

Supplementary Committee Agenda



Finance and Performance Management Scrutiny Panel Tuesday, 11th November, 2008

Place: Committee Room 1, Civic Offices, High Street, Epping

Time: 7.00 pm

Committee Secretary: A Hendry - The Office of the Chief Executive
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10.a NATIONAL AND LOCAL PERFORMANCE INDICATORS (Pages 3 - 30)

At the last meeting when considering National and Local Performance Indicators, the Panel requested further reports on LPI 45 (number of appeals allowed against refusal of planning applications) and LPI 159 (supply of ready to develop housing sites).

Reports are attached together with the definition sheets for the indicators. The guidance notes for LPI 45 are the same as those for the former BVI 204.

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Report to Area Plans Sub-Committee South, East and West



**Epping Forest
District Council**

**Date of meeting: South – 05/11/08
East – 12/11/08
West – 19/11/08**

Subject: Probity in Planning – Appeal Decisions, April 2008 to September 2008.

**Officer contact for further information: Nigel Richardson, (01992 – 564018).
Democratic Services Officer: Adrian Hendry, ext.4246**

Recommendation:

That the Planning Appeal Decisions be noted.

Report Detail:

Background

1. (Director of Planning & Economic Development) In compliance with the recommendation of the District Auditor, this report advises the decision-making committees of the results of all successful appeals, particularly those refused by committee contrary to officer recommendation. The purpose is to inform the committee of the consequences of their decisions in this respect and, in cases where the refusal is found to be unsupportable on planning grounds, an award of costs may be made against the Council.

2. To set the context, a Best Value Performance Indicator was for district councils to aim to have less than 40% of their decisions overturned on appeal. The latest known figure for the national average for District Councils is 30.9%. That BVPI was scrapped but recently replaced by one which records planning appeals only (not advertisement, listed buildings, enforcements, telecommunications or tree related appeals) and where the Council sets its own target – set this year to align with top quartile performance at 25%. In fact in recent years the Council has been more successful than the national average with only 18% in 2003/04, 29% in 2004/05, 22% in 2005/06 and 30% in 2006/07.

Performance

3. Over the six-month period between April and September 2008, the Council received 78 decisions on appeals – 75 planning and related appeals and 3 enforcement appeals. Of the 75 planning and related appeals, 24 were allowed (32%) and 2 of the 3 enforcement appeals were allowed – a combined total of 33.33% of the Council's decisions being overturned during this period.

4. For the previous year, 2007/08 as a whole: a total of 132 decisions were received – 120 planning appeals and 12 enforcement appeals. Of the 120 planning appeals 36 were allowed but none of the enforcement appeals – a total of 27.30% of the Council's decisions being overturned.

5. For LPI 45, which only considers appeals against the refusal of planning permission (so does not include advertisement, listed building, enforcement, telecommunications or tree-related appeals, nor appeals against conditions), the performance figure for this 6 month period is 26.86%. The full year target is 25%.

Planning Appeals

6. The proportion of appeals that arose from decisions of the committees to refuse contrary to the recommendation of officers during the 6-month period was 24% and of the 18 decisions that this percentage represents, the Council was successful in sustaining its objection in 7 of them. The following remaining 11 were lost:

EPF/1504/07 – 41 & 43 Epping New Road, Buckhurst Hill - First floor side and two storey side and rear extensions to both properties (revised application) (Area Plans South)

EPF/2217/07 – 31 Amberley Road, Buckhurst Hill – Roof extension to form a 2 bedroom end of terrace bungalow (Area Plans South)

EPF/1581/07 – 154 High Road, Chigwell – Demolition of existing bungalow and construction of 3 apartments and underground parking (Area Plans South)

EPF/1625/07 - 1 Connaught Avenue, Loughton – Two storey side extension for Office use (Area Plans South)

EPF/1783/07 – 1 Connaught Avenue, Loughton - Two storey side and single storey rear extension for office use (Area Plans South)

EPF/2598/07 – 1 Connaught Avenue, Loughton – Single storey side and rear extension (Area Plans South)

EPF/2179/07 – Land Adjacent to Broadbents, south of 4 Buttercross Lane, Epping – single and two storey extensions (Area Plans East)

EPF/1805/06 – Last Compound, Woodside Trading estate, Woodside, Thornwood – Security fencing over 2m high for security of parking cars, vans and lorries and storage container with temporary roof (Area Plans East)

EPF/1553/07 – Land to rear of The Trail, Poplar Row, Theydon Bois – New residential unit adjoining existing barn (Area Plans East)

EPF/1554/07 – Land to rear of The Trail, Poplar Row, Theydon Bois – Grade II Listed Building application for a new residential unit adjoining existing barn (Area Plans East)

EPF/1458/07 – Field Adj. to Friars Lodge, Tylers Road, Roydon – Erection of 4 x loose boxes with tack room and hay storage, wooden construction fixed to concrete base (Area Plans West)

7. The 7 committee refusals that were sustained were:

EPF/1754/06 – Land to rear of 8 Connaught Avenue, Loughton – Erection of 2 storey detached house with partial basement (Area Plans South)

EPF/0440/07 – 12-14 High Road, Buckhurst Hill – Demolition of 2 bungalows and replacement with 2 blocks of flats (14 total) with 100% parking and disabled bay (Area Plans South)

EPF/2196/07 – Land to rear of 67 Lower Queens Road, Buckhurst Hill – erection of new 3 bedroom dwelling (Area Plans South)

EPF/1876/07 – 126 High Road, Loughton - First floor extension to restaurant (Area Plans South)

EPF/0106/07 – 4 The Heights, Bumbles Green Lane, Nazeing – Erection of a storage building for garden furniture and maintenance machinery (retention of existing but with the reduced ridge height) (Area Plans West)

EPF/2342/07 – Barkers Farm, Mount End Road, Theydon Mount – Change of use from farm office/ice cream parlour to supervisory residential unit to goat farm (Area Plans East)

EPF/2403/07 – 9 Ravensmere, Epping – Ground and First floor extensions, new hipped roof with front and rear dormers and replacement front porch (Area Plans East)

8. Therefore, the committees are urged to continue to heed the advice that if they are considering setting aside the officer's recommendation it should only be in cases where members are certain they are acting in the wider public interest and where the committee officer can give a good indication of some success at defending the decision. The Area Committees were clearly just in refusing planning permission 7 of the 18 above cases, but this was somewhat marred by the costs awarded against the Council in the 3 planning applications at 1 Connaught Avenue, Loughton (see point 9 below).

