



# Planning Performance – April to September 2020

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# 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- Figure 5 takes withdrawn applications into account when calculating percentages, albeit they are not shown
- If withdrawn applications are excluded from the calculation, 80.13% of all applications were approved and 19.87 refused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)

