

DEVELOPMENT MANAGEMENT PERFORMANCE

Communities and Local Government (CLG) sets targets for local authorities to determine planning applications. These are set as a % of applications received by category to be determined within a set period of time. The table below sets out how Three Rivers has performed against these targets for the last 10 financial years. The table shows continuing improved performance from 2006/07, with all targets now being comfortably exceeded. The improvement has been achieved despite some staff turnover and is due to changes in work practices, better procedures and an excellent response from all staff.

The table shows the percentages for each year, and for the last six years the actual numbers of applications dealt with in time and out of time, e.g. 13/0.

	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17
Major Planning Applications	86.7%	100%	100%	90.9%	94.1%	88.2%	100%	100%	100%	100%
CLG Target 60% in 13 weeks			(13/0)	(10/1)	(16/1)	(15/2)	(20/0)	(13/0)	(12/0)	(27/0)
Minor Planning Applications	84.2%	84.9%	89.7%	89.0%	89.8%	90.0%	90.8%	90%	93.5%	93%
CLG Target 70% in 8 weeks			(183/21)	(162/20)	(185/21)	(153/17)	(157/16)	(155/18)	(153/12)	(205/18)
Other Planning Applications	96.2%	94.7%	96.8%	97.6%	97.2%	97.8%	97.2%	98%	98.4%	97%
CLG Target 70% in 8 weeks			(882/29)	(888/22)	(839/24)	(874/20)	(853/25)	(1010/24)	(786/16)	(885/24)

Source: Council Uniform Data & PS1/2 returns to CLG and *Table 132: District planning authorities – planning applications decided, granted, performance agreements and speed of decisions, by development type and local planning authority (yearly)*

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

CLG have not officially ranked authorities nationally however, the next table sets out the performance of Three Rivers in the context of adjoining authorities for the two years ending 30 March 2017 with authorities ranked in relation to performance for major decisions. Three Rivers exceeded both national targets and the national average for each type of planning application. This again represents excellent performance. All major planning applications were dealt with in under 13 weeks (or agreed periods with nine applications subject to an extension of time limit) including the completion of s.106 agreements where relevant.

For the two years ending March 2017

Authority	Total Major Decisions	% in 13 weeks (or agreed period)	Rank	Previous Position	Total Minor or Other Decisions	% in 8 weeks (or agreed period)	Rank	Previous position
THREE RIVERS	41	100	1	1=	1,986	97	1=	3
Watford	39	97.4	2	11	1,360	95	3=	2
S Bucks	36	97.2	3	4	2,413	97	1=	1
Stevenage	15	93.3	4	5	772	95	3=	6=
Chiltern	26	92.3	5	1=	2,983	92	6	4=
LB Hillingdon	103	92.2	6	3	4,590	87	9=	4=
N Herts	50	86.0	7	8	2,102	89	7=	10
LB Harrow	75	85.3	8	6	3,884	89	7=	9
NATIONAL AVERAGE		84.1				85		
Welwyn Hatfield	80	83.8	9	7	1,676	71	14	14
Dacorum	71	83.1	10	9=	2,642	84	11	13
E Herts	82	82.9	11	13	3,184	94	5	8
St Albans	72	72.2	12	14	4,226	79	13	12
NATIONAL TARGET		60				70		
Broxbourne	37	48.6	13	9=	1,467	80	12	11
Hertsmere	56	39.3	14	12	2,156	87	9=	6=

Source: CLG *Table P151a: District planning authorities' performance - speed of major development decisions* and *Table 153: District planning authorities' performance - speed of non-major development decisions* <https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

APPEALS PERFORMANCE

The table below sets out our performance for the financial year 2016/17 for appeals in the context of adjoining authorities. All appeals are grouped together – s.78 planning appeals, fast-track householder appeals, and s174 enforcement notice appeals.