Costs

9. A full award of costs, a claim of £56,551, were awarded against the Council in respect of three planning appeals relating to 1 Connaught Avenue, Loughton. This appeal took place over 3 days as a public inquiry and the Planning Inspector allowed all 3 appeals relating to extensions to existing offices. In allowing the costs, the Planning Inspector concluded that the Council had acted unreasonably in refusing two of the planning applications and in one of the two reasons in the third application, judging that the Council had failed to justify these refusals and therefore caused the appellant to incur and waste expense unnecessarily. With no budget provision for appeal costs, the final negotiated payment of £50,000 represents a substantial sum, plus this does not account for the expense of the council employing a Planning Barrister and an external highway consultant to defend the appeal.

Conclusions

10. The Council's performance for this 6-month period has just fallen short of the Local Performance Indicator and to achieve 25% by the year end, when reported again in 6 months time, requires Planning Officers and Members to consider very carefully whether a refusal of planning permission is likely to be sustained by the Planning Inspectorate.

11. Note must be taken of the costs award in relation to 1 Connaught Avenue, Loughton, plus the award of costs relating to the allowed appeal for Wansfell College, Piercing Hill, Theydon Bois, which is about to be settled at approximately £40,000. We have, however, not had many planning related award of costs against the Council over the years, helped by the fact that the appellant does not often make a claim. However, when it does occur, usually in the case of appeals heard at a public inquiry, then award of costs can clearly be expensive.

12. The decisions are listed in the Council Bulletin from time to time but a full list of decisions over this six month period appears below.

Appeal Decisions April to September 2008

Planning Appeals Allowed:

EPF/1581/07	154 HIGH ROAD, CHIGWELL, ESSEX	Demolition of existing bungalow and construction of three apartments and underground parking.
EPF/0193/07	KINGS HEAD GARAGE, HIGH ROAD, NORTH WEALD EPPING, ESSEX.	Retention of change of use of land from garage to hand car wash business. Stationing of portakabin and storage container on land.
EPF/1191/07	REAR OF 16 NEW FOREST LANE, CHIGWELL, ESSEX	Erection of a detached house.
EPF/2598/07	1 CONNAUGHT AVENUE, LOUGHTON, ESSEX	Single storey side and rear extension.
EPF/1625/07	1 CONNAUGHT AVENUE, LOUGHTON, ESSEX	Two storey side extension for office use.
EPF/1783/07	1 CONNAUGHT AVENUE, LOUGHTON, ESSEX	Two storey side extension and single storey rear extension for office use.
EPF/1748/07	42- 52 COOPERSALE COMMON, COOPERSALE, EPPING, ESSEX	Amendment to dwelling approved (EPF/744/03) with the addition of two front dormers and three rear velux windows and a loft conversion.
EPF/0560/08	HIGHWAYS VERGE TO THE IMMEDIATE NORTH EAST OF THE JUNCTION OF BACK LANE AND THE STREET, SHEERING, ESSEX	Telecommunications installation comprising of one 8 metre `timber effect` pole with one omni antenna and four ground based equipment cabinets (to replace existing installation at nearby Woodlands Farm).
EPF/2187/07	LAND TO REAR OF 6 RED OAKS MEAD, THEYDON BOIS, ESSEX	Erection of dwelling in part of rear garden.
EPF/2217/07	31 AMBERLEY ROAD, BUCKHURST HILL, ESSEX	Roof extension to form a two bedroom end of terrace bungalow.
EPF/1532/07	LAND TO THE REAR OF 165 MANOR ROAD, CHIGWELL, ESSEX	Outline application for the erection of three domestic garages.
EPF/1998/07	26 WOODGREEN ROAD, WALTHAM ABBEY, ESSEX	Single storey rear extension to replace existing conservatory.
EPF/0875/07	107-111 EPPING NEW ROAD, BUCKHURST HILL, ESSEX	Demolition of existing building and erection of a block of eight flats (renewal of planning approval EPF/435/02).
EPF/1187/07	2 QUEENS ROAD, LOUGHTON, ESSEX	Retention of replacement garage and addition of a tiled roof and erection of tool shed (revised application).
EPF/1554/07	LAND TO THE REAR OF 'THE TRAIL' POPLAR ROW, THEYDON BOIS, ESSEX	Grade II Listed Building application for a new residential unit adjoining existing barn (revised application).
EPF/1553/07	LAND TO THE REAR OF 'THE TRAIL', POPLAR ROW, THEYDON BOIS, ESSEX	New residential unit adjoining existing barn (revised application).

EPF/1504/07	41 & 43 EPPING NEW ROAD, BUCKHURST HILL, ESSEX	First floor side and two storey side and rear extensions to both properties (revised application).
EPF/2179/07	LAND ADJACENT TO BROADBENTS, BUTTERCROSS LANE, EPPING, ESSEX	Erection of 1 two storey house.
EPF/0392/07	ORCHARD LEIGH HOUSE, NURSERY ROAD, NAZEING, ESSEX	Security fence.
EPF/2458/07	OAKWOOD PARADE, OAKWOOD HILL, LOUGHTON, ESSEX	Erection of 13 metre high slimline telecommunications column next to road kerb in front of 1 and 3 Oakwood Parade, together with ground level equipment cabinet.
EPF/2488/07	8 SPARELEASE HILL, LOUGHTON, ESSEX	Erection of new front wall.
EPF/1805/06	LAST COMPOUND, WOODSIDE TRADING ESTATE WOODSIDE, THORNWOOD, NORTH WEALD ESSEX	Security fencing over two metres high for security of parking cars, vans and lorries and storage container with temporary roof.

