.

Table 8. Showing S106's Pending Agreement

LTGDCCASE	SITE_ADDRESS	PROPOSAL	APPLICANT	STATUS
LTGDC-06- 022-PP	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	LTGDC committee has resolved to approve on 14/12/06 subject to agreement of S106
LTGDC-06- 046-PP	Plaistow and Peruvian Wharf North Woolwich Road Silvertown London	Development of land for the importation and handling of aggregate, cement and other powdered products, to include: the construction of a jetty and mooring dolphins; the erection of an aggregate processing plant; the erection of a concrete batching plant with 4No associated cement/powdered products silos; erection of s further 4No silos for cement storage bays; office; ancillary facilities; associated parking; creation of new means of access and other works incidental to the development of the site. This application is accompanied by an Environmental Statement	Aggregate Industries Ltd	LTGDC committee resolved to approve on 21.06.2007 subject to S106 agreement. Currently held in abeyance
LTGDC-06- 050-PP	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	Pending S106 and referral to Mayor of London. LTGDC committee resolved to approve on 14/09/2006.
LTGDC-06- 154-PP	Chloride Automotive Batteries Chequers Lane Dagenham Essex	Development of 8 no. units for Class B1(c) (light industrial), B2 (general industrial) and B8 (warehousing) use totalling 30,116 sq.m. (Thames Gateway Park Phase 3)	Ravenbourne Developments Ltd	LTGDC committee resolved to approve on the 9th of August 2007, pending agreement of S106.
LTGDC-07- 006-FUL	Royal Mail Parcel Force Stephenson Street Canning Town London E16 4SA	Construction of bus garage, two storey office building (Class B1(a)), associated facilities (including wind turbine of 35m to hub with a 21m propellor), hardstanding and landscaping together with the provision and use of a temporary hardstanding for vehicle parking and associated temporary facilities.	London Bus Services LTD	LTGDC committee resolved to approve 21.06.2007 subject to conditions and

				completion of a S106, referral to the Mayor of London and GOL.
LTGDC-07-058-OUT	Land Adjacent To Jenkins Lane Jenkins Lane East Ham London	Construction of a bus depot on land adjacent to Jenkins Lane, north of the A13, east of the A406 and south of Jenkins Lane, with ancillary two storey office building (Class b1(a)), a single storey building for ancillary canteen use, area for hard standing for buses and car parking bays and new access from and to the site from Jenkins Lane (IN OUTLINE)	London Borough Of Newham	LTGDC committee resolved to approve 21.06.2007 subject to conditions and completion of a S106 as well as referral to GOL.
LTGDC-07-081-FUL	Land North of Wyke Road, including timber depot, Bow London, E3 2PL	A temporary change of use until 2011 from storage and distribution (Land use Class B8) to offices (Land use Class B1), general industry (Land use Class B2) and storage and distribution (Land use Class B8) including a concrete batching plant.	Team Limited	LTGDC committee resolved to approve on 09/08/2007 subject to pending S106 agreement.
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP	Demolition of existing building and construction of a 26 storey mixed use tower with a three storey basement comprising retail (A1) and office (B1) floor space and 280 residential units (c3) with associated car and cycle parking, and landscaped amenity space at ground floor levels.	User Friendly Properties Ltd	Committee resolution to grant on 13/12/2007 S2 referral issued on 4/1/2008, subject to S106 agreement.
LTGDC-07-133-FUL	160-188 High Street, Stratford, London	Construction of a residential-led mixed-use development comprising two buildings between 8 and 27 storeys (including mezzanine level) with 1,130 square metres of commercial floor space suitable for Class A1 (Retail), A2 (Financial and Professional Services), A3 (Restaurants and Cafes), B1 (Business) and D1 (Non-Residential Institutions) uses at ground floor and mezzanine levels, and 298 one, two and three bedroom residential units, including landscaped amenity space and 80 car parking spaces, 40 motorcycle parking spaces, and 298 cycle parking spaces.	McFeely Group	Resolution to grant at October committee subject to S106.
LTGDC-07-137-FUL	Trad Scaffolding Co Ltd, Knights Road Silvertown London E16 2AT	Erection and operation of a combined concrete and mortar batching plant without complying with Condition 20 of planning permission 06/01231/LTGDC previously granted.	Tarmac Ltd	LTGDC committee resolved to approve pending S106 agreement and referral to the Mayor
LTGDC-07-140-FUL	Leamouth Peninsula North, (former Pura Foods site), Orchard Place, Orchard Place, London, E14	Erection of a building in the south-western part of the Leamouth Peninsula North; temporary landscaping and parking; building accommodating (a) an electrical sub-station to serve the forthcoming larger development on the Leamouth Peninsula (b) Community Centre/Sports Hall with temporary interim use as a Marketing Suite for the sale of residential units within the Leamouth North Development.	Clearstorm Limited	LTGDC committee resolved to approve on 13/09/2007 subject to S106, referral to Mayor and SOS
LTGDC-07-147-FUL	Albert House 236 - 252 High Street Stratford London E15 2SA	Erection of a part 17, part 7/8 storey building comprising 113 residential units (50% affordable), 1833m ² of commercial floorspace (A1, A2, A3 and B1) 24 basement car parking spaces and associated amenity areas, bin storage and cycle parking	Community Housing Association	LTGDC committee resolution to grant subject to S106 and referral to GLA & minor

				other matters
LTGDC-07-171-FUL	Peruvian Wharf North Woolwich Road Silvertown London E16 2AB	Tranship and distribute aggregates using sea-going vessels, utilising rear of the wharf for aggregate storage. loading and onward distribution and for cementitious powders import, storage and export. Construction and operation of a ready-mixed concrete batching plant and a dry silo mortar plant using aggregates and cementitious powders landed and handled. The bagging of aggregates.	Brett Aggregates Ltd, Colpy Ltd, Haworth Ltd	LTGDC committee resolved to approve 08/11/2007 subject to conditions and completion of a S106, referral to the Mayor of London.

Date: 30 April 2008