

ANNUAL PLANNING ACTIVITY REPORT – 2020/21

1. Background

- 1.1 The Ebbsfleet Development Corporation, as a Local Planning Authority, has a requirement to collect and submit data to the Ministry of Housing, Communities and Local Government (MHCLG) on the time taken to determine planning applications and the quality of decisions.
- 1.2 In the Planning for the Future White Paper, published in August 2020, the government set out their plan to transform the planning system. Decision making is seen as a central part of this process, with local authority planning departments playing a crucial role in enabling development to deliver home ownership, building homes people can afford to buy and supporting economic growth. The performance of local authorities in deciding applications for planning permission is crucial to achieving this objective.
- 1.3 The existing approach to measuring the performance of authorities was introduced by the Growth and Infrastructure Act 2013 and is based on assessing local planning authorities' performance on the speed and quality of their decisions on applications for major and non-major development. Where an authority is designated as underperforming, applicants have had the option of submitting their applications for major and non-major development (and connected applications) directly to the Planning Inspectorate (who act on behalf of the Secretary of State) for determination.
- 1.4 The latest planning performance thresholds were published in an update to the 'Criteria for Designation' in December 2020. This document outlined two assessment periods but both periods have the same criteria. The current period runs until September 2021 at which time the assessment criteria may change.
- 1.5 The performance thresholds for the period April 2020 – March 2021 are as follows: -
 - Speed Major Developments: to determine 60% of applications within 13 weeks.
 - Speed Non-Major Developments: to determine 70% of applications within 8 weeks.
 - Quality Major Developments: to have no more than 10% of appeals overturned
 - Quality Non-Major Developments: to have no more than 10% of appeals overturned
- 1.6 It should be noted that the quality of decision making in relation to appeals is calculated on the basis of the number of schemes overturned in the context of the overall number of decisions made by an authority during the assessment period.
- 1.7 This paper provides EDC Planning Committee with the statistics for the year 2020/21.

2. Statistics

- 2.1 Annex A contains a series of charts showing data concerning the determination of planning applications.
- 2.2 Figure 1 shows the number of applications received and determined for the year by quarter. During the period 1 April 2020 to 31 March 2021 the Corporation received 39

planning applications which fall within the statutory returns. During this same period, the Corporation determined 32 such planning applications.

- 2.3 Applications can be subject to a bespoke determination timescale which is agreed between the applicant and the local planning authority. These can be in the form of a Planning Performance Agreement (PPA) or a Planning Extension Agreement (PEA).
- 2.4 Figures 2 & 3 show performance against the targets for major and non-major applications set out in para 1.5.

The overall annual performance for the period 1 April 2020 to 31 March 2021 is:

- 'Major application' within time or within time agreed is 100%.
 - 'Non-major applications' within time or within time agreed is 96%.
- 2.5 The EDC has received one planning appeal for a non-major development during this period but no decision has been issued yet. We are therefore unable to report on this criteria.
 - 2.6 No appeals were lodged or decided for major developments.

3. Advice and analysis

- 3.1 This report is submitted for information and enables EDC planning committee to monitor the work of the planning team.
- 3.2 It should be noted that the activity outlined in these performance statistics relates to only those applications which are covered under the statutory reporting process. EDC considers a substantial number of condition discharge applications and non-material amendments which do not get captured in these numbers.

4. Financial and legal implications

- 4.1 Planning income for April 2020 – March 2021 is £98,500.00. Annex B, Figure 1 shows the planning application fees received.

The quarterly breakdown is given as follows:

- Apr - Jun 2020 = £41,097
 - Jul – Sep 2020 = £7,985
 - Oct – Dec 2020 = £17,967
 - Jan – Mar 2021 = £31,451
- 4.2 If the Local Planning Authority is designated as under-performing in one of the categories then applicants would have the choice of submitting applications to the Planning Inspectorate for that category. This would not only take control away from the LPA but would reduce income.
 - 4.3 There are no legal implications arising directly from this report.

5. Recommendations

5.1 This report is submitted for information to assist the committee in monitoring Development Management activity and therefore there are no recommendations for the committee to consider.