Planning Appeals Dismissed

EPF/0040/08	BARKERS FARM, MOUNT END THEYDON MOUNT, ESSEX	Stationing of caravan for on-site supervision of goat farm.
EPF/1825/06	FAIRLANDS FARM, ROOKWOOD HALL ANCHOR LANE, ABBESS RODING, ESSEX	Change of use of buildings to Class B1 and B8 uses.
EPF/0940/07	1 LARSONS COTTAGE, HAMLET HILL, ROYDON ESSEX	Removal of agricultural occupancy condition.
EPF/0796/07	EAST PARK LODGE, FOREST HALL, NORTON LANE, HIGH ONGAR, ESSEX	Two storey side extension and demolition of existing garage.
EPF/1151/07	8 HOMEFIELDS, CHURCH LANE, MATCHING, ESSEX	Two storey side and rear extensions and porch.
EPF/0902/07	THRESHERS, HASTINGWOOD ROAD HASTINGWOOD, NORTH WEALD, ESSEX	Change of use of disused former agricultural land to storage as part of existing waste transfer station and retention of metal palisade security fencing and gates.
EPF/2342/07	BARKERS FARM, MOUNT END, THEYDON MOUNT, ESSEX	Change of use from farm office/ice cream parlour to supervisory residential unit for goat farm.
EPF/0332/07	ASHVIEW, HAMLET HILL, ROYDON, ESSEX	Certificate of Lawfulness of an existing use for the siting of a mobile home for residential purposes.

EPF/1772/07	LAND TO THE NORTH BOUNDARY OF GRANGE FARM, OFF HIGH ROAD, CHIGWELL, ESSEX	Outline application for the construction of 116 dwellings (60% for rent and 40% for shared ownership).
EPF/1754/06	LAND TO THE REAR OF 8 CONNAUGHT AVENUE, LOUGHTON, ESSEX	Erection of two storey detached house with partial basement (revised application).
EPF/1274/06	LAND AT THE MEADOWS WALTHAM ROAD, LONG GREEN, NAZEING ESSEX.	Change of use of land to a residential caravan site for twenty-two gypsy families, each with two caravans.
EPF/1762/07	LAND AT BILDAKIN, TATSFIELD AVENUE NAZEING, ESSEX	Demolition of existing detached bungalow and erection of replacement dwelling.
EPF/1745/07	DAHMOI, SEWARDSTONE ROAD, WALTHAM ABBEY, ESSEX	Proposed new roof extension and dormers to front and rear, proposed garage conversion, widening of existing vehicle crossover and new crossover and erection of new boundary wall and electric gates (revised application).
EPF/1860/07	1-3 COOPERS HILL, ONGAR, ESSEX	Change of use for the retention of car valeting & hand car wash and retention of canopy.
EPF/1648/07	64 FOREST EDGE, BUCKHURST HILL, ESSEX	Two storey side and single storey rear extension (revised application).
EPF/2021/07	45 TOWER ROAD, EPPING, ESSEX	Retention of safety railing to rear balcony.
EPF/2124/07	15 LIME CLOSE, BUCKHURST HILL, ESSEX	New attached dwelling.
EPF/1876/07	MINX BAR & SHEESHA RESTAURANT 126 HIGH ROAD, LOUGHTON, ESSEX	Single storey first floor extension to restaurant.
EPF/0440/07	12 -14 HIGH ROAD, BUCKHURST HILL, ESSEX	Demolition of two bungalows and replacement with two blocks of flats (14 in total) with 100% parking and disabled bay.
EPF/0106/07	4 THE HEIGHTS, BUMBLES GREEN LANE, NAZEING ESSEX	Erection of a storage building for garden furniture and maintenance machinery (retention of existing but with reduced ridge height).
EPF/1869/07	12 -14 HIGH ROAD, BUCKHURST HILL, ESSEX	Demolition of two bungalows and replacement with block of flats (12 in total) with 100% parking.
EPF/1147/07	4 FLAGSTAFF ROAD, WALTHAM ABBEY, ESSEX	Two storey side extension.
EPF/0742/07	THEYDON TOWERS, THEYDON ROAD, THEYDON BOIS, ESSEX	Replacement of House 2.
EPF/1589/07	LAND ADJOINING ELMWOOD, COMMON ROAD, ROYDON, ESSEX	Erection of a four bedroom house.
EPF/1851/07	HOPLANDS, RIVERSIDE AVENUE, NAZEING, ESSEX	Conversion of single storey bungalow to two storey dwelling.
EPF/1227/07	CREEDS FARM, BURY LANE, EPPING, ESSEX	Retention of a storage shed.

EPF/2425/07	THE COACH HOUSE, GRAVEL LANE, CHIGWELL, ESSEX	Change of use of existing coach house to dwelling (revised application).
EPF/1669/07	THE YARD, REAR OF 16 SHEERING LOWER ROAD, SHEERING, ESSEX	Erection of detached garage.
EPF/0620/07	LAURELS, SAWBRIDGEWORTH ROAD, SHEERING, ESSEX	Extension to existing conservatory, installation of front gates and post.
EPF/2088/07	33 PATERNOSTER HILL, WALTHAM ABBEY, ESSEX	Loft conversion with rear dormer window and roof extension with hip to gable.
EPF/1881/07	SUTTONS MANOR, LONDON ROAD, STAPLEFORD TAWNEY, ESSEX	Proposed construction of a three storey side extension to provide 3 no. two bedroom self-contained flats.
EPF/1893/07	SUTTONS MANOR, LONDON ROAD, STAPLEFORD TAWNEY, ESSEX	Grade II Listed Building application for proposed construction of a three storey side extension to provide 3 no. two bedroom self-contained flats.
EPF/2446/07	37 MEADOW WAY, CHIGWELL, ESSEX	Replacement of existing roof with mansard roof with front and rear dormer windows.
EPF/2099/07	75 BEAMISH CLOSE, NORTH WEALD, ESSEX	Erection of detached dwelling.
EPF/1405/07	OAK LODGE, WOOLMONGERS LANE, HIGH ONGAR, ESSEX	Two storey side extension.
EPF/0792/07	157 HIGH STREET, ONGAR, ESSEX	Grade II Listed Building application for additional signage to property.
EPF/2384/07	32 SUN STREET, WALTHAM ABBEY, ESSEX	Conversion to form three flats including first floor additions to rear buildings with pitched roof and retention of ground floor shop (revised application).
EPF/1702/07	LAND AT THE JUNCTION OF CHESTNUT AVENUE WITH HORNBEAM ROAD, BUCKHURST HILL, ESSEX	Erection of a four bedroom house and double garage.
EPF/2403/07	9 RAVENSMERE, EPPING, ESSEX	Ground and first floor extensions, new hipped roof with front and rear dormers and replacement front porch (revised application).
EPF/0775/07	KINGS OAK, NURSERY ROAD, HIGH BEACH, WALTHAM ABBEY, ESSEX	Erection of single storey extensions to side and rear.
EPF/2432/07	215A FOREST LODGE, SMART'S LANE, LOUGHTON, ESSEX	Loft conversion with mansard roof.
EPF/2301/07	PASLOWS FIELD, KING STREET, HIGH ONGAR, ESSEX	Erection of stables, barn and ancillary facilities including a manege.
EPF/2417/07	PIGGOTTS CO LTD, 43 LONDON ROAD, STANFORD RIVERS, ESSEX	Retention of two mobile homes for staff accommodation.
EPF/2601/07	LITTLE THORBENS BARN, TOOT HILL ROAD, ONGAR, ESSEX	Double bay extension to existing double garage.

