

## **15. DEVELOPMENT MANAGEMENT PERFORMANCE (JEN)**

1. It has recently been decided that the planning performance statistics which have previously been reported to Audit and Performance Committee would be better reported to Planning Committee.
2. Planning statistics are reported quarterly to the Department for Communities Housing and Local Government (DHCLG), and the performance of planning authorities is judged against criteria related to:
  - The speed of determining applications for major development;
  - The quality of decisions made by the authority on applications for major development;
  - The speed of determining applications for non-major development;
  - The quality of decisions made by the authority on applications for non-major development.
3. The speed of determination thresholds for 2018 below which a local planning authority is eligible for designation are:
  - a) **For applications for major development: less than 60 per cent** of an authority's decisions made within the statutory determination period (13 weeks) or such extended period as has been agreed in writing with the applicant;
  - b) **For applications for non-major development: less than 70 per cent** of an authority's decisions made within the statutory determination period (8 weeks) or such extended period as has been agreed in writing with the applicant.
4. The measure for quality of decision making is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period. The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period.
5. The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10 per cent of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.
6. You may be aware that the Authority was considered for designation under the assessment for quality of decisions due to our appeal performance. However, the Department for Communities Housing and Local Government decided not to designate us after we made representations relating to the very small number of major applications we had dealt with in the period, which meant losing one major on appeal meant we failed to meet the threshold but this was an insufficient volume of data to draw a conclusion about our performance.

7. The targets have increased year on year in line with the government's aspirations that planning is not a barrier to the delivery of development, in particular the delivery of housing.
8. The table below shows the measures and thresholds.

Measure and type of Application	2017 Threshold and assessment period	2018 Threshold and assessment period
Speed of major Development (District and County)	50% (October 2014 to September 2016)	60% (October 2015 to September 2017)
Quality of major Development (District and County)	N/A – we are not assessing quality in this designation round	10% (April 2015 to March 2017 <sup>12</sup> )
Speed of non-major Development	65% (October 2014 to September 2016)	70% (October 2015 to September 2017)
Quality of non-major Development	N/A – we are not assessing quality in this designation round	10% (April 2015 to March 2017 <sup>13</sup> )

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10. For the purposes of planning we are a unitary authority as we deal with both county and district matters and we therefore return statistics for both functions.

11. Our returns for the first three quarters of 2018/19 are summarised as follows:

	Q1	Q2	Q3	Total
No of Apps	151	204	194	549
Granted	139 (92%)	165 (81%)	158 (81%)	462 (84%)
Refused	12 (8%)	29 (19%)	17 (19%)	58 (16%)
Majors <sup>1</sup>	3	5	2	10
Minors <sup>2</sup> & Other Developments <sup>3</sup>	148	199	192	539
Majors dealt with in time or with agreed Extension of Time	2	2	2	6 (60%)
Minors and Other Developments dealt with in time or with agreed extension of time	107 (72%)	165 (83%)	179 (93%)	451 (84%)

<sup>1</sup> Major Development can include: Dwellings; Offices R&D light industry; General Industry/storage/warehousing; Retail distribution and servicing; Gypsy and traveller pitches; all other major developments

2 Minor Development can include: Dwellings; Offices R&D light industry; 9General Industry/storage/warehousing; Retail distribution and servicing; Gypsy and traveller pitches; all other minor developments.

3 Other developments can include: Minerals processing; Change of use; Householder developments; advertisements; Listed building consents; Conservation area consents; Certificates of lawful development; notifications.

12. Our appeal performance in the same period is reported to you in the Head of Law reports. In the 2018/19 period so far.

13. As set out above, appeal performance is used as an indicator of quality of decision making by DHCLG.

14. In the period under consideration there have been no major appeals and therefore for the 2018/19 period we are meeting that measure.

15. Appeal performance on non-major development is also used as an indicator of quality. Over the period we have had 18 non-major appeals determined. Of these 13 were dismissed and 5 were allowed. The 5 as a percentage of the total number of minor and other applications dealt with (which is the method of assessment DHCLG use), is 0.9%. For the 2018/19 period we are meeting that measure.

#### **16. Conclusion**

17. For the period 2018/19 so far, we are meeting DHCLG targets in terms of speed of decision making and quality of decision making. DHCLG may choose to assess performance over a different period of time, and the assessed results may differ from those set out in the report. However, we are working to achieve good and consistent performance in order to ensure that delivery in the Development Management Service has quality and resilience.