Annex A: Applications

Figure 1: Number of applications received and determined 1 April 2020 to 31 March 2021 by quarter

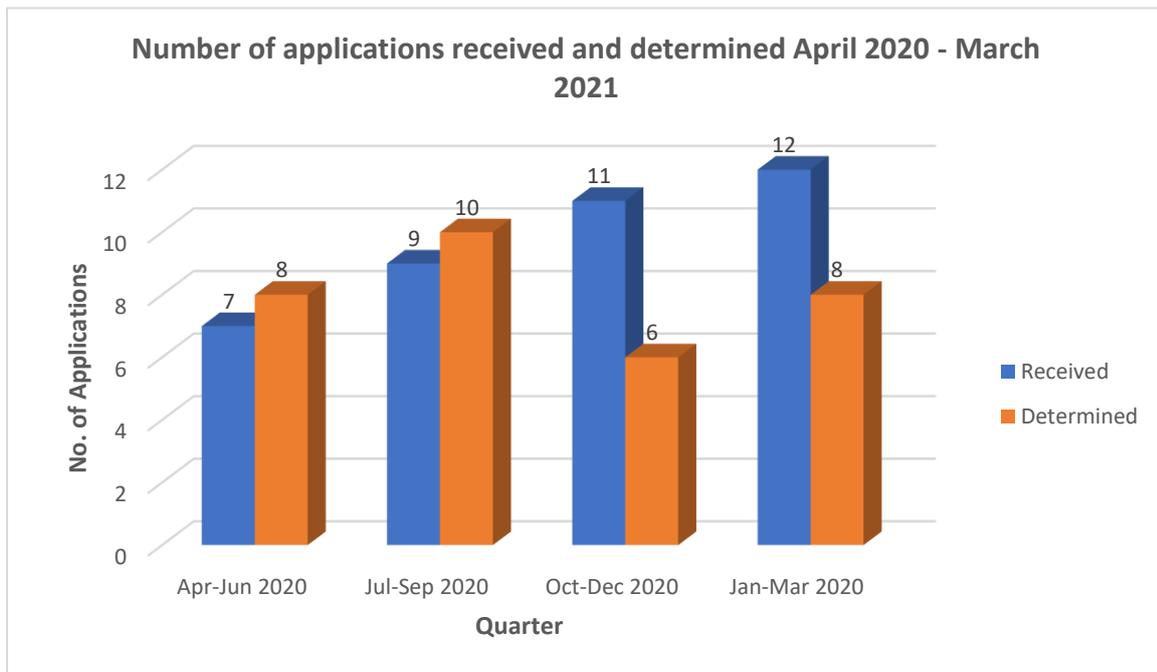


Figure 2: Percentage of major applications determined against performance target 1 April 2020 to 31 March 2021.