EPF/2726/07	WAITROSE, 27-43 QUEENS ROAD, BUCKHURST HILL, ESSEX	One advertisement measuring 1710mm x 1160mm.
EPF/1837/07	27 UPPER PARK, LOUGHTON, ESSEX	Side dormer window.
EPF/2196/07	LAND TO REAR OF 67 LOWER QUEENS ROAD, BUCKHURST HILL, ESSEX	Erection of new three bedroom dwelling (revised application).
EPF/1871/07	17 BARN HILL, ROYDON, ESSEX	Single storey rear extension (revised application).
EPF/1880/07	136 MANOR ROAD, CHIGWELL, ESSEX	Loft conversion, ground and first floor front extension.
EPF/2097/07	24 SUN STREET, WALTHAM ABBEY, ESSEX	Grade II Listed Building application for a ground floor extension to both shops and first and second floor rear addition to form four flats (revised application).
EPF/2089/07	24 SUN STREET, WALTHAM ABBEY, ESSEX	Ground floor extension to both shops and first and second floor rear addition to form four flats (revised application).
EPF/1858/07	9 NEW FOREST LANE, CHIGWELL, ESSEX	Two storey rear and single storey front extension.
ENF/0337/07	1-3 COOPERS HILL, ONGAR, ESSEX	Change of use of the car park area to a hand car wash centre and the erection of a canopy in connection with the said use.

Enforcement Appeals

1. 1-3 COOPERS HILL, ONGAR – Change of use of car park area to a hand car wash and erection of canopy - DISMISSED
2. LAND AT WILLINGALE AIRFIELD, OFF CANNONS LANE, FYFIELD – Use of land as shooting ground and erection of shooting stands – PART ALLOWED (Use as shooting ground)/ PART DISMISSED (shooting stands)
3. KINGS HEAD GARAGE, HIGH ROAD, NORTH WEALD – Creation of a hand car wash centre and the stationing of portable buildings, erection of a canopy and advertisements – ALLOWED.

11 - Planning

BV 106 - New Homes on Previously Developed Land

Introduced	Introduced 2000/01	Good performance	↑
Description	Percentage of new homes built on previously developed land.		
Purpose/aim	To encourage the provision of additional housing on previously developed land and through conversions of existing buildings in order to minimise development on green fields.		
Definition	<p>Any new housing unit, including a second or holiday home etc., must be counted in this indicator.</p> <p>'New homes' includes units created through conversions. The number of new buildings including conversion should be the gross rather than the net figure – so if one house is converted into three flats you count three in the numerator not two.</p> <p>For the purposes of this indicator, 'previously-developed land' is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal, where provision for restoration has not been made through development control procedures. If a development site contains new and previously developed land, only count the dwellings built on the previously developed part of the site.</p> <p>The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings, and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>		
Audit Commission Clarifications	N/A		
Formula /worked example	<p>$N = (a / b) \times 100$ Where:</p> <p>a = number of new homes built on previously developed land</p> <p>b = total number of new homes</p>		

Measurement Period	Current financial year	Data Source (if external)	N/A
Return Format	%	Decimal Places	2
Further Guidance	Indicator now refers to Annex C of the published final version of PPG3. http://www.communities.gov.uk/index.asp?id=1504591		
Target Setting	Local.		
Scope	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

BV 109a - Planning Applications: Major Applications

Introduced	Amended 2002/03	Good performance	↑
Description	Percentage of major applications determined within 13 weeks.		
Purpose/aim	To ensure local planning authorities determine planning applications in a timely manner.		
Definition	<p>All local planning authorities except county councils should use CLG form PS2. Major applications are defined as rows 1-5.</p> <p>For county councils, percentage of total planning decisions determined in 13 weeks as shown in the section giving details of all planning decisions made on CLG form CPS1/2. Decisions where environmental assessments have taken place should be excluded from this calculation by county councils but not by other local authorities. County councils assess time for completion of all other applications within 13 weeks regardless of whether major or not.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
Audit Commission Clarifications	N/A		
Formula /worked example	$N = (a / b) \times 100$ <p>Where: a = number of major planning applications determined in 13 weeks and b = total number of major planning applications</p>		
Measurement Period	Current financial year	Data Source (if external)	N/A
Return Format	%	Decimal Places	2
Further Guidance	N/A		

Target Setting	Local authorities are subject to Government-set development control targets. 109a - 60%. Statutory standards apply to authorities that have performed particularly poorly for this indicator.
Scope	Metropolitan Councils, London Boroughs, Unitary Councils, County Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, Broads Authority.

