



Report of	Meeting	Date
Head of Planning and Enforcement & Project Director (Local Plan) (Introduced by the Executive Member for Planning and Development), Executive Member (Customer, Streetscene and Environment), Executive Leader, Executive Member (Economic Development and Public Service Reform)	Overview and Scrutiny Performance Panel	Thursday, 9 March 2023

Performance Focus: Planning and Development

Is this report confidential?	No
------------------------------	----

Is this decision key?	No
-----------------------	----

Purpose of the Report

1. To provide the Overview and Scrutiny Performance Panel with a performance update for the Planning and Development directorate. This includes:
 - a) An overall directorate summary and budget position,
 - b) An overview of key performance measures over 2022/23,
 - c) An update on the Corporate Strategy projects.

Recommendations

2. That the information contained within this report is discussed by the Overview and Scrutiny Performance Panel to understand and monitor performance within the Planning and Development directorate.

Reasons for recommendations

3. To ensure the effective monitoring of performance within the Planning and Development directorate and subsequent delivery of the Corporate Strategy and its strategic objectives.

Other options considered and rejected

4. No other options have been considered or rejected. This is because the report does not present any key items for decision.

Corporate priorities

5. The report relates to the following corporate priorities:

Housing where residents can live well	A green and sustainable borough
An enterprising economy with vibrant local centres in urban and rural areas	Healthy, safe, and engaged communities

Background to the report

6. Each quarter a directorate level performance update is presented to the Overview and Scrutiny Performance Panel for review. This directorate was last reviewed in October 2021. This report presents an overview of the directorate’s performance up to quarter three 2022/23, and includes a breakdown of the financial position, service level indicator performance, and the progress of the Corporate Strategy projects.
7. The directorate includes the following services:
 - Planning Services,
 - Spatial Planning,
 - Enforcement.

Directorate Overview

8. In the Planning and Development service directorate, the majority (71%) of the performance indicators are performing on or above target for quarter three 2022/23. There are five business plan projects under the Planning and Development directorate, of these projects 2 (40%) are rated green or complete, 3 (60%) are rated amber, none are on hold, and none are rated red. Further details on the business plan projects can be found in the ‘Business Plan Progress Update 2022/23’ report to the Overview and Scrutiny Performance Panel.
9. There are three corporate strategy projects under the directorate, of these two are rated green and one is rated amber.

Financial position 2022/23

10. The below table outlines the General Fund Revenue Budget monitoring month 9 provisional outturn 2022/23 for the Planning and Development Directorate:

Month 9 Provisional Outturn 2022/23 – Planning and Development	£
Original Budget 2022/23	794,100
Agreed changes	-22,500
Amended Budget 2022/23	771,600
Forecast at 31/12/22	808,946




Variance	37,346
-----------------	--------

Variance	4.84%
-----------------	-------

11. The biggest spend in this directorate is on staffing cost.
12. The original budget for the directorate has reduced by £22.5k, with £1.3k due to the realignment of the shared services budget and £21.2k the transfer of insurance budgets from Planning and Development to General Insurance within Policy and Governance directorate.
13. The provisional outturn for Planning and Development shows an overspend of £37k as of December 2022, giving a 4.84% variance against the current budget. The overspend is mainly due to an increase in professional fees, statutory notices, and legal fees within planning services of £147k which is mainly as a result of the significant number of major planning appeals that have been submitted. There has also been a reduction in income from building control plan fees and inspection fees of £79k. In addition, the pre-application advice service for planning applications has been suspended since 2020 and the anticipated budget of £17K has not been received. The overspend is offset by £150k additional income from planning application fees and £62k net staffing underspends across the directorate due to a number of vacant posts within the Enforcement Services team. However, some vacant posts are being covered by agency staff at additional significant costs. The variance is also impacted by the pay award for 2022/23 compared to the initial setting of the base budget at 2%. A further £7k overspend due to various small variances within the directorate.

Performance indicators


14. A three-colour symbol rating system is used for performance indicators to indicate status as shown in the table below:

	Performance is better than target		Worse than target but within threshold (5%)		Worse than target, outside threshold (5%)
---	-----------------------------------	---	---	---	---

15. A summary of key performance information for each service within the Planning and Development directorate is provided below:

Corporate Strategy indicators

16. The table below highlights the Corporate Strategy measure for the Planning and Development directorate. There are two indicators that can be reported at the end of quarter three, one is performing on or above target and one is performing below target and outside of the 5% threshold.

