

## PLANNING ACTIVITY REPORT

### 1. Background

- 1.1 The Ebbsfleet Development Corporation, as a Local Planning Authority, has a requirement to collect and submit data to the Department for Levelling Up, Housing and Communities (DLUHC) on the time taken to determine planning applications and the quality of decisions.
- 1.2 The latest planning performance thresholds were published in an update to the 'Criteria for Designation' in December 2020. The most recent period of assessment ran until September 2021 and further assessment criteria are expected for October 2021 onwards.
- 1.3 The performance thresholds for the period are: -
  - 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
- 1.4 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.
- 1.5 This paper provides EDC Planning Committee with the statistics for Q2 of 2021/22.

### 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 July 2021 to 30 September 2021 the Corporation received 9 planning applications which fall within the statutory returns. During this same period, the Corporation determined 13 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 1.3.

The overall performance for the period 1 July 2021 to 30 September 2021 is:

- 'Major application' within time or within time agreed is 80%.
- 'Non-major applications' within time or within time agreed is 100%.

The overall current annual performance is:

- 'Major application' within time or within time agreed is 83%.
- 'Non-major applications' within time or within time agreed is 95%.

2.5 The EDC received 1 planning appeal decision during the quarter. The appeal related to a change of use application at the George and Dragon Public House in Swanscombe (a non-major development). The appeal was dismissed.

### **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.

3.3 The overall activity for the quarter including those applications not formally reported and pre application shows 41 being received and 45 being determined.

### **4. Financial and legal implications**

4.1 Planning income for July 2021 – September 2021 is £83,624.00 Annex B, Figure 1 shows the planning application fees received.

The quarterly breakdown is given as follows:

- Apr - Jun 2021 = £159,657
- Jul - Sep 2021 = £83,624

4.2 If the Local Planning Authority is designated as non-performing then applicants would have the choice of submitting applications to the Planning Inspectorate, which would include the fee. This would not only take control away from the Corporation 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 per quarter

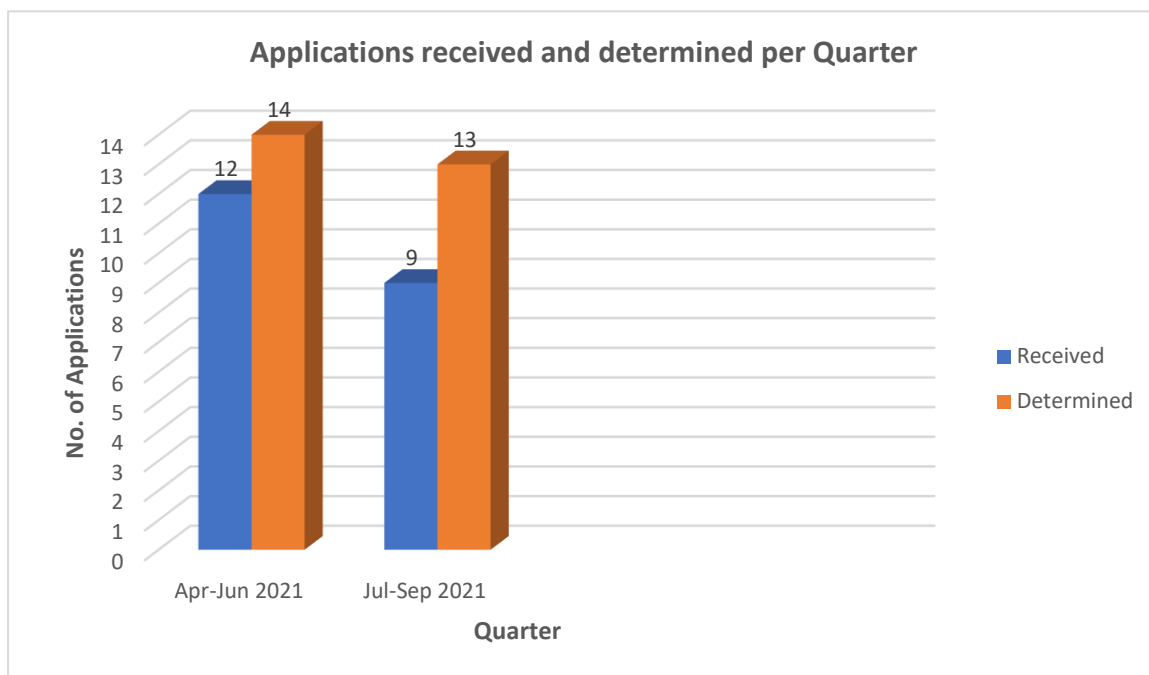


Figure 2: Percentage of Major Applications determined against the statutory performance target per quarter.