BV 109b - Planning Applications: Minor Applications

Introduced	Amended 2002/03	Good performance	↑
Description	Percentage of minor applications determined within 8 weeks		
Purpose/aim	To ensure local planning authorities determine planning applications in a timely manner.		
Definition	<p>Use CLG form PS2, 'minor applications' as rows 6-10.</p> <p>Decisions where environmental assessments have taken place should be included.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
Audit Commission Clarifications	N/A		
Formula /worked example	$N = (a / b) \times 100$ <p>Where: a = number of minor planning applications determined in 8 weeks and b = total number of minor planning applications</p>		
Measurement Period	Current financial year	Data Source (if external)	N/A
Return Format	%	Decimal Places	2
Further Guidance	N/A		
Target Setting	Local authorities are subject to Government set development control targets. 109b - 65%, Statutory standards apply to authorities which have performed particularly poorly for this indicator.		
Scope	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

BV 109c - Planning Applications: 'Other' Applications

Introduced	Amended 2002/03	Good performance	↑
Description	Percentage of 'other' applications determined within 8 weeks		
Purpose/aim	To ensure local planning authorities determine planning applications in a timely manner.		
Definition	<p>Use CLG form PS2, 'other applications' as rows 11-18. Decisions where environmental assessments have taken place should be included.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
Audit Commission Clarifications	N/A		
Formula /worked example	$N = (a / b) \times 100$ Where: a = number of 'other' planning applications determined in 8 weeks and b = total number of 'other' planning applications		
Measurement Period	Current financial year	Data Source (if external)	N/a
Return Format	%	Decimal Places	2
Further Guidance	N/A		
Target Setting	Local authorities are subject to Government set development control targets. BV109c - 80%. Statutory standards apply to authorities which have performed particularly poorly for this indicator.		
Scope	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

BV 200a - Plan-making: Development Plan

Introduced	Amended 2005/06	Good Performance	N/A
Description	Did the local planning authority submit the Local Development Scheme (LDS) by 28th March 2005 and thereafter maintain a 3-year rolling programme?		
Purpose/aim	<p>To ensure that local planning authorities plan effectively for their areas in line with CLG's PSA6 which states:</p> <p>The planning system to deliver sustainable development outcomes at national, regional and local levels through efficient and high quality planning and development management processes, including through achievement of Best Value standards for planning by 2008.</p>		
Definition	<p>'The Local Development Scheme' is a public statement of the local planning authority's programme for the production of local development documents. Local planning authorities must submit their first Local Development Scheme to the Secretary of State within six months of commencement of Part 2 of the Act (i.e. by 28 March 2005).</p> <p>It must then be kept up to date, and revised whenever a local planning authority wishes to start any new Local Development Document.</p>		
Audit Commission Clarifications	N/A		
Formula /worked example	N/A		
Measurement Period	Snapshot at 31st March	Data Source (if external)	N/A
Return Format	Yes/No	Decimal Places	N/A
Further Guidance	<p>Planning Policy Statement 12 http://www.communities.gov.uk/index.asp?id=1143847 Creating Local Development Frameworks http://www.communities.gov.uk/index.asp?id=1165525</p>		
Target Setting	Local.		
Scope	Metropolitan Councils, London Boroughs, County Councils, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities and the Broads Authority.		

BV 200b - Plan-making: Milestones

Introduced	Amended 2005/06	Good performance	N/A
Description	Has the local planning authority met the milestones which the current Local Development Scheme (LDS) sets out?		
Purpose/aim	To ensure that local planning authorities plan effectively for their areas in line with CLG's PSA6 which states: The planning system to deliver sustainable development outcomes at national, regional and local levels through efficient and high quality planning and development management processes, including through achievement of Best Value standards for planning by 2008.		
Definition	<p>The stages listed below are milestones within the LDS. LAs must work towards achieving the milestones set out in the LDS covering a minimum of 3 years.</p> <p>The milestone stages for the Statement of Community Involvement (SCI) and Development Plan Documents (DPDs) which will be measured for Best Value are:</p> <ul style="list-style-type: none"> • SCI • Consultation and Participation on draft SCI • Submission of SCI • Independent Examination of SCI • Adoption of SCI • DPDs • Preparation of the scoping report for the sustainability appraisal (SA) report • Public participation on preferred options and initial SA report • Submission of DPD and SA report • Independent examination of DPD • Adoption of DPD <p>For Local Planning authorities who are continuing with the preparation of a Local Plan or Unitary Development Plan under the old system or transitional arrangements the milestone stages which will be measured for Best Value are:</p> <ul style="list-style-type: none"> • Old System • Public Local Inquiry • Proposed Modifications • [Modifications Inquiry and Further Proposed Modifications] • Adoption 		

	Transitional Arrangements <ul style="list-style-type: none"> • Redeposit of plan • Public Local Inquiry • Adoption 		
Audit Commission Clarifications	N/A		
Formula /worked example	N/A		
Measurement Period	Snapshot at 31st March	Data Source (if external)	N/A
Return Format	Yes/No	Decimal Places	N/A
Further Guidance	Planning Policy Statement 12 http://www.communities.gov.uk/index.asp?id=1143847		
Target Setting	Local		
Scope	Metropolitan Councils, London Boroughs, County Councils, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities and the Broads Authority.		

BV 204 - Planning Appeals

Introduced	2004/05	Good Performance	↓
Description	The number of planning appeal decisions allowed against the authority's decision to refuse on planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.		
Purpose/aim	There has been a recent increase in the number of planning applications going to appeal. There is some evidence to suggest that this may in part be as a result of Local Planning Authorities (LPAs) refusing more applications in order to meet development control performance targets as specified in BV 109. CLG therefore proposed a new indicator to measure the percentage of appeals allowed against the authority's decision to refuse.		
Definition	<p>'Planning appeals' includes only appeals on planning applications where the local planning authority has refused planning permission. It does not include planning appeals against conditions or non-determinations.</p> <p>The calculation also excludes all other application types of appeal e.g. Advertisement Appeals, Enforcement Appeals, and Lawful Development Certificate appeals</p> <p>The indicator should include decisions where the date of decision falls within the year in question. This indicator is based on data that is already available from the Planning Inspectorate (PINS). As with that data a partially allowed appeal must be counted as an allowed appeal.</p> <p>The denominator should include all planning appeals where the authority refused planning permission. Appeals should only be counted if the date of the Planning Inspector or Secretary of State's decision was within the year in question, regardless of when the appeal was lodged. The numerator should consist of those appeal decisions where the appeal against refusal was allowed.</p>		
Audit Commission Clarifications	Withdrawn appeals are not included in the calculation of this performance indicator.		
Formula /worked example	$N = (a / b) \times 100$ <p>Where: a = Number of planning appeals allowed against the authority's decision to refuse a planning application and b = All planning appeals against refusal of planning permission.</p>		
Measurement Period	Current financial year	Data Source (if external)	N/A
Return Format	%	Decimal Places	1
Further Guidance	N/A		
Target Setting	Local.		

