

## **REPORT BY THE DIRECTOR OF PLANNING**

### **1. SUMMARY**

- 1.1. This is the ninth 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 year of the Corporation's function. To bring the information up to date the two complete quarters of the current year Apr 1 2008 to Mar 2009 are also shown.
- 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.

### **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.
  - ◆ Appeals- a table is provided of planning appeal cases in which the Corporation is actively involved.

### **4. KEY FINDINGS**

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- 4.1 A total of 8116 dwellings have been approved by LTGDC to date (of which 4301 are pending completion of S106 agreements). Development yielding an estimated 8518 jobs has also been approved (4150 subject to completing S106 agreements).
- 4.2 In the past four quarters (October 1<sup>st</sup> 2007- September 30<sup>th</sup> 2008) the handling of those applications eligible for inclusion on the PS1/2 “major applications” is 41% being determined within the 13 week target period. This is compared against a national target set by DCLG of 60%. This figure represents a slight increase in performance when compared with the last quarterly performance report in which the Corporation returned an annualised rolling average of 40% (for the period 1<sup>st</sup> July 2007 to 30<sup>th</sup> June 2008). The most recent comparable figure for annual performance available for Thurrock UDC is 0%, for West Northamptonshire Development Corporation is 22% and for Milton Keynes Partnership is 5%.

## 5. 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	296	27	206	182
2008-2009		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
④	Q1Y4 Apr 1 - June 30 08	182	53	5	64	164
④	Q2Y4 July 1 – Sep 30 08	164	33	3	24	170

- 5.1. 371 planning decisions have been issued by the Corporation to date. 64 decisions have made in the last quarter. 11 of these decisions relate to the PS1/2 Planning Performance statistics for processing MAJOR applications and the speed with which the UDC has determined these is shown in table 4 below.

- 5.2. A further 14 planning cases have been resolved by the Corporation planning committee pending the finalisation of S106 agreements.

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

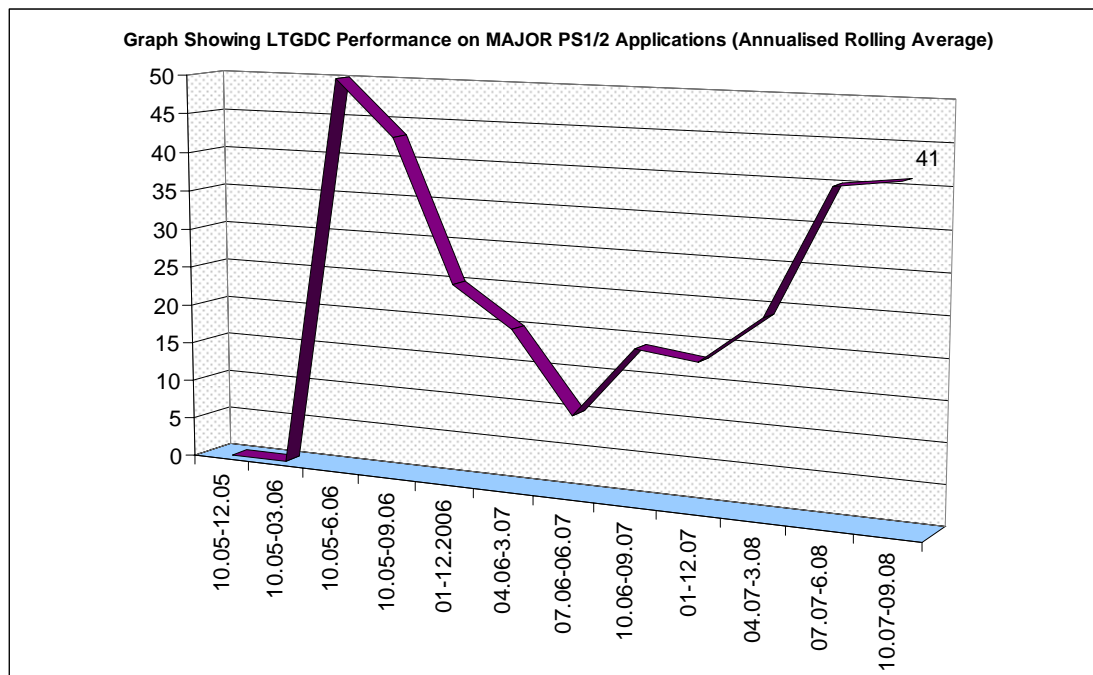
2005-2008		Decided	Granted	Refused	Delegated
①	Year 1 2005-2006	9	9	0	9
②	Year 2006-2007	92	90	2	79
③	Year 3 2007-2008	206	200	6	178
2008-2009		Decided	Granted	Refused	Delegated
④	Q1Y4 Apr 1 - June 30 08	64	64	0	57
④	Q2Y4 July 1 - Sep 30 08	24	23	1	21

- 5.3. Table 2 shows, during the operating period, that out of the 386 decisions made by the Corporation, 377 applications were granted and nine were refused permission. This demonstrates the positive role of the Corporation in successfully negotiating schemes with agents and developers.
- 5.4. 344 applications were decided by the Director of Planning under delegated powers, with the remaining 42 being determined by the Corporation's Planning Committee.
- 5.5. The Corporation is now asked to submit its performance statistics for publication by DCLG. Table 4 shows these formal figures and highlights performance on determining major applications.