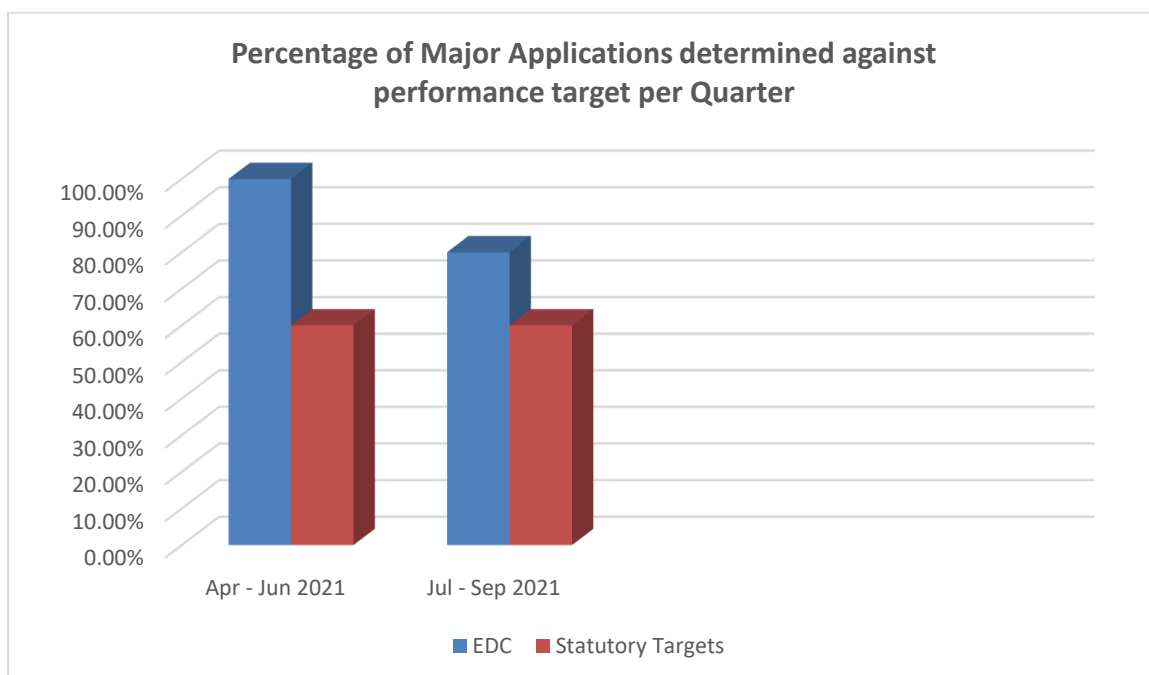
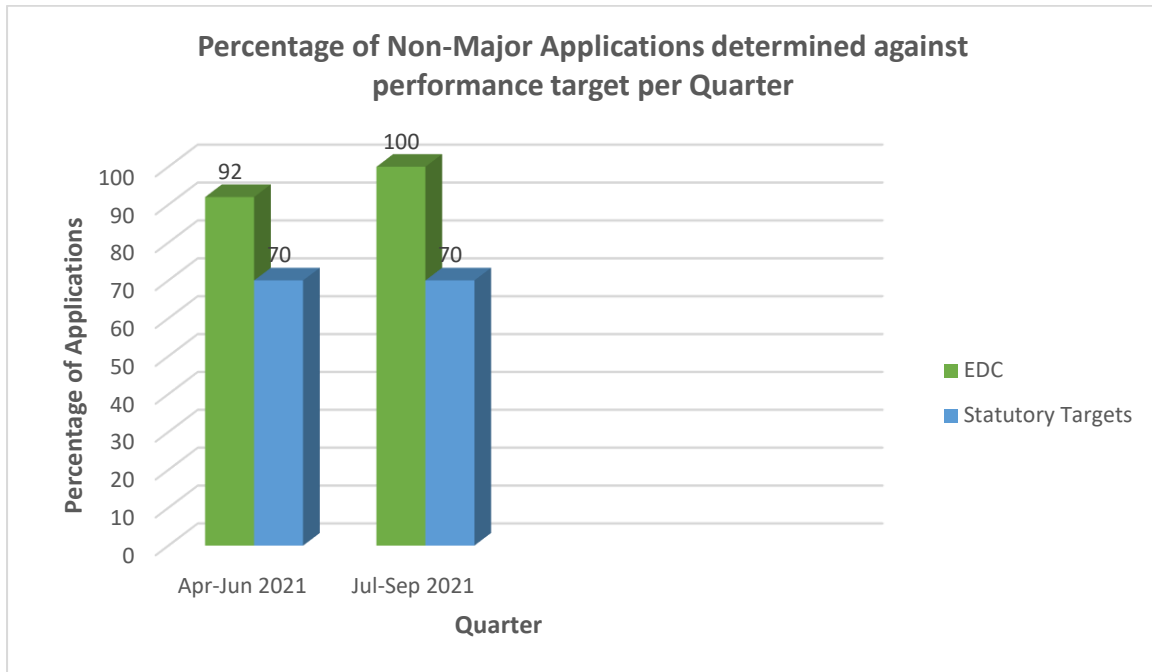


Figure 3: Percentage of Non-Major Applications determined against the statutory performance target per quarter.



## Annex B: Planning Fees

Figure 1: Planning application fees received per quarter.

