

DEVELOPMENT CONTROL PERFORMANCE MONITORING

Lead Officer: Tony Pomfret – Development Control Manager

To inform Members of third quarter Development Control performance in 2008/09 against Best Value performance indicators

Recommendation: That the report be noted

Resource Implications: Nil

1.0 SUPPORTING INFORMATION

1.1 Speed of Determination of Planning Applications – the following results were achieved.

	3rd Quarter (Oct-Dec)	Cumulative (April-Dec)
PI 157 (a) (formerly 109 a) Major planning applications Dealt with <13 weeks Target is 60% Top Quartile is 80.71%	60% (3 out of 5)*	83.33% (15 out of 18)
PI 157 (b) (formerly 109 b) Minor planning applications Dealt with <8 weeks Target is 65% Top Quartile is 83.66%	88.1% (37 out of 42)	84.34% (140 out of 166)
PI 157(c) (formerly 109 c) Other planning applications Dealt with <8 weeks Target is 80% Top Quartile is 92.56%	89.71% (61 out of 68)	93.25% (235 out of 252)

*comprises 2 out of 2 "largescale" majors and 1 out of 3 "smallscale" majors

1.1.1 It can be seen that "top quartile" performance has been achieved in respect of the determination of all three categories of planning applications viz "major", "minor" and "other" as at 31 December 2008.

1.1.2 The two "smallscale" major planning applications taking more than 13 weeks to determine during the last quarter related to developments at Whitehaven Golf Course and Walkmill Court, Whitehaven, the decisions on which exceeded 13 weeks by 8 days and 9 days respectively.

- 1.2 **Percentage of Planning Appeals Allowed** – this is a local rather than a national performance indicator. As at 31 December 2008, 71% (5 out of 7) appeals have been allowed against a target of 25%. This includes the Pica Windfarm and Fleatham House, St Bees decisions, both applications having been refused contrary to officer recommendation but subsequently allowed on appeal.
- 1.2.1 Caution, however, should be applied to the statistical significance of such a low number of appeal decisions.
- 1.3 **Performance Profile** – attached to this report is the SPARSE development control performance analysis for Copeland. The analysis, which includes information for all 122 predominantly rural authorities as defined by Defra, shows audited data for 2007/08 and the direction of travel analysis compares this with audited figures for 2006/07.
- 1.3.1 It can be seen that 2007/08 performance in the determination of “major”, “minor” and “other” planning applications has improved significantly for each category since 2006/07 to the extent that Copeland is now ranked within the top 20 predominantly rural councils in terms of direction of travel.
- 1.3.2 Top 20 status is also achieved in respect of appeals lost, Copeland being ranked 17th out of 122 in terms of direction of travel from 2006/07 to 2007/08.
- 1.3.3 The profile also indicates (page 5) the direction of travel for composite development control performance which combines all 4 performance indicators. Out of 122 predominantly rural Councils, Copeland is ranked 52nd for actual performance in 2007/08 and 9th in terms of direction of travel (improvement) over 2006/07, albeit at a marginally increased cost (page 6 refers).
- 1.4 In summary, the continued improvement in development control service delivery cumulating in the current top quartile status for the determination of “major”, “minor” and “other” planning applications in line with service plan objective is to be welcomed. Members and officers alike are to be commended in achieving these outcomes.

Contact Officer: Tony Pomfret - Development Control Manager

Background Papers: SPARSE performance profiling service analysis is appended

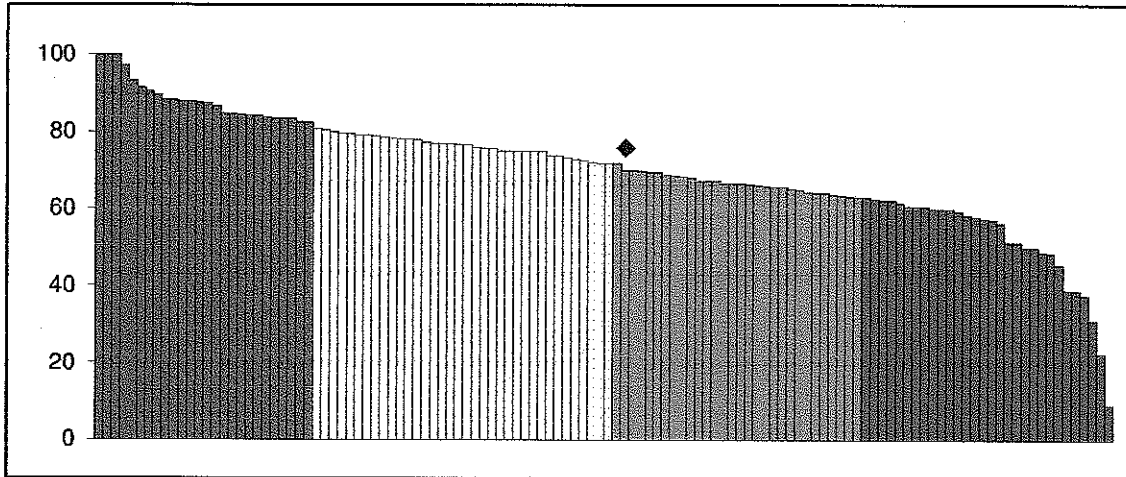
DEVELOPMENT CONTROL analysis with a particular focus on **Copeland**

