Meeting: 11 August 2011
Agenda Item: 4
Report No: LTGDC/11/PC24

PLANNING COMMITTEE MEETING: AUGUST 2011

PLANNING PERFORMANCE MONITORING

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

1.1. This is the first quarterly report of 2011-2012 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 the last three years 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 16,596 jobs to date.

4.3. With regards to speed in the past four quarters (July 1st 2010 to June 30th 2011) the handling of those applications eligible for inclusion on the PSF "major applications" return is: **50%** being determined within the 13 week target period or **65%** 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 would return the 50% figure under the current rules. This is to be compared against a national target set by DCLG of 60%.

4.5. The Corporation is normally asked to submit its performance statistics for publication by DCLG. **However please note The PSF and CPS returns have recently been suspended pending the outcome of the consultation on the Statistics Plan**.

4.6. This represents a 4% increase in PSF performance from the last return which saw a figure of 46% of MAJOR applications being handled within the 13 week deadline.

Meeting: 11 August 2011
Agenda Item: 4
Report No: LTGDC/11/PC24

5. DEVELOPMENT CONTROL PERFORMANCE

Table 1: Showing The Total Number Of Planning Applications Handled

	2005-2012	On Hand At Start	Received	Withdrawn	Decided	On Hand At End
❶	Year 1 2005-2006	0	48	0	9	39
❷	Year 2 2006-2007	39	184	13	92	118
❸	Year 3 2007-2008	118	295	33	206	174
❹	Year 4 2008-2009	174	144	17	177	124
❺	Year 5 2009-2010	124	148	13	114	145
❻	Year 6: 2010-2011	145	183	68	193	67
❼	**Year 7 Quarter 1 2011-2012 (Aprl-Jun)**	**67**	**26**	**1**	**18**	**74**
❼	**Of Which Are Within Proposed MDC**	**18**	**10**	**0**	**6**	**22**
❼	**Of Which Are PPA's**	**2**	**2**	**0**	**0**	**4**

5.1. 18 decisions have been made in the last quarter and 3 of these relate to the PSF Planning Performance statistics for processing MAJOR applications. The speed with which the UDC has determined these is shown in Table 3 further below. A total of 809 planning decisions have now been issued by the Corporation since 2005.

5.2. Table 1 displays 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. A further 5 planning cases have been resolved by the Corporation planning committee but remain on hand pending the finalisation of S106 agreements.

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

	2005-2012	Decided	Granted	Refused	Delegated
❶	Year 1 2005-2006	9	9	0	9
❷	Year 2006-2007	92	90	2	79
❸	Year 3 2007-2008	206	200	6	180
❹	Year 4 2008-2009	177	174	3	157
❺	Year 5 2009-2010	114	109	5	84
❻	Year 6: 2010-2011	193	190	3	139
❼	**Year 7 2011-2012 Quarter 1 (Aprl-Jun)**	18	18	0	16

5.4. Table 2 shows, during the operating period of the LTGDC, that out of the 809 decisions made 790 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.

5.5. 664 (82%) applications were decided by the Director of Planning under delegated powers, with the remaining 145 (17%) being determined by the Corporation's Planning Committee.

5.6. The Corporation is normally asked to submit its performance statistics for publication by DCLG. **However please note The PSF and CPS returns have recently been suspended pending the outcome of the consultation on the Statistics Plan**.

5.7. The following table 3 and graph (below) show the formal figures and highlight performance on determining MAJOR applications as per the existing rules.

5.8. Table 3 –below- demonstrates that when considering PSF data for LTGDC in determining MAJOR applications then the total for the annual rolling period is 13 out of 26 such cases have been decided within the 13 week target period (50%). This is compared against a national target set by DCLG of 60%.

5.9. 13 further cases were decided over 13 weeks but were subject to PPA agreements. 11 of which met their agreed timescales (85%). These are therefore excluded entirely from the DCLG return.

5.10. This represents a 4% increase in PSF performance from the last return which saw a figure of 46% of MAJOR applications being handled within the 13 week deadline.

5.11. Including PPA's within the performance figures would result in calculation of 65% of applications being determined by LTGDC within the 13 week period or within mutually agreed timescales.

