

PLANNING COMMITTEE MEETING: NOVEMBER 2011

PLANNING PERFORMANCE AND PLANNING OBLIGATIONS MONITORING

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

- 1.1. This is the second 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.
- 1.3. The report also provides a quarterly update on the section 106 agreements that have been resolved by committee and signed by the Development Corporation during the quarter at section 7.

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 16,759 jobs to date.
- 4.3. With regards to speed in the past four quarters (October 1st 2010 to September 30th 2011) the handling of those applications eligible for inclusion on the PSF “major applications” return is: **58%** being determined within the 13 week target period or **70%** 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 58% figure under the current rules. This is to be compared against a national target set by DCLG of 60%.
- 4.5. This represents a 8% increase in PSF performance from the last return which saw a figure of 50% of MAJOR applications being handled within the 13 week deadline.

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
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	185	68	193	69
⑦	Year 7 Quarter 1 2011-2012 (Apr-Jun)	69	29	1	18	79
⑦	Quarter 2 2011-2012 (Jul-Sep)	79	17	1	16	79
⑦	Of Which Are Within Proposed MDC (year to date)	18	21	0	9	30
⑦	Of Which Are PPA's	2	5	0	0	7

- 5.1. 16 decisions have been made in the last quarter and 1 of these relates 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 825 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 6 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
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
⑦	Year 7 2011-2012 <u>Quarter 1</u> (Apr-Jun)	18	18	0	16
⑦	Year 7 2011-2012 <u>Quarter 2</u> (Jul-Sep)	16	16	0	15

5.4. Table 2 shows, during the operating period of the LTGDC, that out of the 825 decisions made 806 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. 679 (82%) applications were decided by the Director of Planning under delegated powers, with the remaining 146 (17%) being determined by the Corporation's Planning Committee.

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

5.7. Table 3 –below- demonstrates that when considering PSF data for LTGDC in determining MAJOR applications then the total for the annual rolling period is 11 out

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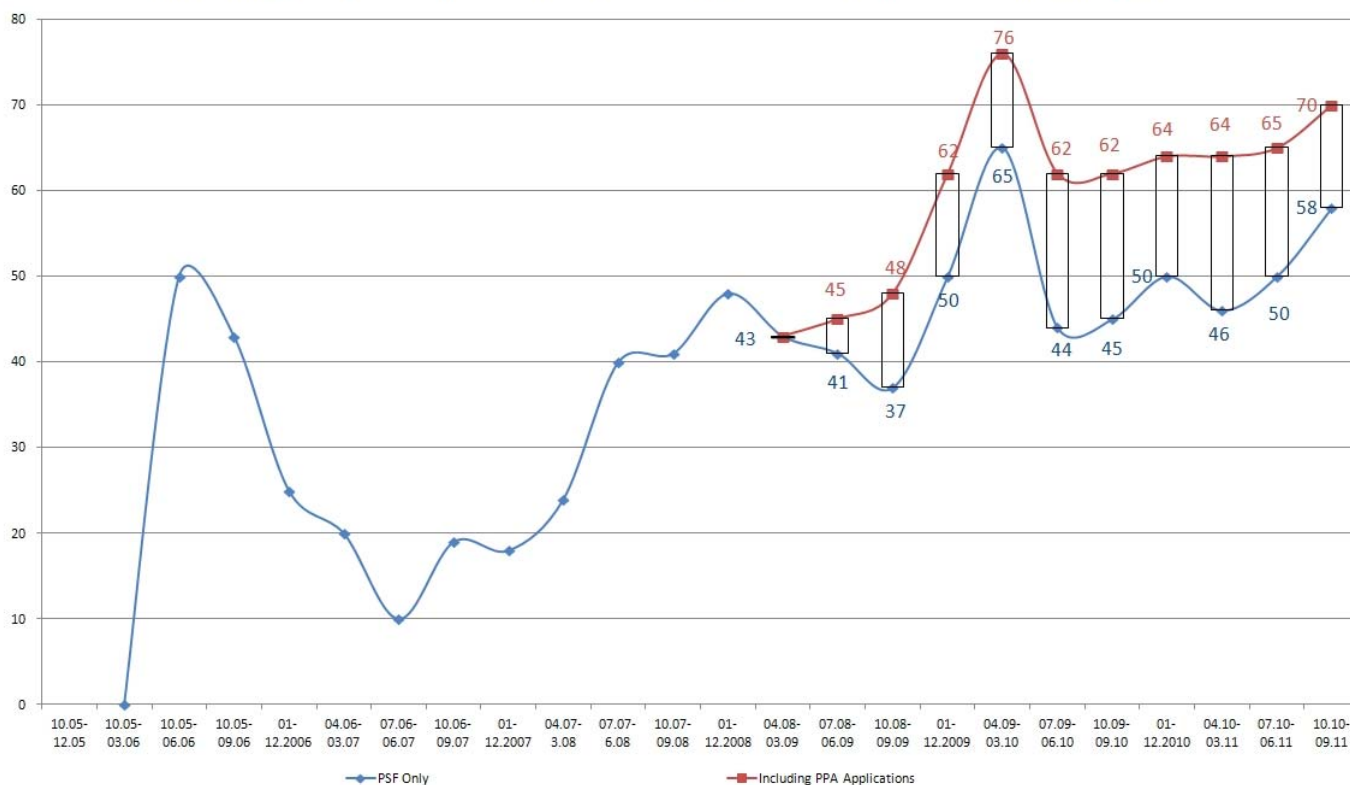
of 19 such cases have been decided within the 13 week target period (58%). This is compared against a national target set by DCLG of 60%.