These profiling sheets provide a comparative analysis with respect to development control performance. The analysis includes information for all predominantly rural authorities as defined by Defra.

The analysis shows audited data for 2007/08 and the direction of travel analysis compares this with audited figures for 2006/07.

BV109a: Percentage of major applications determined within 13 weeks

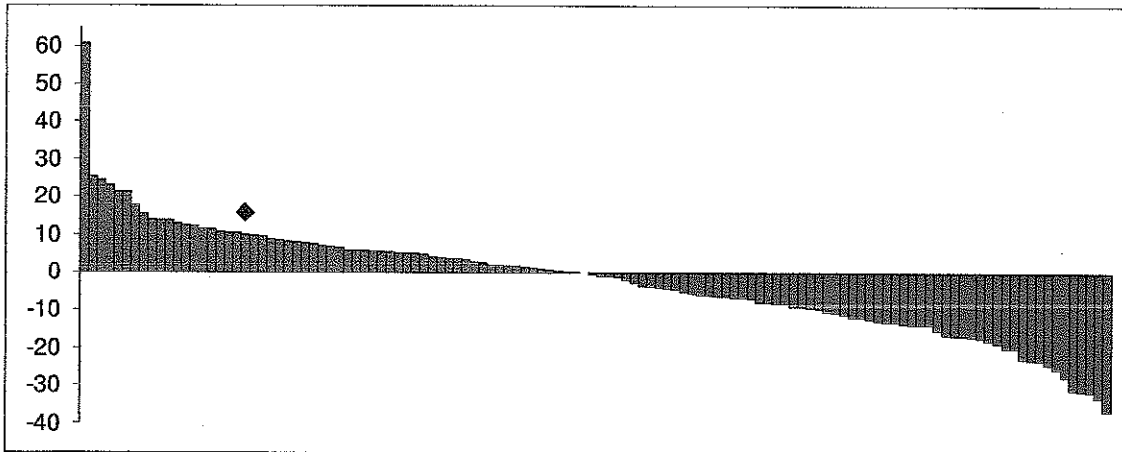
The graph is colour coded according to district council quartile (green is top quartile and red is bottom).



◆ **Copeland**
 2007/08 rank: **64** 2006/07 rank: **104** out of **122** predominantly rural councils. Change in rank: **+ 40**
 2007/08 quartile: **third** 2006/07 quartile: **bottom** 2005/06 quartile: **bottom**

Change in performance in 2007/08 compared with 2006/07

The graph shows the direction of travel for turnaround of major applications in 2007/08 when compared with 2006/07.

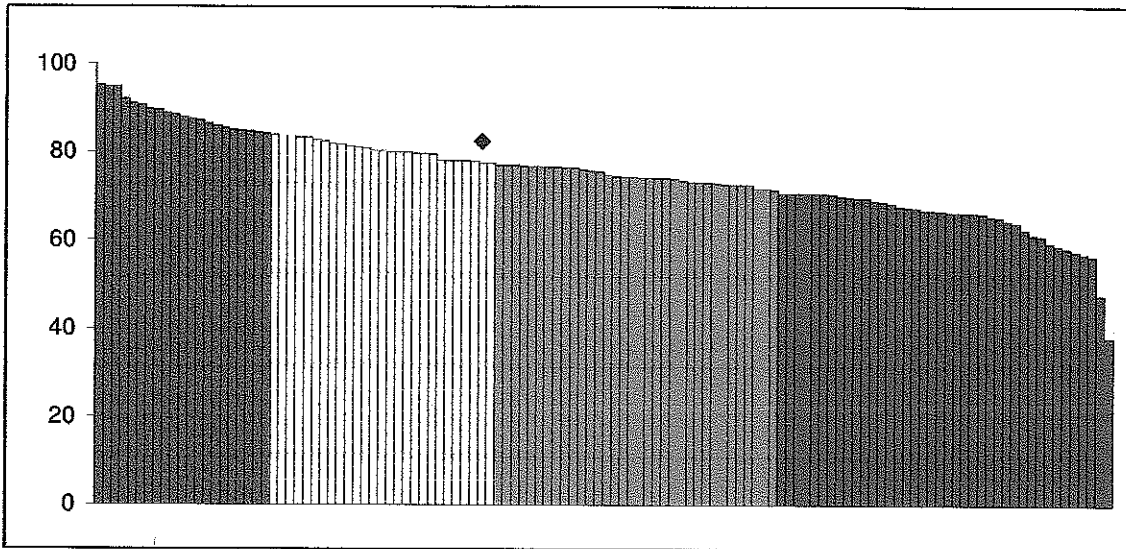


◆ **Copeland**
 Direction of Travel Rank: **20** out of **122** predominantly rural councils.

