

DEVELOPMENT MANAGEMENT PERFORMANCE UPDATE - OCTOBER 2021

1. Introduction:

1.1 This report sets out performance in relation to the determination of planning applications in both Development Management and Majors teams on the basis of speed and quality of decision against national benchmarks. This report is provided as an analogous report to the monthly reporting of The Planning Portfolio Holder to Full Council. The report is provided on a monthly basis going forward.

2. Background:

2.1 The table below sets out the current national performance targets as set by Central Government as measured over a cumulative 24-month period.

Measure and type of application	Threshold and assessment period
Speed Major Development	60% of applications determined within 13 weeks or an agreed extended deadline over a 24-month cumulative period. NB for EIA development this extends to 16 weeks or an agreed extended deadline.
Quality Major Development	Not more than 10% of appeals overturned over a 24 month cumulative period.
Speed of Non-major ¹ Development	70% of applications determined within 8 weeks or an agreed extended deadline over a 24 month cumulative period.
Quality of Non-major Development	Not more than 10% of appeals overturned over a 24 month cumulative period.

3. Current Performance:

3.1 The current period for assessment runs from 2019 to 2021. Applications performance data in relation to speed of decisions for Majors and Non-majors is shown below for quarters from October 2019 to June 2021, with current position at end of August shown in the July to September 2021 quarter.

3.2 Major developments as measured under Table 151 of MCHLG guidance:

		All Major Decisions	Major Decisions within 13 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Q1	Oct - Dec 2019	7	2	4	4	1	86%
Q2	Jan - Mar 2020	5	0	4	3	2	60%
Q3	Apr - Jun 2020	6	0	6	6	0	100%
Q4	Jul - Sep 2020	3	1	2	2	0	100%
Q5	Oct - Dec 2020	7	2	5	5	0	100%
Q6	Jan - Mar 2021	8	0	7	4	4	50%
Q7	Apr - Jun 2021	4	0	4	3	1	75%
Q8	Jul - Sep 2021	1	0	1	1	0	100%
	total	41	5	33	28	8	80%

Minimum level required 60%

* *EoT – Extension of Time Period for determination.*

3.3 Performance in major developments remains stable, i.e. 20% above national designation for intervention on performance measures. Officers and managers are focused on performance improvements to ensure the figures move to the 95% mark.

Officers confirm a number of cases are now completing s106 negotiations and that those active cases are subject to agreed time periods for determination.

3.4 Non Major Performance as measured under Table 153 of MCHLG guidance:

	Non-major Decisions	Non-major Decisions within 8 weeks	PPA, EoT or EIA Decisions	PPA, EoT or EIA Decisions in time	Out of time	Result
Q1	297	168	112	91	38	87%
Q2	259	143	107	96	20	92%
Q3	200	71	122	110	19	91%
Q4	182	44	131	126	12	93%
Q5	235	61	155	118	56	76%
Q6	308	41	178	130	137	56%
Q7	298	83	123	104	111	63%
Q8	284	79	169	158	40	83%
	2063	690	1097	933	440	79%
	Minimum level required					70%

* *EoT – Extension of Time Period for determination.*

Performance in non-major developments is improving in terms of speed; Q8 shows improvements to 83%, with month by month performance improvements (noted below) and greater reliability in attaining decisions within any agreed time period.

September:

88 decisions / 22 within 8 weeks / 61 EoT / 59 within EoT – 92% in time

August:

94 decisions / 14 within 8 weeks / 70 EoT / 67 within EoT – 86% in time

July:

102 decisions/ 43 within 8 weeks/ 48 EoT / 32 within EoT – 73.5% in time

Despite sustained improvement over the quarter it remains concerning that two-year average for speed stands at 79%. Our target will continue to be consistency around 95% of decisions in time.

3.5 Appeals performance data (the quality criteria) is defined as no more that 10% of all appeals against the Council’s decisions being overturned over via

the appeal process over the same two-year period.

3.6 For major development appeals the current figure to September stands at 2.44%; this is single case overturned during the 2-year performance period.

3.7 For Non-Major development the figure is 0.54%; the appeals determined are independently reported on a monthly basis to Development Committee, members will be aware of the strong performance from the Council in this area with a single case being overturned at appeal in August.

4.0 Influencing factors and actions

4.1 Capacity – When last speaking to members I offered to report on the number of older cases held in the service's live caseload. Current live case load of all matters stands at 575 items; of those matters 60 Non Major & 34 Major applications over 26 weeks are held

Within this context it is also relevant to consider the flow of work received and determined (all applications). Officers had a total of 658 cases live "on hand" when reporting in September, this is now reduced by to 575 cases. Capacity will be focused on reducing older cases and our live cases on hand. This will ensure lower caseloads and fewer older cases.

4.2 Software updates – No new software updates are expected in the near future. Backlogs are resolved in the PPU team, validation and determination is not generally delayed.

4.3 Illness – there have been no substantive absences through illnesses to report.

4.4 Consultations – A revised approach where officers and line managers proactively consider cases and recommendations is now in place. Officers are monitoring how many cases have been resolved by proactive action, along with those cases which required more detailed input from technical experts.

4.5 Key performance areas for improvement have been discussed and agreed with the Director of Place and Climate Change, and The Planning Portfolio holder:

- Extension of time period, no more extensions on validation. Only on a bespoke case by case basis.
- Monitor any need to boost capacity in the short or longer term.
- Development of enhanced performance management reports for Case Officers, Team leaders and Managers,
- Improved business process, to be delivered.

5.0 Recommendations:

5.1 Members are asked to note the content of this report.