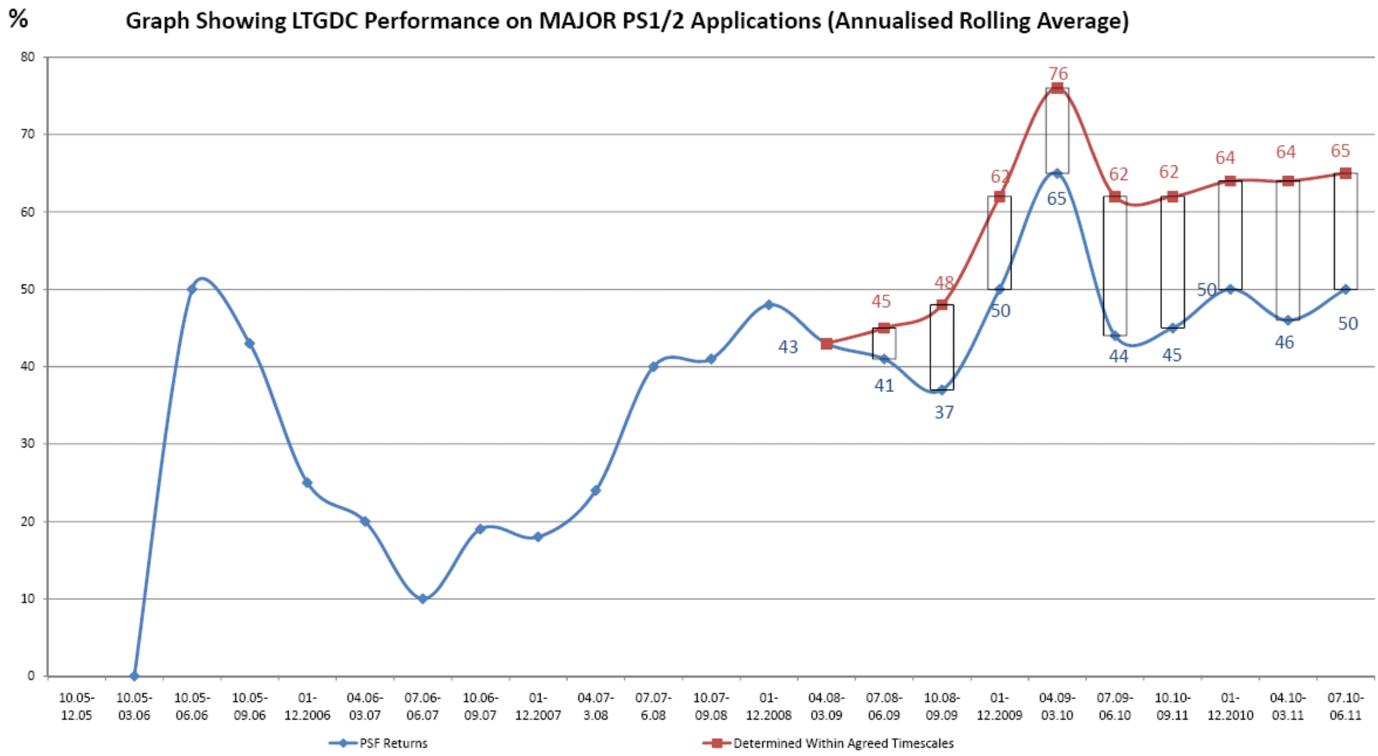
5.12. This is also shown visually in the graph below.

Table 3: Showing The Speed Of Decision-Making

	2005-2012	All <=13 W	All >13W	Statutory MAJORS <=13W	Statutory MAJORS >13 W
❶	Year 1 2005-2006	1 (11%)	8	0 (0%)	0
❷	Year 2006-2007	45 (49%)	47	4 (20%)	16
❸	Year 3 2007-2008	102 (49.5%)	104	6 (24%)	19
❹	Year 4 2008-2009	64 (36%)	113	13 (43%)	17
❺	Year 5 2009-2010	56 (49%) & 8 Met PPA's	58 & No Unmet PPA's	11 (65%) & 8 Met PPA's (76%)	6 & No Unmet PPA's
❻	Year 6: 2010-2011	106 (55%) & 13 Met PPA's	87 & 2 Unmet PPA's	12 (46%) & 13 Met PPA's (64%)	14 including 2 Unmet PPA's
❼	**Year 7** **2011-2012** **Quarter 1** **(Apri-Jun)**	7 & No Met PPA's	11 & No Unmet PPA's	1 (50%) & No Met PPA's	1 & No Unmet PPA's

Meeting: 11 August 2011
Agenda Item: 4
Report No: LTGDC/11/PC24

Graph Showing LTGDC Performance on MAJOR PS1/2 Applications (Annualised Rolling Average)



6. Housing & Employment Data

Table 4a: Showing Housing Data To Date (October 31st 2005 – June 30th 2011)

Housing	CLOSED London Riverside (of which no. in brackets are affordable)	Lower Lea Valley Non-MDC (of which no. in brackets are affordable)	Lower Lea Valley MDC Area (of which no. in brackets are affordable)	Total Predicted Dwellings (of which no. in brackets are affordable)
TOTAL GRANTED	6,330 (1778)	5,817 (823)	3,165 (996)	15,312 (3,597)
TOTAL PENDING S106	Powers Returned to LB 1st April 2011	2,584 (451)	0	2,584 (451)
GRAND TOTAL	6,330 (1778)	8,401 (1,274)	3,156 (996)	17,896 (4,048)

Table 4b: Showing Employment Data To Date (October 31st 2005 – June 30th 2011)

Employment	CLOSED London Riverside	Lower Lea Valley Non-MDC	Lower Lea Valley MDC Area	Total Net Jobs
TOTAL GRANTED	10,509	4,754	1,268	16,531
TOTAL PENDING S106	Powers Returned to LB 1st April 2011	65	0	65
GRAND TOTAL	10,509	4,819	1,268	16,596

6.1. 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.

6.2. 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.

6.3. The performance figures currently show an overall total of 15,312 predicted dwellings from determined LTGDC applications of which 3,597 (or 24%) 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.

6.4. Schemes considered by the Corporation also show a predicted net employment gain of 16,596 jobs to date.