Actual Performance Rank 2007/08			Direction of Travel Rank 2007/08		
Rank	Council	%	Rank	Council	Change in 07/08
1	Hinkley and Bosworth	100.00	1	South Lakeland	60.58
1	High Peak	100.00	2	Mid Beds	25.49
1	South Shropshire	100.00	3	Hambleton	24.55
4	South Bucks	97.06	4	Forest of Dean	23.28
5	Vale Royal	93.33	5	Craven	21.36
64	Copeland	70.00	20	Copeland	10.00

BV109b: Percentage of minor applications determined within 8 weeks

The graph is colour coded according to district council quartile (green is top quartile and red is bottom).



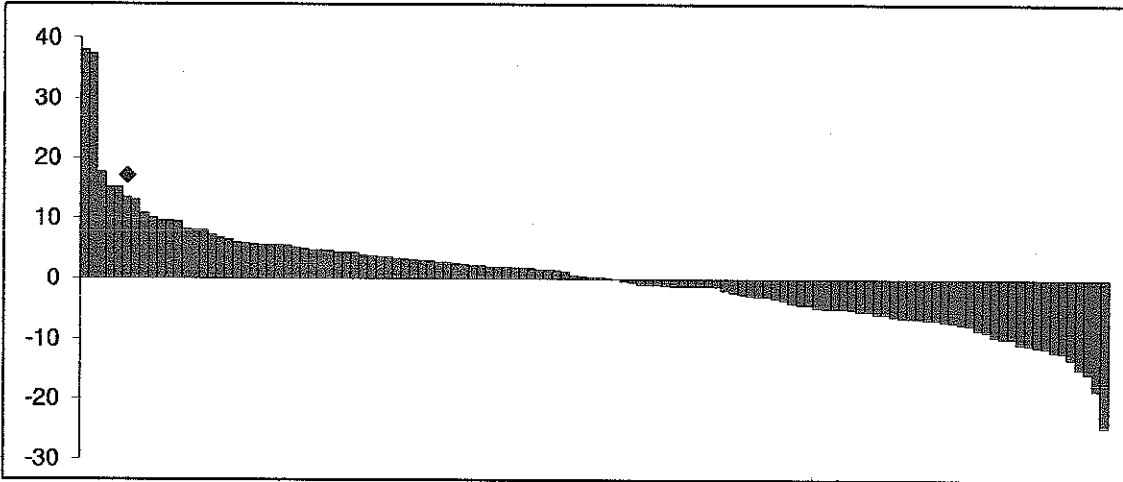
◆ **Copeland**

2007/08 rank: **47** 2006/07 rank: **113** out of **122** predominantly rural councils. Change in rank: **+ 66**

2007/08 quartile: **second** 2006/07 quartile: **bottom** 2005/06 quartile: **bottom**

Change in performance in 2007/08 compared with 2006/07

The graph shows the direction of travel for turnaround of minor applications in 2007/08 when compared with 2006/07.