Scope	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.
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BV 205 - Quality of Planning Services Checklist

Introduced	2004/05	Good performance	↑
Description	The local authority's score against a 'quality of planning services' checklist.		
Purpose/aim	The score will reflect the quality of planning services as they stand at the end of the current financial year		
Definition	<p>A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development.</p> <p>Is the guidance accessible in writing?</p> <p>Is the guidance pre-prepared?</p> <p>Does the guidance reflect the size and types of the development envisaged in the development plan?</p> <p>B. Whether the authority provides pre-application advice.</p> <p>Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?</p> <p>Does the advice have regard to the history of the site* of the proposed development where relevant?</p> <p>Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?</p> <p>*'Site history' includes details of previous applications for the site, details of any development plan proposals for the site and details of previously stated views from all significant and relevant parties and statutory bodies where necessary.</p> <p>A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development.</p> <p>Is the guidance accessible in writing?</p> <p>Is the guidance pre-prepared?</p> <p>Does the guidance reflect the size and types of the development envisaged in the development plan?</p> <p>B. Whether the authority provides pre-application advice.</p> <p>Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?</p> <p>Does the advice have regard to the history of the site* of the proposed development where relevant?</p> <p>Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?</p> <p>*'Site history' includes details of previous applications for the site, details of any development plan proposals for the site and details of previously stated views from all significant and relevant parties and statutory bodies where necessary.</p>		

<p>Definition</p>	<p>C. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice on design* in the preparation of the LDP, planning guidance and in determining all types of applications under the Planning Acts.</p> <p>Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?</p> <p>Is the advice used for the preparation of the LDP, planning guidance and the determination of all types of applications under the Planning Acts?</p> <p>Are the arrangements for securing the advice permanent and continual?</p> <p>*'Specialist advice on design' includes advice from a qualified architect, urban designer or landscape architect.</p> <p>'Design' includes all aspects of design with reference to paragraph 14 of Planning Policy Guidance note 1 (ISBN 0 11 753368 8). (NB. Planning Policy Statement 1 is likely to replace PPG1 during the course of the financial year. Consideration should be given to any subsequent guidance on design contained in the new document.)</p> <p>Arrangements are permanent and continual if they are available in house or under a standing arrangement such as a call-off contract with an outsourced provider.</p> <p>D. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice* on the historic environment in the preparation of the LDP, planning guidance, and in determining all types of applications under the Planning Acts.</p> <p>Is there specialist advice available in-house, from another authority or group of authorities, from a public, or from the private sector?</p> <p>Is the advice available for the preparation of the local development plan, planning guidance and all types of applications under the Planning Acts?</p> <p>Are the arrangements for securing the advice permanent and continual?</p> <p>*'Specialist advice' should include advice from appropriately qualified specialists in conservation and archaeological techniques.</p> <p>Arrangements are 'permanent and continual' if they are available in-house or under some standing arrangement such as a call-off contract with an outsourced provider.</p> <p>E. Whether there is a multidisciplinary team approach to determining major planning applications.*</p> <p>Is this an approach which integrates the contribution of different appropriate disciplines in a way which reflects the size, scale and complexity of the development?</p> <p>Are lead officer/s available (including at pre-application stage) to manage and co-ordinate development advice and information and subsequent application processing?</p> <p>Is there a project management approach to managing activities in relation to the applications?</p> <p>*For the purposes of this question 'major applications' are all applications for more than 50 houses or 10,000m² of industrial, commercial or retail floor space and smaller 'major applications' (i.e. applications smaller than</p>
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	<p>the Definition above but no smaller than 10 houses or 10,000m2 of floor space) in which more than one council department has an interest.</p> <p>F. Whether the authority provides the capability for an electronic planning service.</p> <p>Authorities score points according to the level achieved against the 21 Pendleton Report Survey criteria. E.g., an authority that meets 11/21 criteria gains 1 point. The levels are as follows:</p> <table border="1" data-bbox="400 477 1166 680"> <thead> <tr> <th>Criteria achieved</th> <th>Points awarded</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>3</td> </tr> <tr> <td>15-20</td> <td>2</td> </tr> <tr> <td>11-14</td> <td>1</td> </tr> <tr> <td>0-10</td> <td>0</td> </tr> </tbody> </table> <p>An authority which integrates with the Planning Portal to deliver e-planning services can achieve up to 11 of the Pendleton criteria, which will attract a score of 1 point. The Pendleton self-assessment criteria and guidance on how to integrate with the Planning Portal can be found at: http://www.planningportal.gov.uk/lpa/bvpi</p> <p>Please note that criteria 8 - Period of time covered by the decision register is not included in the 21 criteria.</p>			Criteria achieved	Points awarded	21	3	15-20	2	11-14	1	0-10	0
Criteria achieved	Points awarded												
21	3												
15-20	2												
11-14	1												
0-10	0												
Audit Commission Clarifications	N/A												
Formula /worked example	The checklist is drafted so that each numbered question from 1 - 15 requires a 'Yes' or 'No' answer. A 'Yes' answer attracts a score of 1; a 'No' answer attracts a score of 0. Section F is scored according to the level of performance achieved against the Pendleton 21 criteria as above. The BVPI will report the score as a percentage of the possible total of 18.												
Measurement Period	Current financial year	Data Source (if external)	N/A										
Return Format	%	Decimal Places	1										
Further Guidance	N/A												
Target Setting	Local.												
Scope	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.												