Three Rivers maintained an above national average performance, and compares well to neighbouring authorities. Nationally some 34% of planning appeals were allowed. It is also worth noting that the figures do not include appeals withdrawn by an appellant after they have been registered.

AUTHORITY	TOTAL NO. OF APPEAL DECISIONS	TOTAL ALLOWED or PART ALLOWED	% ALLOWED	TOTAL DISMISSED	% DISMISSED
1 Stevenage	2	0	0	2	100
2 Welywn Hatfield	38	8	21.1	30	78.9
3 South Bucks	70	18	25.7	52	74.3
4 Dacorum	38	10	26.3	28	73.7
5 THREE RIVERS	49	13	26.5	36	73.5
6 E Herts	152	51	33.6	101	66.4
NATIONAL	1,8440	6,276	34.0	12,164	66.0
7 N Herts	35	12	34.3	23	65.7
8 Watford	43	15	34.9	28	65.1
9 Hertsmere	53	19	35.8	34	64.2
10 Broxbourne	36	14	38.9	22	61.1
11 LB Harrow	168	67	39.9	101	60.1
12 St Albans	144	61	42.4	83	57.6
13 LB Hillingdon	266	115	43.2	151	56.8
14 Chiltern	84	38	45.2	46	54.8

Source: PINS *Table 5.1: Decisions by local planning authority – s78 planning appeals, Householder appeals and s174 Enforcement Notice appeals* <https://www.gov.uk/government/statistics/planning-inspectorate-statistics>

DISCHARGE OF PLANNING CONDITIONS PERFORMANCE

Most planning applications that are granted have conditions attached which require some form of agreement from the local authority. These can be relatively straightforward and for example may require approval of materials or a tree planting scheme. They can also be extremely complex and require submission of a method statement relating to how a development will take place and involve other agencies such as the County Council or Environment Agency in their discharge. Some requests relate only to a single condition whereas others involve all the conditions attached to a major planning application. Local authorities are expected to deal with all requests to discharge conditions within 8 weeks no matter how complex they are and applicants may request a refund of their fees (either £28 or £97 depending upon the nature of the development) if they are not dealt with in 13 weeks.

For 2008/09 we received 141 valid requests of which 126 were dealt with within 8 weeks (89%).

For 2009/10 we received 180 valid requests of which 179 were dealt with within 8 weeks (99%).

For 2010/11 we received 220 valid requests of which 219 were dealt with within 8 weeks (100%).

For 2011/12 we received 231 valid requests all of which were dealt with within 8 weeks (100%).

For 2012/13 we received 198 valid requests, all of which were dealt with within 8 weeks (100%).

For 2013/14 we received 179 valid requests, all of which were dealt with within 8 weeks (100%).

For 2014/15 we received 159 valid requests, of which 156 were dealt with within 8 weeks (98%).

For 2015/16 we received 131 valid requests, of which 131 were dealt with within 8 weeks (100%).

For 2016/17 we received 207 valid requests, of which 202 were dealt with within 8 weeks (98%).

NON-MATERIAL AMENDMENTS

These are formal requests to vary aspects of a planning permission without having to make a new full planning application. Matters covered may include changes which do not have a significant effect upon the street scene, the character of an area or the amenity of neighbours. Examples may include changes to rear facing windows or reducing the size of an extension.

For 2010/11, 62 such requests were made of which 61 were dealt with within 28 days (the statutory timescale) (98.4%).

For 2011/12 we received 69 valid requests of which all 69 were dealt with within 28 days (100%).

For 2012/13 we received a total of 85 requests of which 70 were dealt with in-time (98.6%).

For 2013/14 we received 89 valid requests of which all 89 were dealt with in-time within 28 days (100%).

For 2014/15 we received 46 valid requests of which all 46 were dealt with in-time within 28 days (100%).

For 2015/16 we received 40 valid requests of which 39 were dealt with in-time within 28 days (98%).

For 2016/17 we received 46 valid requests of which 45 were dealt with in-time within 28 days (98%).

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