

Planning Committee

2 May 2018



Title	Development Management Performance
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- 1.1 Local Planning Authorities (LPAs) are measured on their performance based on the % of planning applications they determine within 8 or 13 weeks (or within an extension of time agreed with the applicant). For several years the targets have been as follows:

Majors – 60% within 13 weeks

Minors – 65% within 8 weeks

Others – 80% within 8 weeks

Major development is defined as:

More than 10 residential units, dwellings on a site with an area of 0.5 hectares or more, 1,000 sq. m or more of new commercial floorspace or sites with an area of more than 1 hectare.

Minor development is defined as:

Up to 9 residential units, up to 999 sq. m of new floorspace, changes of use

Others – mainly householder schemes

- 1.2 In the year ending March 2018, Spelthorne met all three performance measures as follows:

Table 1

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
22	18	82%	209	170	81%	602	541	90%

- 1.3 The assessment period for the last quarter, January to March 2018 is set out in the following table.

Table 2

<u>Majors</u>			<u>Minors</u>			<u>Others</u>		
Total	On Target	% on Target (i.e. 60%)	Total	On Target	% on Target (i.e. 65%)	Total	On Target	% on Target (i.e. 80%)
3	3	100%	48	47	98%	132	129	98%

- 1.4 The Government has recently also been assessing LPAs in terms of planning performance on the following criteria:
- 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.
- 1.5 With just a few minor exceptions, non-major equates to a combination of the “minor” and “other” categories referred to above.
- 1.6 The quality measurement is the number of appeals allowed as a percentage of the total number of applications received in the category. The threshold for quality on both categories is **10%** and the **lower** the figure, the better the performance. The threshold for speed is **60%** (majors) and **70%** (non-majors) and the **higher** the figure, the better the performance.
- 1.6 The threshold (in terms of %) and assessment periods for 2017 and 2018 were reported to the Planning Committee on 7 February 2018 and all four targets were met by Spelthorne. If the LPA does not meet these thresholds, the LPA is at risk of “designation” by the Secretary of State. The new target and threshold periods have not yet been announced by the Government. However, the following table shows the 2018 target and threshold and the current performance:

Table 3

Measure and type of Application	2018 Threshold and assessment period	Spelthorne's Performance	Spelthorne's Performance Quarterly	Spelthorne's Performance
Speed of major Development	60% (October 2015 to September 2017)	85%	100% (January – March 2018)	82% (April 2017 – March 2018)
Quality of major Development	10% (April 2015 to March 2017)	4.2%		5% (January 2016 to March 2018)
Speed of non-major Development	70% (October 2015 to September 2017)	82%	98% (January – March 2018)	88% (April 2017 – March 2018)
Quality of non-major Development	10% (April 2015 to March 2017)	1.7%		1% (January 2016 to March 2018)

- 1.7 It can be seen that based on the 2018 threshold, Spelthorne is continuing to perform well, although the quality of major decisions still requires particularly close monitoring due to the lower proportion of major applications received.