Quarter	Application Number	Days	Target	Variance	Site	Application	Committee	Public Objections	Parish Objections	Reason for Exceeding 13 Week
Q1	EPF/0070/08	161	91	70	Saint Margarets Hospital The Plain Epping Essex	Reserved matters application for 351 dwellings, landscaping and infrastructure.	Area Plans East	88	1	Complex planning application involving high level of public consultation and clarification of planning issues. During the course, amended plans were received resulting in further consultation. Finally, given the scale of the development and despite being recommended for refusal, the application was reported to a later Area Planning Committee meeting. Decision made within statutory period.
Q1	EPF/03554/08	91	91	0	CM16 6TL 51 Epping New Road Buckhurst Hill Essex	Demolition of existing property and erection of 5 x 1 bedroom and 8 x 2 bedroom flats with underground parking.	Area Plans South	133	1	Decision made within statutory period.
Q1	EPF/0391/08	91	91	0	IG9 5JT 2 Westbury Road Buckhurst Hill Essex	Demolition of existing dwelling and erection of 10 flats.	Delegated	347	1	Decision made within statutory period.
Q1	EPF/2894/07	91	91	0	IG9 5NW 224-230 Queens Road Buckhurst Hill Essex	Demolition of existing 4 flats and erection of part two, part three storey building providing 14 no 1 and 2 bed flats, with associated landscaping and parking	Delegated	6	1	Decision made within statutory period.
Q1	EPF/0139/08	143	91	52	IG9 5AX Manor Hall 144 Manor Road Chippingwell Essex	Revised reserved matters application for 10 flats.	Area Plans South	9	0	Application submitted by Officers to Committee within statutory period, but deferred by members of Area South Committee seeking minor amendments to plans. Delayed for 2 subsequent Ctee meetings to allow further consultation with residents and the parish council. 1 (original plans), 0 (revised plans).
Q1	EPF/0279/08	132	91	41	Quality Hotel (The Bell Hotel) High Road Epping Essex	Outline application for the partial demolition of The Bell Inn and erection of new extension and Cafe Home.	Area Plans East	6	0	County Council Highway Officers initially objected but changed this to a No Objection when the applicant provided further details. In all other respects the planning application was acceptable. This delayed the report going to an earlier Area Committee meeting.
Q1	EPF/1451/06	686	91	595	CM16 ADG Tower Nursery Netherhall Road Roydon Essex	Extension to existing glasshouses.	Area Plans D	1	0	2006 planning application required a \$106 Legal Agreement to be entered into and agreed between the applicant and The Lea Valley Regional Park Authority. Planning approval could not be issued until the agreement was signed because it forms part of the planning permission (signed June 2008). Decision made within statutory period.
Q2	EPF/0900/08	84	91	-7	CM19 5LP 12-30, Church Hill Loughon Essex	Demolition of existing buildings and erection of three linked blocks of three storeys with accommodation at roof level. The development comprises 24 apartments, 3 retail units and 27 car parking spaces, cycles parking and amenity area. (Revised application)	Area Plans South	23	1	Decision made within statutory period.
Q2	EPF/1145/08	78	91	-13	IG10 1LA Land at Station Approach High Street Ongar Essex	Reserved matters application for 52 units comprising 39 two and three storey houses and flats and a three storey residential block for mother and baby unit providing 13 flats and associated facilities.	Area Plans East	15	1	Decision made within statutory period.
Q2	EPF/0679/08	92	91	1	CM5 9BN 118 High Road Chigwell Essex	Demolition of an existing dwelling and erection of 10 x 2 bedroom flats and 2 x 3 bedroom penthouses including associated car parking, access and landscaping.	Area Plans South	7	1	Application reported to earliest Committee meeting the evening on the day the application was due to expire. The production of the Decision Notice the following morning was therefore one day over.
Q2	EPF/1118/08	100	91	9	IG7 5AR 20 Sun Street Waltham Abbey Essex	Conversion and extension to existing building and new build block to rear of site to provide a total of 10 flats. (Revised application)	Area Plans West	3	1	Application submitted by Officers to Committee within statutory period, but deferred by Members of Area West Committee to seek amendments and when reported back to next meeting, it was outside statutory time.
Q2	EPF/1360/08	38	91	-53	EN9 1EE Stirling House Langston Road Loughon Essex	Erection of a two storey entrance building to the south wing of the existing building.	Delegated	0	0	Decision made within statutory period.

Q2	EPF/0686/08	90	91	-1	Belmont Lodge 392 Fencapiece Road Chigwell Essex	Proposed extension and alterations.	Area Plans South	4	1	Decision made within statutory period.
Q2	EPF/07/30/08	90	91	-1	(G/ SDY Langston Road Depot Southern side of Road beside T11 site Langston Road Loughton Essex IG10 3TH Former Freddie's Sewardstone Road Waltham Abbey Essex E4 7RG Former Thomas Tallis School Hillhouse Waltham Abbey Essex	Outline application for development of the site for B1 and/or B2 and/or B8 use.	Area Plans South	0	0	Decision made within statutory period.
Q2	EPF/1182/08	80	91	-11	Former Freddie's Sewardstone Road Waltham Abbey Essex	Erection of a two storey care home. C2 use (Alternative design to previously approved scheme)	Area Plans West	4	0	Decision made within statutory period.
Q2	EPF/1380/08	77	91	-14	Former Thomas Tallis School Hillhouse Waltham Abbey Essex	Demolition of existing vacant single storey school building and erection of proposed nursing home.	Area Plans West	1	1	Decision made within statutory period.
Q2	EPF/2230/07	317	91	226	EN9 3EL Roydon Mill Leisure Park High Street Roydon Harlow Essex	Introduction of new bases where B2 static caravans are to be replaced with 53 Log Cabins (single unit caravans), erection of replacement of areas set aside for touring caravans, erection of replacement club house, and revocation of use of eastern field for camping.	Area Plans West	4	1	Officers sought legal advice on whether the static caravans required planning permission and not just the concrete bases, which the applicant was arguing. Complicated planning issue that required further consultation and delayed determination of planning application.
Q2	EPF/2627/07	241	91	150	CM19 5EU Roydon Mill Leisure Park High Street Roydon Harlow Essex CM19 5EU	Introduction of new bases where 54 static caravans are to be replaced with 27 log cabins (single unit caravans). (For information and clarity this proposal duplicates part of application EPF/2230/07 which is currently under consideration)	Area Plans West	2	1	Officers sought legal advice on whether the static caravans required planning permission and not just the concrete bases, which the applicant was arguing. Complicated planning issue that required further consultation and delayed determination of planning application.