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

2005-2008		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
2008-2009		All ≤13 W	All >13W	Statutory MAJORS ≤13W	Statutory MAJORS >13 W
④	Q1Y4 Apr 1 - June 30 08	33 (52%)	31	7 (63%)	4
④	Q2Y4 July 1 – Sep 30 08	4 (17%)	20	3 (43%)	4
④	Y 4 :Running Total			10 (56%)	8

5.6. Table 4 demonstrates that there has been a drop in the number in decisions issued by the Corporation this quarter. However when considering PS1/2 data for LTGDC performance in determining MAJOR applications then 10 out of 18 such cases have been decided within the 13 week target period. This gives a performance figure of 56% for the performance year in progress (2008-2009).



5.7. This graph shows the annualised rolling performance average when considering only applications that are counted by DCLG towards the PS1/2 MAJOR applications report. This performance figure for the period 1<sup>st</sup> October 2007- 30<sup>th</sup> September 2008 is 12 out of 29 (41%) against the national target of 60%. This annualised rolling average demonstrates a slight performance increase from the 40% figure returned in the last quarterly report (covering 1<sup>st</sup> July 2007-30<sup>th</sup> June 2008). The most recent published comparable performance figure for Thurrock UDC is 0%, for West Northamptonshire UDC is 22% and for Milton Keynes Partnership is 5%.

#### Housing & Employment Data

**Table 6a: Showing Housing Data To Date (October 31<sup>st</sup> 2005 – September 30<sup>th</sup> 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>4301 (816)</u>	<u>4301 (816)</u>
★	GRAND TOTAL	<u>898(251)</u>	<u>7218(1692)</u>	<u>8116(1943)</u>

**Table 6b: Showing Employment Data To Date (October 31<sup>st</sup> 2005 – September 30<sup>th</sup> 2008)**

Employment		London Riverside	Lower Lea Valley	Total Net Jobs
★	TOTAL GRANTED	<u>2623</u>	<u>1745</u>	<u>4368</u>

★	TOTAL PENDING S106	<u>602</u>	<u>3548</u>	<u>4150</u>
★	GRAND TOTAL	<u>3225</u>	<u>5293</u>	<u>8518</u>

- 5.8. 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.
- 5.9. 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 4301 units are contained in schemes which are pending the S106's of which 816 or 19% are affordable dwellings. This brings the total housing pipeline to 8116 residential dwellings of which 1943 or 24% will be affordable.
- 5.10. Schemes considered by the Corporation also show a predicted net employment gain of 8518 jobs to date distributed across the Lower Lea Valley and London Riverside.

## 6. Appeals 2007/2008

- 6.1. Since the last quarterly report, two new appeal cases have been lodged with the Planning Inspectorate. These are LTGDC-06-064-PP at Box Lane in Barking and LTGDC-07-149-FUL at Plots 10-12 off Consul Avenue and Manor Way, Beam Reach 5, Rainham. This application (otherwise known as the KICC Church application) was refused by the planning committee in February 2008. Summary details are provided in the table below.
- 6.2. The appeal case for the Minoco Wharf site and the proposed comprehensive mixed use development was due to be reviewed at a public inquiry on the 7th of October. The case which was to be jointly defended by the Corporation and the London Borough of Newham has now been withdrawn. Thus allowing the Corporation and LBNM to reach a successful agreement on the duplicate application which remains live pending final details.
- 6.3. Please see Table 7 for a complete list of appeals handled by the Corporation during the last year.

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

APPEAL REF	CASE	SITE	DATE LODGED	APPEAL TYPE	APPELLANT	REASON	DEC'N
APP/A9580/A/07/2060879	LTGDC-07-053-OUT	Fresh Wharf Estate, Fresh Wharf Road, Barking, Essex IG11 7BG	11-Dec-07	Public Inquiry	Countryside properties	Refusal	Appeal Withdrawn

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APP/A958 0/A/08/206 5185	LTGDC-07- 138-OUT	Minoco Wharf North Woolwich Road Silvertown London	29-Jan-08	Public Inquiry	Clearstorm 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-Feb-08	Public Inquiry	Genesis Housing	Refusal	Appeal Withdra wn
APP/A958 0/A/08/207 5279	LTGDC-07- 169-FUL	75 - 77 Chequers Lane Dagenham Essex RM9 6QT	06-Jun-08	Public Inquiry	Hunts Heat & Power Ltd	Non- determinati on	Appeal Pending
APP/A958 0/A/08/208 2331	LTGDC-07- 149-FUL	Plots 10-12 off Consul Avenue and Manor Way, Beam Reach 5, Rainham.	18-Aug-08	Public Inquiry	Kingsway Internation al Christian Centre & London Developme nt Agency	Refusal	Appeal Pending
APP/A958 0/A/08/206 9481	LTGDC-06- 064-PP	Former Railway Land North Of Container Depot Box Lane Barking	11-Sep-08	Public Inquiry	R F V Developme nts	Non- determinati on	Appeal Pending