

PLANNING COMMITTEE MEETING: 14 July 2011

PLANNING PERFORMANCE MONITORING

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

- 1.1. This is the fourth and final quarterly report of 2010-2011 to advise Members of the performance of the Corporation's development control function.
- 1.2. 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. A breakdown of the current performance year is 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

- 4.1. The performance figures currently show an overall total of 15,312 predicted dwellings from determined LTGDC applications of which 3,597 (or 23%) are affordable units. A further 2,584 units are contained in schemes which are pending their S106 agreements, of which 451 (or 17%) are affordable dwellings. This brings the total housing pipeline to 17,896 residential dwellings of which 4,048 (or 23%) will be affordable.
- 4.2. Schemes considered by the Corporation also show a predicted net employment gain of 14,446 jobs to date, distributed across the Lower Lea Valley and London Riverside.
- 4.3. With regards to speed in the past four quarters (April 1st 2010 to March 31st 2011) the handling of those applications eligible for inclusion on the PS1/2 “major applications” return is: **46%** being determined within the 13 week target period or **64%** when including applications determined according to the “agreed timescales” contained in a Planning Performance Agreement (PPA).
- 4.4. The return to DCLG excludes PPA applications whose targets are met from the figures and therefore the Corporation will return the 46% figure. This is to be compared against a national target set by DCLG of 60%.
- 4.5. This represents a 19% decrease in PS1/2 performance from the last complete annual return which saw a figure of 65% of MAJOR applications being handled within the 13 week deadline. The return of planning powers to London Riverside is a factor within this decrease. A number of applications predating the introduction of PPA’s were brought to a successful conclusion prior to the return of the Corporations powers to London Boroughs.

5. DEVELOPMENT CONTROL PERFORMANCE

Table 1: Showing The Total Number Of Planning Applications Handled

2005-2011		On Hand At Start	Received	Withdrawn	Decided	On Hand At End
①	Year 1 2005-2006	0	48	0	9	39
②	Year 2 2006-2007	39	184	13	92	118
③	Year 3 2007-2008	118	295	33	206	174
④	Year 4 2008-2009	174	144	17	177	124
⑤	Year 5 2009-2010	124	148	13	114	145
⑥	Year 6: 2010-2011	145	181	68	193	65
⑥	Of Which Are PPA's	11	12	6	15	2

- 5.1. 791 planning decisions have been issued by the Corporation to date. 53 decisions have been made in the last quarter and 16 of these relate to the PS1/2 Planning Performance statistics for processing MAJOR applications. The speed with which the UDC has determined these is shown in Table 3 further below.
- 5.2. This table records figures for the proportion of Corporation applications which contain a PPA (Planning Performance Agreement). PPA's were introduced by DCLG as a means of improving the delivery of large scale applications. This followed a successful pilot project which showed that PPA's added value to the planning system by improving the planning process through better project management. The evidence showed that they give greater certainty on timescales, costs and requirements for all parties involved in the process.
- 5.3. In the last quarter the Corporation determined 9 MAJOR planning applications which were subject to a PPA. In 7 cases the terms and timescales of the PPA were successfully met. This brings the total for the last 12 month period to 15 PPA's of which 13 were completed successfully (86%).
- 5.4. A further 4 planning cases have been resolved by the Corporation planning committee but remain on hand pending the finalisation of S106 agreements.

5.5. Following the de-designation of LTGDC's planning powers for London Riverside, 33 live applications have been returned to the boroughs of LBBD, LBHG & LBNM. Therefore, the number of applications 'on hand' for determination by LTGDC drops from 145 at the start of 2010/11 to 65 at the end of the year.

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

2005-2011		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	180
④	Year 4 2008-2009	177	174	3	157
⑤	Year 5 2009-2010	114	109	5	84
⑥	Year 6: 2010-2011	193	190	3	139

5.6. Table 2 shows, during the operating period of the LTGDC, that out of the 791 decisions made 772 applications were granted and 19 (2%) were refused permission. This demonstrates the positive role of the Corporation in successfully negotiating schemes with agents and developers.

5.7. 648 (82%) applications were decided by the Director of Planning under delegated powers, with the remaining 143 (18%) being determined by the Corporation's Planning Committee.

5.8. The Corporation is asked to submit its performance statistics for publication by DCLG. The following table 3 and graph (below) show these formal figures and highlight performance on determining MAJOR applications.