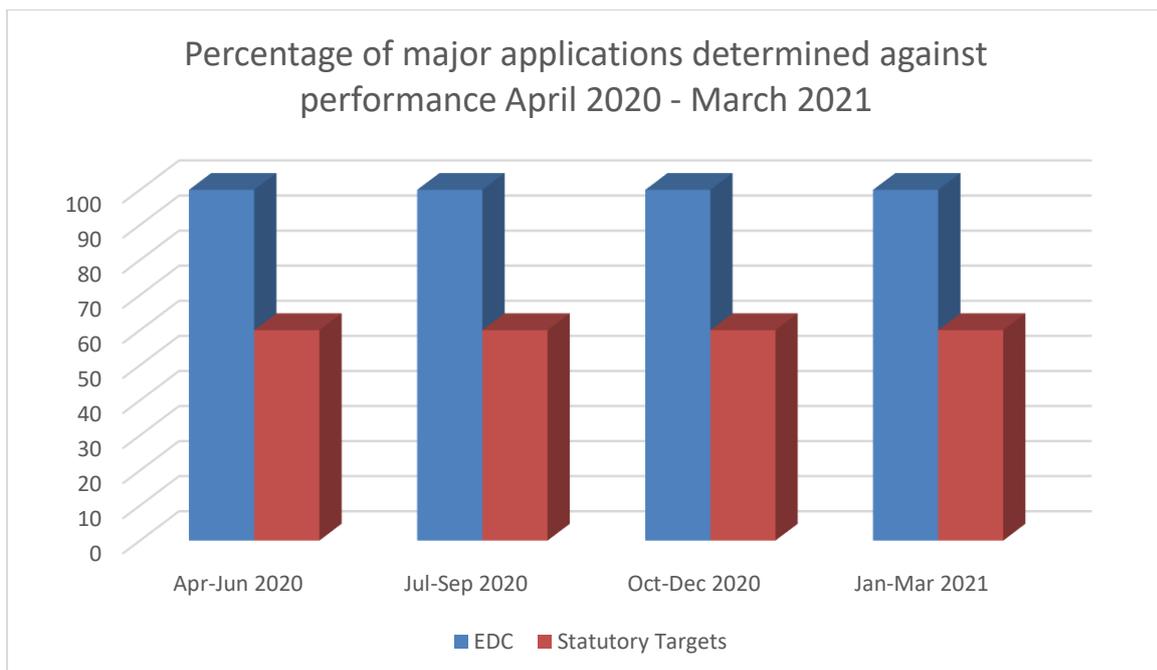
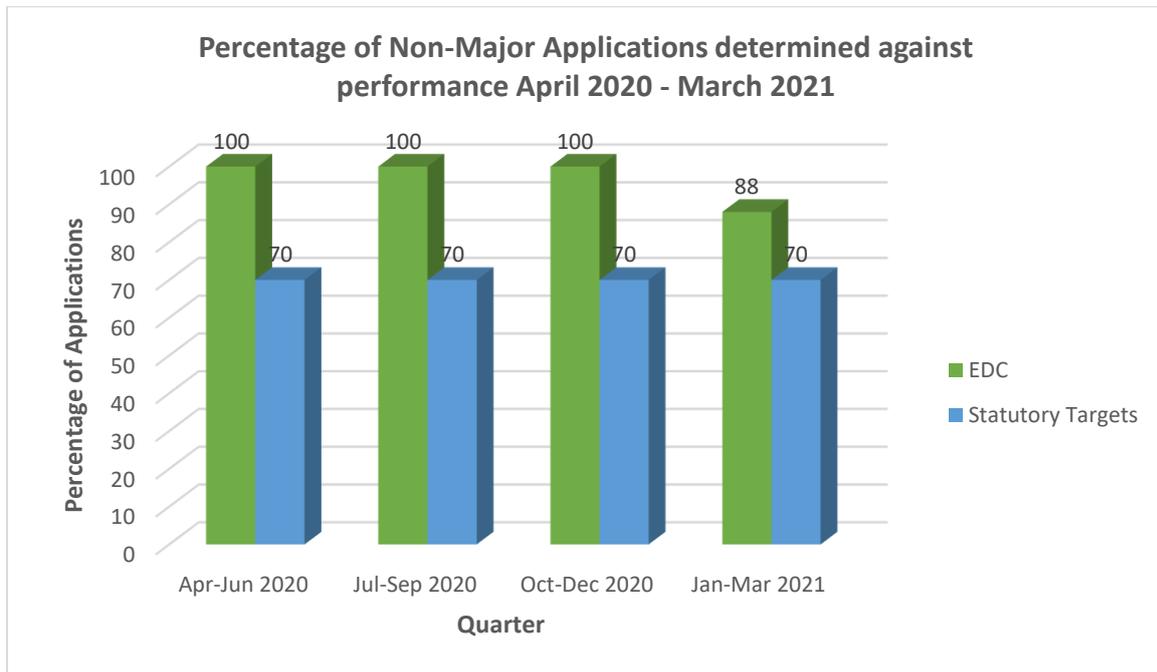


Figure 3: Percentage of non-major applications determined against performance target 1 April 2020 to 31 March 2021.



Annex B: Planning Fees

Figure 1: Planning application fees received 01 April 2020 to 31 March 2021 by quarter.