- 5.8. 10 further cases were decided over 13 weeks but were subject to PPA agreements. 8 of which met their agreed timescales (80%). These are therefore excluded entirely from the DCLG return.
- 5.9. This represents a 8% increase in PSF performance from the last return which saw a figure of 50% of MAJOR applications being handled within the 13 week deadline.
- 5.10. Including PPA's within the performance figures would result in calculation of 70% of applications being determined by LTGDC within the 13 week period or within mutually agreed timescales.
- 5.11. This is 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
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	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 & No Unmet PPA's	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%)	14 <u>including</u> 2 Unmet PPA's
⑦	Year 7 2011-2012 <u>Quarter 1</u> (Apr-Jun)	7 (39%) & No Met PPA's	11 & No Unmet PPA's	1 (50%) & No Met PPA's	1 & No Unmet PPA's
⑦	Year 7 2011-2012 <u>Quarter 2</u> (Jul-Sep)	11 (69%) & No Met PPA's	5 & No Unmet PPA's	0 (0%) & No Met PPA's	1 & No Unmet PPA's

% 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 – September 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	<u>6,330 (1778)</u>	<u>5,817 (823)</u>	<u>3,165 (996)</u>	<u>15,312 (3,597)</u>
★	TOTAL PENDING S106	<u>Powers Returned to LB 1st April 2011</u>	<u>2,584 (451)</u>	<u>0</u>	<u>2,584 (451)</u>
★	GRAND TOTAL	<u>6,330 (1778)</u>	<u>8,401 (1,274)</u>	<u>3,156 (996)</u>	<u>17,896 (4,048)</u>

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

Employment		CLOSED London Riverside	Lower Lea Valley Non-MDC	Lower Lea Valley MDC Area	Total Net Jobs
★	TOTAL GRANTED	10,509	<u>4,754</u>	<u>1,393</u>	<u>16,656</u>
★	TOTAL PENDING S106	<u>Powers Returned to LB 1st April 2011</u>	<u>103</u>	<u>0</u>	<u>103</u>
★	GRAND TOTAL	10,509	<u>4,857</u>	<u>1,393</u>	<u>16,759</u>

- 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 16,759 jobs to date.

7. Planning Obligations Monitoring – Quarterly Update

- 7.1. The table overleaf provides details of the section 106 agreements that were resolved by committee in Quarter 2 2011/12. Two agreements were resolved by committee during the quarter. No agreements were signed by the Development Corporation during the quarter.

Q2 Quarterly Report: S106 Cases Resolved By Committee 01.07.11 - 30.09.11

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-10-193-WAS	Site Of Former Sun Chemicals Site, Bradfield Road, Silvertown,	2011-07-14	LTGDC Committee resolved to APPROVE on 14/07/11 subject to S106	£ 1,850
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Change of use of former chemical works site for a ferrous and non-ferrous metal recycling plan for a temporary period of six years. The use of existing building for staff facilities, the erection of two storey office 'portacabins' and the erection of an 880m2 recycling building (B2)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	A contribution of £1600 (one thousand six hundred pounds) to aid with monitoring of local improvement of air quality (for nitrogen dioxide and PM10 particles).	Carbon Offset/ Sustainabil	£ 1,600
Local Labour	Local Labour: Require the applicant to provide details of any job vacancies generated by the relocation works to the Newham Workplace representative to advertise locally to Newham residents (postcodes E6, E7, E12, E13, E15		
Local Labour	Local Supply Chains: Require the applicant to provide the details of all local supply-chain opportunities to the London Borough of Newham Business Development team so that the information can be disseminated to local		
Financial Other	S106 Monitoring: The applicant shall commit to make a financial contribution to LTGDC of £250 prior to the occupation of the development to be used by LTGDC to monitor compliance with the S106 legal agreement.	Monitoring of Agreement	£ 250

LTGDC-11-017-FUL	Site C, Twelvetrees Crescent, Bromley By Bow, London, E3 3TT	2011-08-11	LTGDC Committee resolved to APPROVE on 11/08/11 subject to S106	£ 200,000
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Construction of a hotel, comprising 161 rooms together with access and landscaping.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	A £190,000 contribution towards public transport and pedestrian accessibility improvements	Public Transportation	£ 190,000
Financial Other	A £10,000 contribution towards local training initiatives	Education	£ 10,000
Parking Traffic Management	Enter into S278 and S38 Agreements with the relevant Highway Authority (the applicant to fund all relevant enabling highway works).		

Total Across Reported Agreements				£ 201,850
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