Indicator (reported quarterly)	Polarity	Target	Performance (Q3 2022/23)	Symbol	Trend
Number of long-term empty properties in the borough	Smaller is better	150	125		Better than Q3 2021/22
Indicator (reported	Polarity	Target	Performance	Symbol	Trend

biannually)			(Q2 2022/23)		
Number of affordable homes delivered	Bigger is better	50	10	▲	Worse than Q2 2021/22

17. The existing local plan period is close to its expiration. Under the plan, there are few allocated housing sites remaining, some of which are have planning consent and some would require a planning application, for development for new homes, therefore reducing the number of affordable homes being delivered as a developer contribution on new sites.
18. As part of the Corporate Strategy 2021, the project to deliver more affordable housing in the borough sought to address issues of supply and the shortfall in provision, which involves two elements. The first element involved the implementation of a Registered Providers Framework which is designed to ensure that all new Registered Providers delivering homes in Chorley are offering allocations through choice-based lettings and therefore in compliance with the Council’s Allocations Policy. Secondly, in the short/medium term, the council is in the process of seeking additional housing stock as a registered provider and is in negotiations with a house builder on the purchase of a number of affordable homes.
19. Over the long term the Council has set out in its refreshed Corporate Strategy 2022, to develop its approach to affordable housing and specialist housing. This is being scoped and further details on the approach to be shared with members later in the year.

Local indicators: Planning and Development

20. The tables below outline the local indicators performance for the Planning and Development directorate split between each service. At the end of quarter three, four indicators are performing on or above target, and one is performing below target and outside the 5% threshold.

Planning

Indicator	Polarity	Target	Performance (Q3 2022/23)	Symbol	Trend
% MINOR planning applications decided within 8 weeks or agreed time extension	Bigger is better	85%	98%	★	Worse than Q3 2021/22
% MAJOR planning applications decided within 13 (16 for EIA) weeks or agreed time extension	Bigger is better	80%	100%	★	Same as Q3 2021/22
Percentage of planning appeals allowed	Smaller is better	25%	50%	▲	Better than Q3 2021/22

21. Performance in the Planning Service is good, with consistently high performance in processing applications within the statutory time periods or extended time periods that may be agreed with an Applicant. The percentage of planning appeals allowed is outside of target can quickly move outside of the tolerance of the target due to the small number of appeals that are made and then allowed. Applicants have a legal right to appeal a decision made by the local planning authority and such appeals are determined by an independent Inspector. Whilst the overall number of appeals allowed remains a small in

quantitative terms, there has been an unprecedented situation in Central Lancashire with regard to the government’s standard method for housing need figures which has generated several planning appeals for housing development significantly impacting on the number of major appeals allowed. The percentage of Major planning application decisions that are overturned at appeal is high. DLUHC requires all councils to stay below the 10% figure i.e. no more than 10% of all Major planning application decisions to be overturned at appeal over a rolling two-year period. Chorley’s performance is currently 21.9%.

Spatial Planning

Indicator (Reported Annually)	Polarity	Target	Performance (Q4 2021/22)	Symbol	Trend
Number of Trees Planted (1 per Resident Population of The Borough as of 2019).	Bigger is better	46750	61272	★	Better than 2020/21

Enforcement

Indicator	Polarity	Target	Performance (Q3 2022/23)	Symbol	Trend
% building control applications decided within 5 weeks of validation	Bigger is better	100%	100%	★	Same as Q3 2021/22

Projects

22. Under the Planning and Development directorate, there are a total of three Corporate Strategy projects, with two rated green. These include:

- Work with partners and residents to improve local play and community facilities across the borough,
- Lead activity to address Climate Change including tree planting.

23. One project is rated amber at the end of quarter three 2022/23 as below

- Deliver affordable housing with the borough

Corporate Strategy projects

24. In the table below, an update on the current Corporate Strategy project position for each corporate project under Planning and Development can be found below:

Project	Rating (Q3 2022/23)	Update (Q3 2022/23)
Work with partners and residents to improve local play and community facilities across the borough	Green	<p>This project will be completed by March 2023. Any remaining works will be delivered as a 2023/24 business plan project.</p> <p>A number of schemes have been completed to date, which include:</p> <ul style="list-style-type: none"> • Enhancement of Phyliss Nelson Memorial Garden • Improvements at Riverside Crescent • Carr Brook Natural Flood Management Scheme • Astley lighting scheme