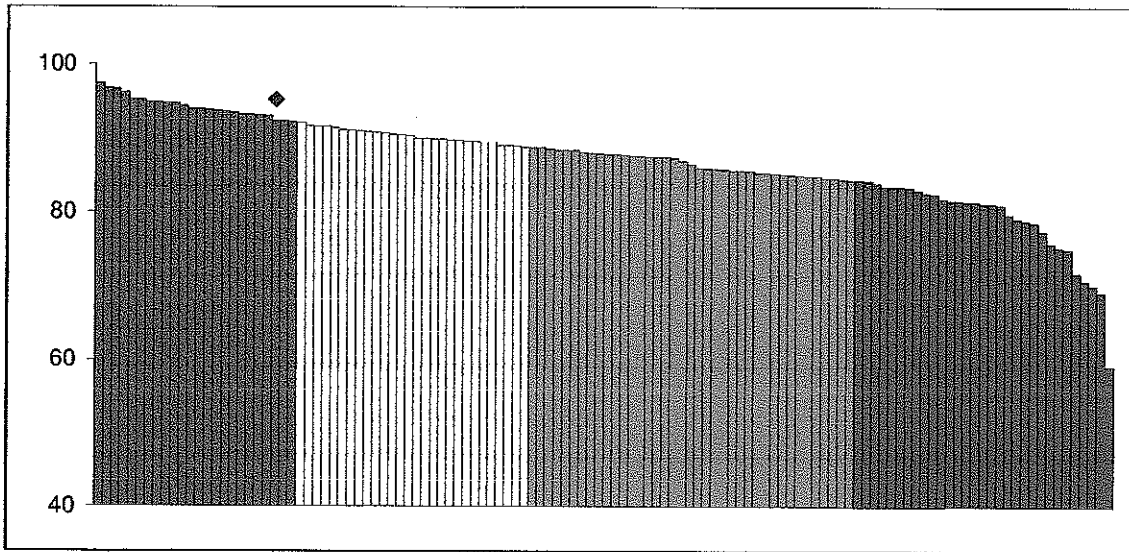
◆ **Copeland**

Direction of Travel Rank: **6** out of **122** predominantly rural district councils.

Actual Performance Rank 2007/08			Direction of Travel Rank 2007/08		
Rank	Council	%	Rank	Council	Change in 07/08
1	South Bucks	95.19	1	Caradon	37.99
2	Hinkley and Bosworth	94.90	2	Mid Suffolk	37.30
3	North Kesteven	94.90	3	Hambleton	17.76
4	Hambleton	91.92	4	Winchester	15.15
5	Blyth	90.91	5	Malvern Hills	15.14
47	Copeland	77.59	6	Copeland	13.46

BV109c: Percentage of other applications determined within 8 weeks

The graph is colour coded according to district council quartile (green is top quartile and red is bottom).



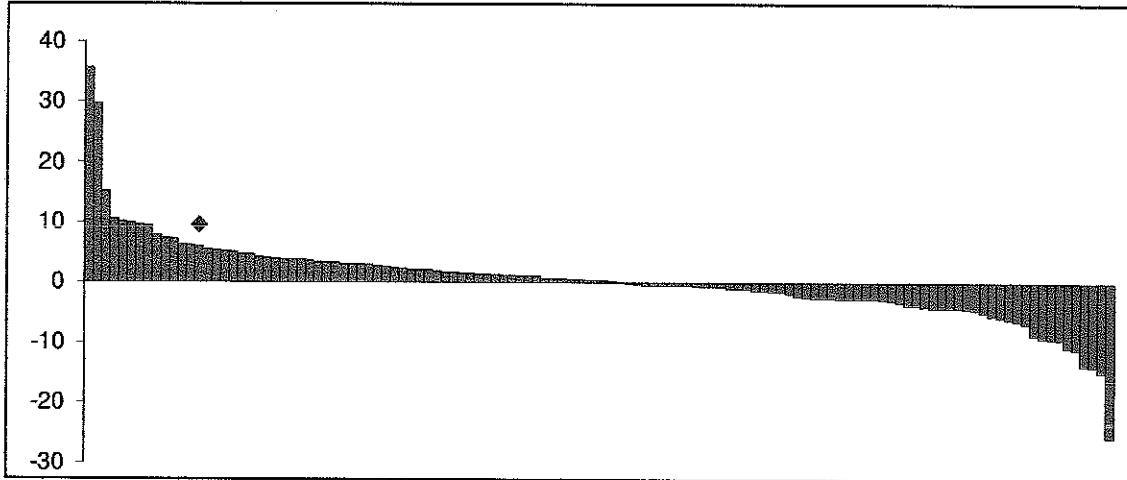
◆ Copeland

2007/08 rank: **22** 2006/07 rank: **78** out of 122 predominantly rural councils. Change in rank: **+ 56**

2007/08 quartile: **top** 2006/07 quartile: **third** 2005/06 quartile: **third**

Change in performance in 2007/08 compared with 2006/07

The graph shows the direction of travel for turnaround of other applications in 2007/08 when compared with 2006/07.



