

Planning Committee

26 June 2019



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 last financial year (April 2018 – March 2019) – Spelthorne met all three performance measures as follows:

Table 1 Planning DM Performance April 2018 – March 2019

<u>Majors</u>				<u>Minors</u>				<u>Others</u>			
Total	On Target	% on Target (i.e. 60%)	Govt. Target	Total	On Target	% on Target (i.e. 65%)	Govt. Target	Total	On Target	% on Target (i.e. 80%)	Govt. Target
30	29	97%	60%	161	143	89%	65%	523	502	96%	80%

- 1.3 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.
- 1.4 With just a few minor exceptions, non-major equates to a combination of the “minor” and “other” categories referred to above.
- 1.5 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 following table 2 shows the Government’s 2019 threshold and assessment periods (which are different for speed and quality) and the targets which should be met. The 2019 assessment periods have not yet ended and therefore the final performance for 2019 will not be established until 30 September 2019 (Speed) and 31 December 2019 (quality).

Measure and type of Application	2019 Threshold and assessment period	Spelthorne's Performance
Speed of major Development	60% (October 2017 to September 2019)	95%* (October 2017 to March 2019)
Quality of major Development	10% (April 2017 to March 2019)	3.8%** April 2017 to March 2019)
Speed of non-major Development	70% (October 2017 to September 2019)	93%* (October 2017 to March 2019)
Quality of non-major Development	10% (April 2017 to March 2019)	0.6%** April 2017 to March 2019)

* This figure may alter as there is a further 6 months to the end of the assessment period.

** This figure may alter as there is a 9 month period following the assessment period to allow for appeal decisions to pass through the system

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