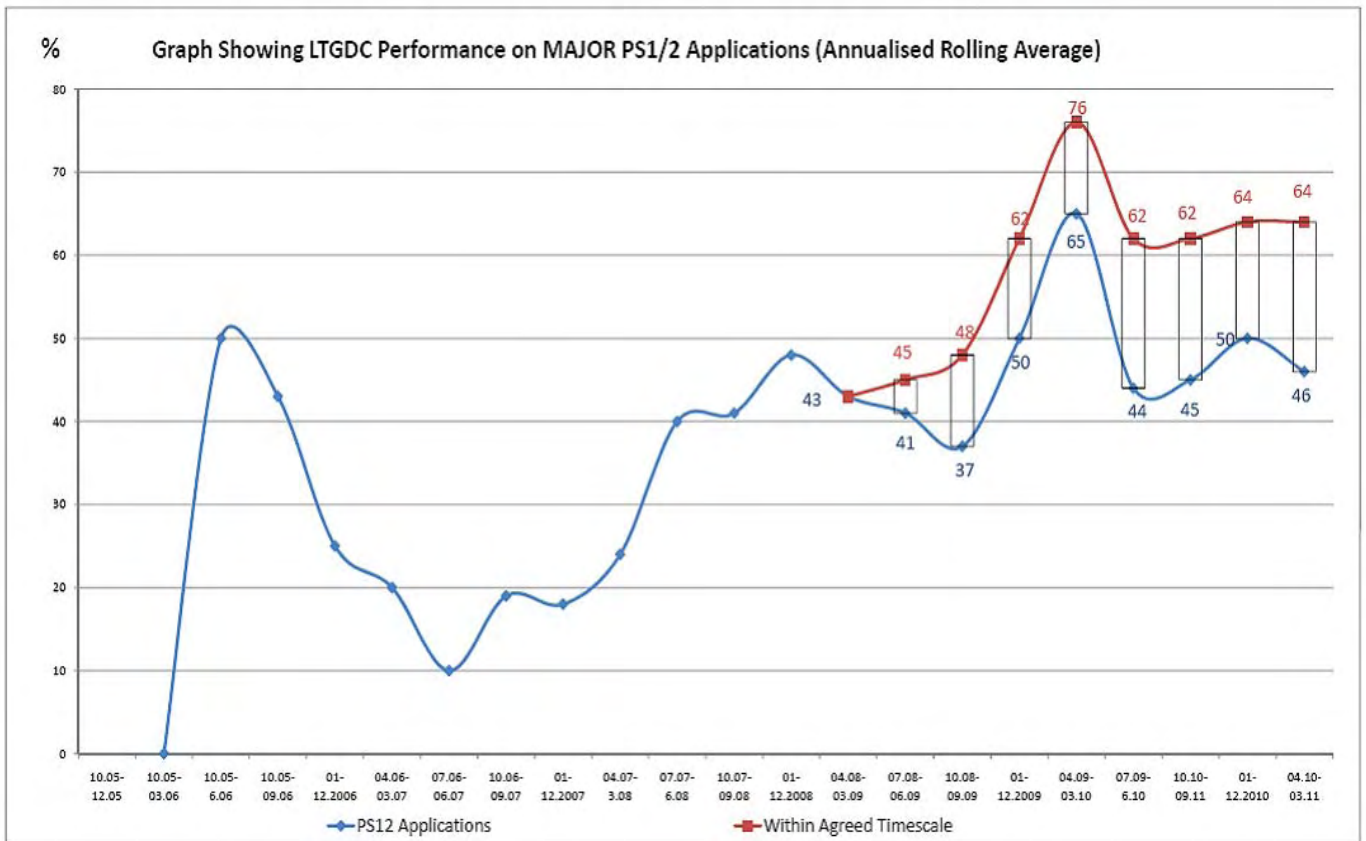
5.9. Table 3 –overpage- demonstrates that when considering PS1/2 data for LTGDC in determining MAJOR applications then the total for the completed statistical year is 12 out of 26 such cases have been decided within the 13 week target period (46%). This is compared against a national target set by DCLG of 60%.

5.10. 15 cases were decided over 13 weeks but were subject to PPA agreements. 13 of which met their agreed timescales. These are therefore excluded entirely from the DCLG return.

5.11. This represents a 19% decrease in PS1/2 performance from the last complete annual return which saw a figure of 65% of MAJOR applications being handled within the 13 week deadline.