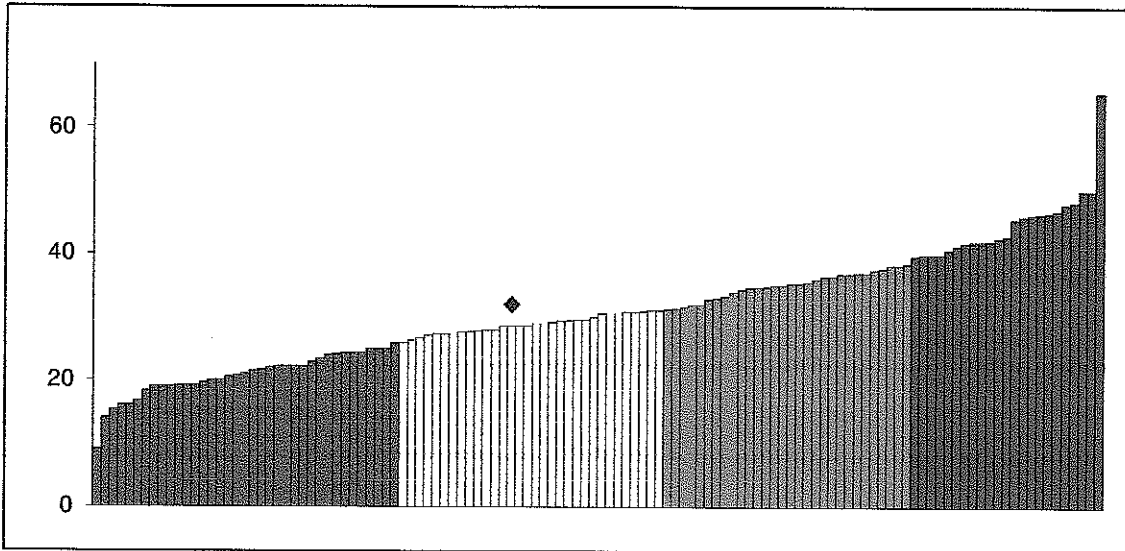
◆ Copeland

Direction of Travel Rank: **14** out of 122 predominantly rural district councils.

Actual Performance Rank 2007/08			Direction of Travel Rank 2007/08		
Rank	Council	%	Rank	Council	Change in 07/08
1	South Bucks	97.51	1	Caradon	35.67
2	North Kesteven	96.82	2	Mid Suffolk	29.78
3	Hinkley and Bosworth	96.72	3	South Somerset	15.14
4	East Hampshire	96.23	4	West Devon	10.56
5	Hambleton	95.16	5	Easington	10.10
22	Copeland	92.29	14	Copeland	8.04

BV204: Planning appeals lost

The graph is colour coded according to district council quartile (green is top quartile and red is bottom).

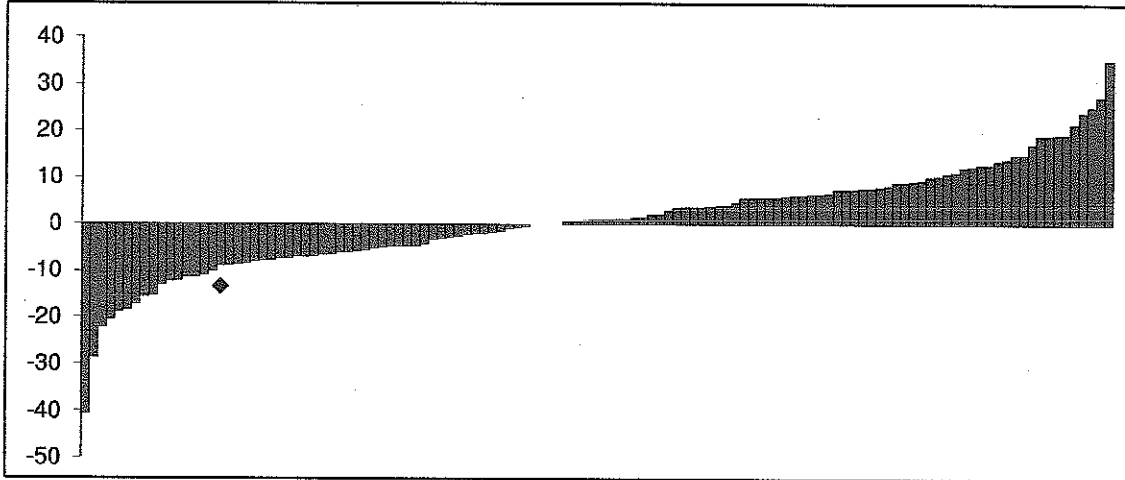


◆ **Copeland**

2007/08 rank: **50** 2006/07 rank: **96** out of **122** predominantly rural councils. Change in rank: **+ 46**
 2007/08 quartile: **second** 2006/07 quartile: **bottom** 2005/06 quartile: **second**

Change in performance in 2007/08 compared with 2006/07

The graph shows the direction of travel for appeals lost in 2007/08 when compared with 2006/07.