NI 159: Supply of ready to develop housing sites

Is data provided by the LA or a local partner?	Y	Is this an existing indicator?	Y
<p>Rationale</p>	<p>Planning Policy Statement 3 requires Local Planning Authorities to maintain a 5 year supply of deliverable sites for housing through their Local Development Framework. To ensure there is a continuous 5 year supply, authorities should monitor the supply of deliverable sites on an annual basis, through their Annual Monitoring Reports (AMR).</p> <p>This indicator supports PPS3, and links to the AMR requirement, as a means of ensuring that a 5 year supply of deliverable sites is being identified and maintained.</p> <p>Authorities should already have demonstrated a 5 year supply of deliverable sites, as required by PPS3. An advice note, explaining how authorities can do this is available on the PINS website at http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm</p> <p>To ensure that plans maintain a continuous approach to housing delivery; as well as regular monitoring through AMRs, authorities are also required to collect evidence of sites with potential for housing by undertaking Strategic Housing Land Availability Assessments.</p>		
<p>Definition</p>	<p>The total number of net additional dwellings that are deliverable as a percentage of the planned housing provision (in net additional dwellings) for the 5 year period.</p> <p>The indicator assesses the degree to which authorities are maintaining a 5 year supply of deliverable sites as required by PPS3 (Planning Policy Statement 3 – link in 'Further Guidance')</p> <p>Net additional dwellings are defined as future new build plus future gains and losses from conversions change of use and demolitions.</p> <p>The indicator provides a forward look in terms of there being enough deliverable sites to meet planned housing provision over a 5 year period. So, for AMRs submitted in December 2008, the 5 year period will be April 2009 to March 2014, and so on.</p> <p>The definition of dwelling (in line with the 2001 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non-self contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address. Communal establishments are excluded.</p>		

NI 159: Supply of ready to develop housing sites (continued)

	$\left(\frac{x}{y}\right) * 100$ <p>where,</p> <p>X = the amount of housing that can be built on deliverable sites for the 5 year period (net additional dwellings)</p> <p>Y = the planned housing provision required for the 5 year period (net additional dwellings)</p>		
Worked example	<p>The planned housing provision for 1st April 2009 – 31st March 2014 is 2232 net additional dwellings.</p> <p>The supply of deliverable housing for the same period will provide 2046 net additional dwellings.</p> <p>The indicator of the degree to which a supply of ready to develop housing sites is being maintained is:</p> $\left(\frac{2046}{2232}\right) * 100 = 91.7\%$	Good performance	Good performance is where the percentage is 100% or greater.
Collection Interval	Annual Data is based on the financial year, and the collection is annual, every December.	Data Source	Local Planning Authority: Annual Monitoring Report
Report Format	Percentage	Decimal Places	One
Reporting organization	CLG (Analytical Services Directorate) based on data provided by local planning authorities in the Annual Monitoring Report.		
Spatial level	Single tier and district council		
Further Guidance	<p>Planning Policy Statement 3 Housing, particularly paragraphs 52-61: http://www.communities.gov.uk/statements/corporate/planning-policy-statement3</p> <p>Guidance Note on How to Demonstrate a 5 Year Supply of Deliverable Sites: http://www.planning-inspectorate.gov.uk/pins/advice_for_insp/advice_produced_by_dclg.htm</p> <p>Practice Guidance – Strategic Housing Land Availability Assessment (Identifying a 15 year supply of developable land for housing) http://www.communities.gov.uk/index.asp?id=1511886</p>		

NATIONAL INDICATORS/LOCAL PERFORMANCE INDICATORS

QUARTERLY SUMMARY CONTROL FORM

QUARTER 2..... 2008/09

DIRECTORATE/SERVICE: Planning

NI/LPI REF NO: LPI45

BVPI/LPI TITLE:
Appeals Allowed

QUARTERLY NI/LPI FIGURE:

Please provide the NI/LPI figure for the current quarter, which may be cumulative. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form.

~~52.55%~~ Cumulative
31.65%

DETAILED CALCULATION:

Include details of the calculation performed for the NI/LPI. The actual calculation must be provided. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form.

Revised Q1 after late decisions received

Appeals decided in Q1 49
- Withdrawn Appeals/NFA 2
= 47

Allowed with Conditions 12
+ Allowed without Conditions 2 = 14

$14/47 = 0.2978 \times 100 = 29.78\%$

Q2

Q2 Appeals decided in Q2 34
- Withdrawn Appeals/NFA 2
= 32 + 47 (Q1) = 79

Allowed with Conditions 9
+ Allowed without Conditions 2 = 11 + 14 (Q1) = 25

$25/79 = 0.3165 \times 100 = 31.65\%$

SOURCE OF DATA:

Where do the figures used for the NI/LPI calculation come from? (e.g. the name of report used/the location where the information is held).

Northgate M3

COMMENTS:

Include a brief narrative explanation of the NI/LPI calculation if not clear from the above.

[Empty box]

SIGNATURE: 
COMPLETING OFFICER SBacon

SIGNATURE: *John de Witton Preston*
(FOR) SERVICE DIRECTOR/CHIEF OFFICER
DATE: *30/10/08*

This quarterly Summary Control Form must be signed by the appropriate Service Director and returned to the Performance Improvement Unit. For Quarter 4 the outturn figure should also be reported on the annual Summary Control Form. Incomplete Summary Control Forms will not be accepted. NATIONAL INDICATORS/LOCAL

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