5.12. Including PPA's within the performance figures would result in calculation of 64% of applications being determined by LTGDC within the 13 week period or within mutually agreed timescales.

5.13. This is also shown visually in the graph below.



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Table 3: Showing The Speed Of Decision-Making

2005-2011		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 2 2006-2007	45 (49%)	47	4 (20%)	16
③	Year 3 2007-2008	102 (49.5%)	104	6 (24%)	19
④	Year 4 2008-2009	64 (36%)	113	13 (43%)	17
⑤	Year 5 2009-2010	56 (49%) & 8 Met PPA's	58	11 (65%) & 8 Met PPA's (76%)	6 No Unmet PPA's
⑥	Year 6: 2010-2011	106 (55%) & 13 Met PPA's	87 & 2 Unmet PPA's	12 (46%) & 13 Met PPA's (64%)	12 & 2 Unmet PPA's

Housing & Employment Data

Table 4a: Showing Housing Data To Date (October 31st 2005 – March 31st 2011)

Housing		London Riverside (of which no. in brackets are affordable)	Lower Lea Valley (of which no. in brackets are affordable)	Total Predicted Dwellings (of which no. in brackets are affordable)
★	TOTAL GRANTED	<u>6330 (1778)</u>	<u>8,982 (1,819)</u>	<u>15,312 (3,597)</u>
★	TOTAL PENDING S106	<u>Powers Returned to LB</u>	<u>2,584 (451)</u>	<u>2,584 (451)</u>
★	GRAND TOTAL	<u>6330 (1778)</u>	<u>11,566 (2,270)</u>	<u>17,896 (4,048)</u>

Table 4b: Showing Employment Data To Date (October 31st 2005 – March 31st 2011)

Employment		London Riverside	Lower Lea Valley	Total Net Jobs
★	TOTAL GRANTED	<u>8,424</u>	<u>6,022</u>	<u>14,446</u>
★	TOTAL PENDING S106	<u>Powers Returned to LB</u>	<u>0</u>	<u>0</u>
★	GRAND TOTAL	<u>8,424</u>	<u>6,022</u>	<u>14,446</u>

- 5.14. Table 4 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.
- 5.15. 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.
- 5.16. The performance figures currently show an overall total of 15,312 predicted dwellings from determined LTGDC applications of which 3,597 (or 23%) are affordable units. A further 2,584 units are contained in schemes which are pending their S106 agreements, of which 451 (or 17%) are affordable dwellings. This brings the total housing pipeline to 17,896 residential dwellings of which 4,048 (or 23%) will be affordable.
- 5.17. Schemes considered by the Corporation also show a predicted net employment gain of 14,446 jobs to date, distributed across the Lower Lea Valley and London Riverside.

6. Appeals 2011

- 6.1. Please see Table 5 for a complete list of appeals handled by the Corporation during the last 12 month period.

Table 5: Showing Appeals Handled By The Corporation Between 1st April 2010 and 31st March 2011

APPEAL REF	CASE	SITE	DATE LODGED	APPEAL TYPE	APPELLANT	REASON	DEC'N
APP/A958 0/A/10/21 27144	LTGDC-08- 053-FUL	Dovers Corner Industrial Estate, Rainham Trading Estate & Boomes Industrial Estate, New Road, Rainham, Essex RM13 8QT	21/04/2010	Public Inquiry	Weston Homes Housing Ltd	Non- determinat ion	Appeal Allowed

- 6.2. Since the last quarterly report, no new appeals have been lodged. One appeal case has been made in the last 12 months. This was against LTGDC-08-053-FUL. This is the Dovers Corner Industrial Estate, Rainham where an application had been submitted for demolition and mixed use redevelopment comprising 95 houses and 634 apartments [729 dwellings], retail (A1 - A4) and commercial floorspace (B1 and D1) [8,780 sq m].
- 6.3. The appeal was lodged against LTGDC's non-determination of the application. The LTGDC's position was that had the appeal not been lodged, planning permission would have been granted. The need for the developer to lodge the appeal was in part due to keep alive the options they have over land and to challenge the stance taken by the Borough of Havering that the scheme should be refused. This case was subject to a public inquiry that closed on the 28th of September. The decision was then referred to the Secretary of State who allowed the appeal and granted planning permission.
- 6.4. There are no other pending appeals against the Corporation.