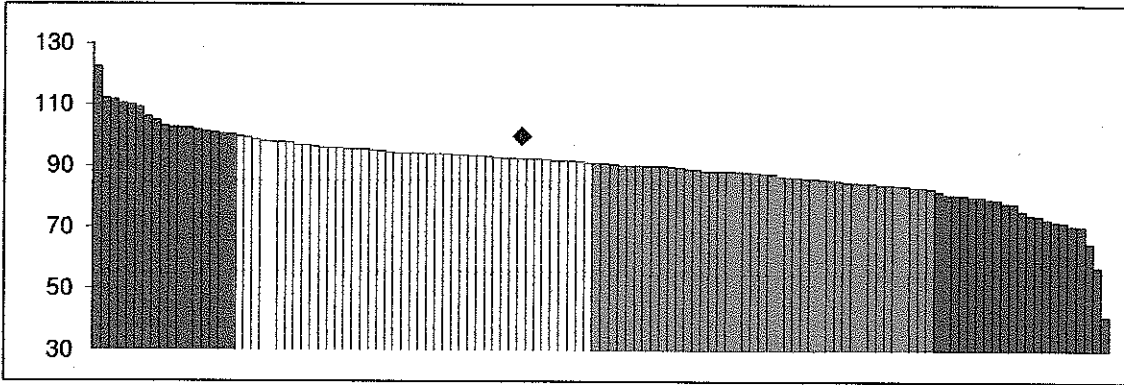


◆ **Copeland**

Direction of Travel Rank: **17** out of **122** predominantly rural district councils.

Actual Performance Rank 2007/08			Direction of Travel Rank 2007/08		
Rank	Council	% appeals lost	Rank	Council	Change in 07/08
1	Richmondshire	9.10	1	Easington	-40.60
2	Easington	14.00	2	Castle Morpeth	-28.60
3	North Warwickshire	15.40	3	Wansbeck	-22.20
4	Forest Heath	16.00	4	North Devon	-20.40
4	East Hampshire	16.00	5	Wear Valley	-18.70
50	Copeland	28.60	17	Copeland	-8.90

Balanced Performance Scorecard for Development Control



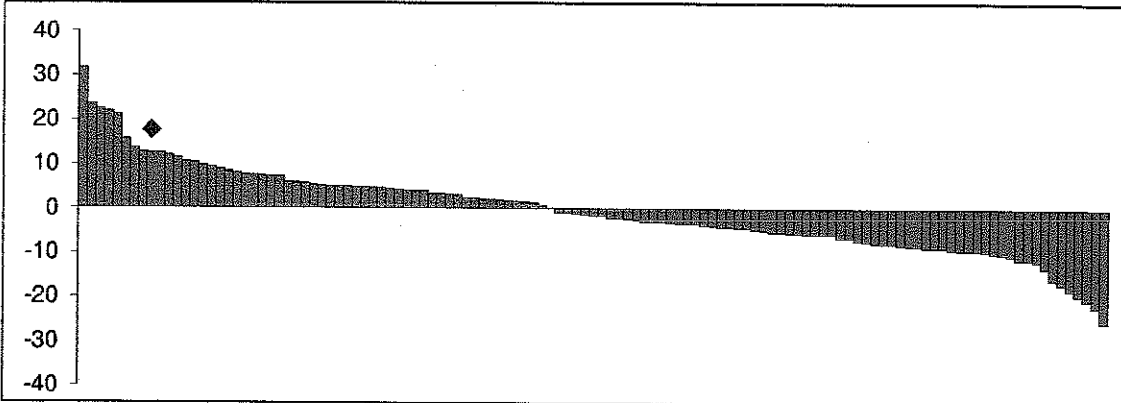
The above graph provides a balanced scorecard analysis of development control. By assigning an equal weight of 30% to each of the planning application turnaround indicators (BV109a, b and c) and 10% for the appeals lost indicator (BV204) and by using index numbers, it is possible to provide a composite performance index.

The calculations behind the above analysis are shown on the final page of these profile sheets. An index of 100 is used to show top quartile so any composite score above 100 shows average performance in the top quartile. Second, third and bottom quartiles are also calculated using this model and the graph is colour coded according to average quartile performance.

The performance index is mapped alongside the cost information on the next page in order to provide the Value for Money analysis on page 7. Individual performance indicator analyses are shown on pages 1 to 4.

Direction of Travel: Composite Development Control Performance

The graph below shows the change in the composite performance index between 2006/07 and 2007/08.