		<ul style="list-style-type: none"> • Cripplegate Lane Pond enhancement • Wigan Lane Playing Pitch scheme which has created a well-drained, level playing field for use both for football and archery • Tree works and planting to Northgate Drive and Wood End Road • Milestone Meadow Play Area and Foxcote Play Area <p>The following schemes are in progress, with a more detailed update in the Quarterly Monitoring Report:</p> <ul style="list-style-type: none"> • Wigan Lane Archery Facility • King George V Pavilion • Westway Play Area • Longfield Avenue Road Safety Scheme • Meadow St Play Area
<p>Lead activity to address Climate Change including tree planting</p>	<p>Green</p>	<p>Work has continued to deliver actions within the Climate Change Strategy, including:</p> <ul style="list-style-type: none"> • The November Tree giveaway was completed, with over 28,000 trees given away and delivered directly to landowners. Another event is scheduled for February 2023, with registration closing in January. • Wildflower meadow sowing is progressing as projected, with spring planting to commence at the end of quarter four. • The Climate Change Handbook has been re-edited into a leaflet and calendar format and will be more accessible to residents once published. • There has been a delay with the HVO Fuel (bio-based liquid fuel that offers reduced carbon emission) due to increased costs. This will recommence once the costs drop sufficiently to make the trial feasible.
<p>Deliver affordable housing with the borough</p>	<p>Amber</p>	<p>This project will continue into 2023/24, further plans will be developed and taken forward as part of the refreshed corporate strategy.</p> <p>Under this directorate, the deliverables to develop and implement the Registered Provider Framework was completed in quarter one. All seven registered providers who applied signed up to the framework and this will help to mitigate and limit the number of providers which operate outside the choice-based lettings system.</p> <p>However, another element to the project includes acquisition and increases in the number of affordable and safe homes, which remains a key priority.</p> <p>The Council is in negotiations with a developer for the bulk purchase of up to 24 affordable homes being built as part of an upcoming development. The negotiations are ongoing. The Council has also been focused on continuing to stimulate an increase in additional housing units to support vulnerable members of the community. Nine properties have been</p>

		sourced to support the housing of refugees and are at various stages of renovation, purchase, and occupation.
--	--	---

25. As part of the Corporate Strategy 2022/23 to 2023/24, the following projects have been proposed for future delivery. These projects will fall under the Planning and Development directorate and were presented to Council in November 2022:

Project	Proposed Scope (2023/24)
Deliver the Local Plan	<p>Deliver the Local Plan to ensure the sustainable location of development and investment opportunities.</p> <p>The Local Plan work will link with the Council’s objectives on affordable housing and climate change, supporting economic growth and ensuring we have sufficient supply of allocated sites for our needs for the next 15 years. It should also include meeting objectives on business and development sites to meet ambitions around growth.</p>
Deliver Natural Green Initiatives	<p>This project will include tree planting, development of ‘green corridors’, and working with partners to deliver improvements to local natural habitats around our canals and waterways.</p> <p>Scope of project includes improving biodiversity work of the Climate Change programme. This includes ongoing programmes for tree planting, green corridors, and wildflower meadows.</p> <p>The project will also deliver the West Way Nature Reserve Enhancements and Great Crested Newts, partnership on pond enhancements for local canals and waterways in partnership with the Canal and River Trust and Lancashire Wildlife Trust.</p>
Develop use of Green Energy in the Borough	<p>This project will explore the feasibility of green energy production in Chorley. This will include investigating opportunities for energy production through water, hydrogen, wind and solar. It will also continue to deliver infrastructure improvements such as electric vehicle charging points.</p> <p>Delivery of further electric vehicle (EV) charging points across the borough – identifying sites and options (including rural).</p> <p>Produce an options appraisal on potential energy generation schemes appropriate to Chorley. Once options are provided, the project should move forward to develop detailed proposals for identified options.</p>

26. Delivery of affordable housing remains a corporate strategy project for 2023/24, however has not been included within this report as it will be delivered under a different directorate (Change and Delivery).

Climate change and air quality

27. The work noted in this report impacts the climate change and sustainability targets of the Council's Green Agenda, with work to deliver actions from the Climate Change strategy detailed within the report.

Equality and diversity

28. The material presented and discussed in this report has no direct implications on equality or diversity.

Risk

29. There are service level risk registers contained with the GRACE risk management system recording risk for the directorate. These are regularly monitored through Directorate Management Team, where risks are discussed, reviewed, and updated according to service needs and the current risk context.

Comments of the Statutory Finance Officer

30. There are no direct financial implications arising from this report, however activity and performance within the department does impact upon the financial outturn forecast that is reported on a quarterly basis in the Corporate Revenue Monitoring reports.

Comments of the Monitoring Officer

31. The data are useful in assessing whether or not the Council is achieving best value as required under the Local Government Act 1999.

Background documents

32. The following documents are key background items for this report:

- Business Plan Progress Update 2022/23
- Quarter Three Performance Monitoring Report 2022/23
- Revenue and Capital Budget Monitoring

Appendices

33. There are no appendices that accompany this report.

Report Author:	Email:	Telephone:	Date:
Sophie Tsang (Transformation Graduate)	Sophie.Tsang@chorley.gov.uk	01257 515151	17/02/2023