



Strategic Environment Cabinet
Committee

Monday, 30 November 2020

Dear Councillor

You are advised that the attached documents form part of the main agenda papers for this meeting.

Please ensure you bring them with you to the meeting.

Yours faithfully

A handwritten signature in black ink, appearing to read 'S Walsh', written in a cursive style.

S Walsh
Service Manager (Communities)

List of documents attached

5. Planning Performance

(Pages 3 - 8)

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Planning Performance – April to September 2020

Kevin Burbidge
Director (Planning and Development)

Key Points



- Local Plan consultation open – please encourage response
- Applications received and validated – holding steady
- Major schemes determined with more in the pipeline
- Pre-application service being well used
- Good performance at appeal
- Negotiation by enforcement officers minimizing formal action
- Guidance produced to assist applicants / agents

Speed of determining applications



- Impacted by Green Belt status requiring additional work on the simplest of applications (circa 20% of all applications)
- Improving performance (but need to maintain)
- Pre-application discussions intended to ensure better quality submissions, aided by local requirements list, smooths the process
- ‘Legacy’ applications cleared during Covid downturn of submissions

Approval v Refusal



- General presumption to permit policy compliant applications
- BUT, presumption to refuse in the Green Belt (para. 2.5)
- Figure 5 takes withdrawn applications into account when calculating percentages, albeit they are not shown
- If withdrawn applications are excluded from the calculation, 80.13% of all applications were approved and 19.87 refused
- Remember, circa 20% of all applications are on Green Belt sites where there is a presumption against granting permission

Major Infrastructure Projects / NSIPs



- Lower Thames Crossing and London Resort are a key area of focus
- Ongoing involvement with Tilbury 2
- Medway Housing Infrastructure Fund (HIF) project is a new area of focus
- Watching brief for other projects, e.g. A2 junctions, Allington Energy and Waste facility.
- Planning Performance Agreements (PPAs) in place to offset officer and consultant costs (also used for major applications in addition to planning fees payable)