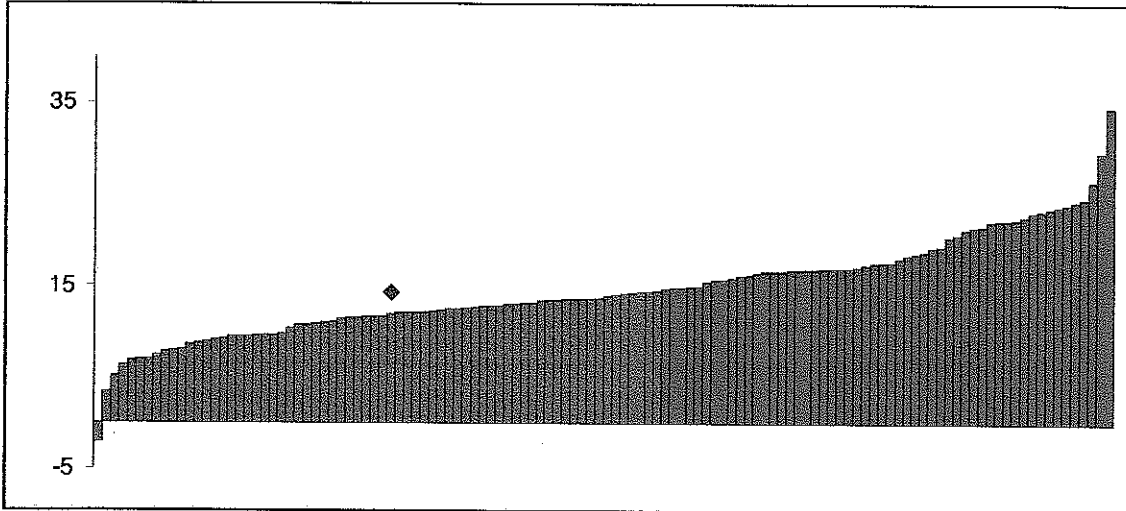
Actual Performance Rank 2007/08		Direction of Travel Rank 2007/08			
Rank	Council	Balanced Score	Rank Council	Change in 07/08	
1	Richmondshire	122.56	1	Mid Suffolk	12.04
2	North Kesteven	112.03	2	Caradon	11.45
3	South Bucks	111.76	3	Easington	10.54
4	East Hampshire	110.56	4	South Lakeland	10.39
5	North Warwickshire	110.06	5	Hambleton	9.78
52	Copeland	92.53	9	Copeland	12.61

The calculation of the balanced score are shown on page 7.

Cost of Planning service

The data comes from the Audit Commission VFM profile tool and shows cost data for 2007/08 which is sourced from RA form returns which each authority is required to make each year. Lower than average costs are shown as green bars on the graph and higher than average costs are shown in red.

HEALTH WARNING - The RA forms definition of planning encompasses a wide range of services which is more than Development Control (including Planning Policy and Building Control). The cost data on this and the next page should therefore be treated with caution. Authorities might want to break down the planning cost on the RA forms into its component parts.

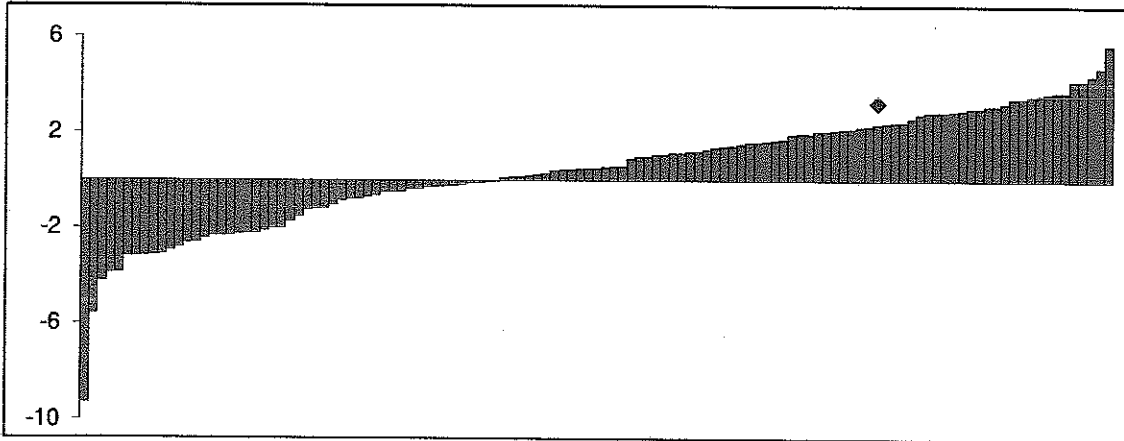


◆ **Copeland**

2007/08 cost rank: **36** 2006/07 rank: **28** out of **122** predominantly rural councils in terms of cost of planning service.
Change in rank: **- 8**

Change in performance in 2007/08 compared with 2006/07

The graph shows the change in cost per head for planning in 2007/08 when compared with 2006/07.



◆ **Copeland**

Direction of Travel Rank: **94** out of **122** predominantly rural district councils in terms of changes to the cost of the planning service.

Actual Performance Rank 2007/08			Direction of Travel Rank 2007/08		
Rank	Council	Cost	Rank	Council	Change in Cost
1	West Somerset	-2.12	1	Forest of Dean	-9.30
2	Forest of Dean	3.41	2	South Cambridgeshire	-5.59
3	Wansbeck	5.14	3	Mid Suffolk	-4.20
4	Derwentside	6.35	4	West Somerset	-3.88
5	Castle Morpeth	6.87	5	Boston	-3.83
36	Copeland	11.92	94	Copeland	2.33

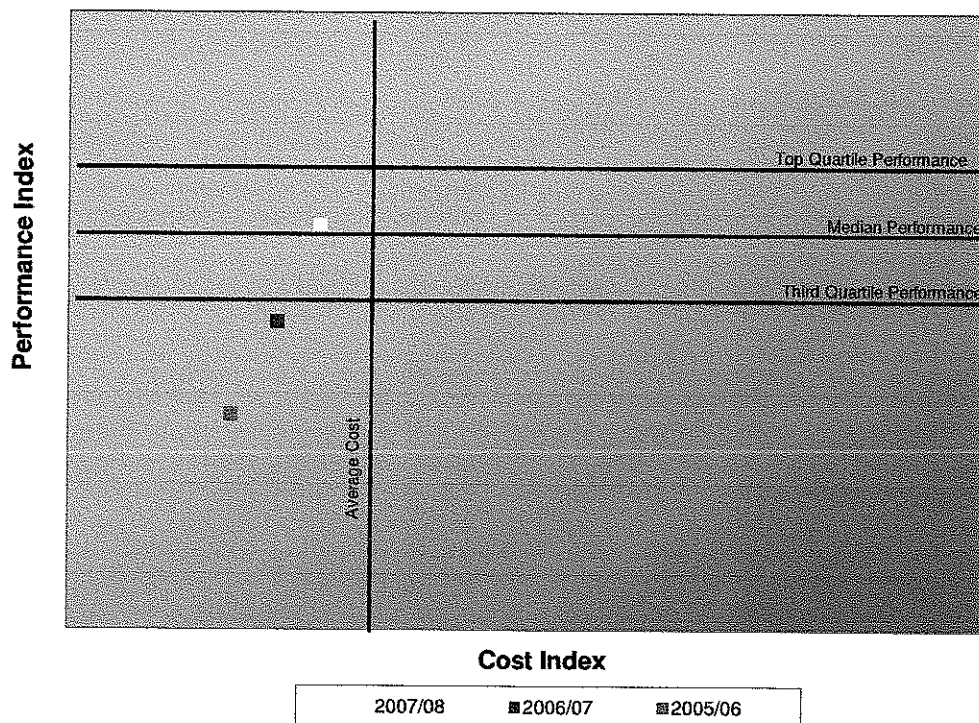
<i>Weight</i>		2006/07	2005/06
Major Applications (BV109a)			
Copeland	70.00	60.00	21.00
Top Quartile (=100)	81.64	80.71	74.75
Index Copeland 30%	85.74	74.34	28.09
Minor Applications (BV109b)			
Copeland	77.59	64.13	60.00
Top Quartile (=100)	84.04	83.66	80.39
Index Copeland 30%	92.33	76.66	74.64
Other Applications (BV109c)			
Copeland	92.29	86.25	85.00
Top Quartile (=100)	92.12	92.57	91.61
Index Copeland 30%	100.18	93.17	92.78
Appeals Lost (BV204)			
Copeland	28.6	37.5	27.0
Top Quartile (=100)	25.9	25.0	25.0
Index Copeland 10%	90.56	66.67	92.59
Weighted Performance Index		79.92	67.91
Cost per head of population			
Copeland	11.92	9.59	6.77
Average Sparse Cost (=100)	14.65	14.17	12.87
Cost Index		67.69	52.61

Value for Money Analysis

A composite performance score is calculated on page 5 from the performance indicators which are analysed on pages 1 to 4. The calculations of this composite performance score are shown opposite.

The composite performance score is then mapped against a cost index calculated from the Audit Commission's online VFM toolkit. The results are shown in the graph below which provides a value for money analysis for the last three years. Points in the top left of the analysis show the best value for money relationship (ie. high performance, low cost).

Value for Money Analysis showing composite performance and cost: 2005/06 to 2007/08



The analysis shows the value for money relationship between cost and performance from 2005/06 to 2007/08. The position of the white square (2007/08) in relation to the blue (2006/07) and green (2005/06) squares charts both the change in costs and performance compared with other authorities. The full calculations for this analysis are shown above.

HEALTH WARNING - As stated on page 6, cost data used in this analysis from RA returns for planning includes many more services than Development Control. The analysis is provided as it is just the sort of analysis that the Audit Commission Use of Resources auditors might use.