



# Strategic Planning & Environment

## Overview & Scrutiny

### Agenda

**TUESDAY 20 MARCH 2018 AT 7.30 PM**

#### **Conference Room 2 - The Forum**

The Councillors listed below are requested to attend the above meeting, on the day and at the time and place stated, to consider the business set out in this agenda.

#### Membership

Councillor G Adshead  
Councillor Anderson (Chairman)  
Councillor Barrett  
Councillor Birnie  
Councillor Fisher  
Councillor S Hearn  
Councillor Hicks

Councillor Howard (Vice-Chairman)  
Councillor Matthews  
Councillor Ransley  
Councillor Riddick  
Councillor Timmis  
Councillor C Wyatt-Lowe

#### **Substitute Members:**

Councillors Bateman, England, Link, McLean, Ritchie, R Sutton and Tindall

For further information, please contact Katie Mogan or Member Support

## **AGENDA**

### **7. PLANNING, DEVELOPMENT AND REGENERATION Q3 PERFORMANCE REPORT** (Pages 2 - 17)

# Agenda Item 7



Report for:	<b>Strategic Planning and Environment Overview &amp; Scrutiny Committee</b>
Date of meeting:	<b>20 March 2018</b>
PART:	<b>1</b>
If Part II, reason:	

Title of report:	<b>Quarter 3 2017/18 Performance Report – Planning, Development and Regeneration</b>
Contact:	Cllr Graham Sutton, Portfolio Holder for Planning and Regeneration  James Doe, Assistant Director – Planning, Development and Regeneration
Purpose of report:	To report on service performance for the third quarter of 2017/18, and to provide an update on the Operational Risk Register.
Recommendations	That the report be noted.
Corporate objectives:	The report focuses on the service plan for the area and key performance indicators. All corporate objectives are therefore relevant.
Implications:	<u>Financial</u>  None arising directly from this report.
'Value For Money Implications'	<u>Value for Money</u>  None arising directly from this report.
Risk Implications	Risk Assessment completed as part of the service plan.
Equalities Implications	None arising from this report.

Health And Safety Implications	None arising from this report.
Consultees:	Cllr Graham Sutton, Portfolio Holder for Planning and Regeneration. Mark Gaynor, Corporate Director for Housing and Regeneration Andrew Horner, Group Manager for Development Management and Planning Chris Taylor, Group Manager for Strategic Planning and Regeneration
Background papers:	Planning and Regeneration Service Plan 2016-18 Performance information held on the Rocket system.

## Introduction

1. The report provides information on performance of the Planning, Development and Regeneration service for the third quarter of the business year 2017/18, from the start of October to the end of December.
2. In summary, performance remains good, though there are exceptions in respect of Building Control and Local Land Charges fee income, and lower quarterly performance in one area of planning enforcement and planning appeals. Planning validation, which has been under-performing for some time now, is improving though still registering red for this quarter.

## Performance Indicators

3. Building Control. The service is undergoing a transitional phase as experienced staff left for other positions at the end of 2017, with the vacancies occupied by agency staff. Since January interim management of the service has been provided on a part-time basis by the Watford Borough Council Building Control Manager through a service level agreement. In addition, there are three trainees within the service who are directly employed by DBC.
4. The key indicator results were just below target at 96% of building regulations applications determined within two months of receipt (BC01).
5. Income from the Building Control service is remains running below target by around £41,000, though the gap has narrowed from quarter 2 when it stood at £53,000. (FIN15). Generally, the number of applications submitted to the service continues up, but with less larger, higher value work.
6. Development Management. Workload (DMP02) continues to remain high with 532 applications received during the quarter, up from the 474 applications received in quarter 2.

7. Planning fee income (FIN16) remains very strong with just over £698,000 collected this quarter, over £126,000 ahead of target. This continues to be due to the receipt of major planning applications which attract large fees.
8. Processing times for planning applications (DMP04, 05 and 06) continues to remain strong.
9. For major planning applications, 75% of applications determined were processed within the statutory timescale or with agreed extensions of time, considerably above the target of 60%, reflecting well on the need to process the larger developments efficiently (please note this as an update to the performance report attached at Appendix 1).
10. Just under 79% of Minor applications were approved on time – ahead of the 65% target and up for last quarter's performance of 72%.
11. The 'other' category of applications – the bulk of the service's workload – ended the quarter at 89%, again with the 80% target met and up from 84% last quarter.
12. The refusal rate for planning applications continues to remain low, with only 5.67% of applications refused, well ahead of the 10% target (DMP07).
13. There was a dip in quarter three for planning appeals, with the success rate at 60% of cases dismissed (DMP30), below the 70% target. There were only five cases determined at appeal this quarter, compared to 13 cases in quarter 2 and ten in quarter 1. A lower base level will always make the indicator result more volatile, and the end year performance will be the most important. For the year to date, a total of 22 out of 27 cases have been dismissed by Planning Inspectors making a success rate for DBC of 81%.
14. The time taken to validate planning applications (DMP08) has improved but remained in the red category for quarter 3. For the quarter, against a target of validating 70% of applications within 3 days, 41% was achieved, but up from 34% in the previous quarter. Changes have been made to the processing of applications for validation with efforts to clear the backlog since the start of 2018 there has been a sustained improvement. The monthly outcome for February was at target with 70% of applications validated within 3 days of receipt.
15. Planning Enforcement. By way of update to the performance report at Appendix 1, 100% of Priority 1 cases were visited within one working day of notification (PE01). Workload in the service has risen quite sharply at 144 cases up from 118 cases in quarter 2. This has impacted on performance on visiting Priority 2 cases within 10 working days (83% against a target of 100%) and Priority 3 cases within 15 working days (97% against the same target).
16. The budget for 2018/19 for the Planning service contains proposals for additional resource within the enforcement team to help meet increasing demands on the service. A service objective for next year will be to review the Local Enforcement Plan which sets out the Council's approach to, and services standards for, planning enforcement. This will be a matter for Cabinet to approve in due course.

17. Land Charges. Performance remains within target at 8.28 days to process property searches against the target of ten days. Income is however approximately £41,000 below anticipated target at the end of December 2017 at just over £177,000 received in search fees (FIN15).
18. The decline in income is due to a slowing of the property market, with officers receiving feedback from other authorities in the County over a decline in workload. Monitoring carried out by the service confirms that business is not being lost to the private sector through personal search companies, and if anything in January and February 2018, their market share has declined whereas the Council's has increased.


### **Operational Risk Register**

19. The risk register is at appendix 2, and this remains unchanged. Questions on the register are invited at the meeting.

## OSC Report - Strategic Planning & Environment Department - Planning, Development and

Indicator Name	Results Dec-2017	Last Quarters Results Sep-17	Last Years Results Dec-16	RAG 	Comments	Actions
Dacorum Delivers - Efficiencies						
DMP05 - Percentage of minor applications determined within 8 weeks	78.9% 86 / 109 Target: 65	72.29% 60 / 83 Target: 65	85% 68 / 80 Target: 65	0   0   4	Updater Comments: target exceeded with use of extension of time agreements.	No Info
DMP06 - Percentage of other applications determined within 8 weeks	89.02% 227 / 255 Target: 80	84.37% 286 / 339 Target: 80	89.31% 259 / 290 Target: 80	0   0   4	Updater Comments: Target exceeded with use of extension of time agreements.	No Info
FIN15 - Building Control Income ytd actual against profiled budget	£406390 Target: 452910	£276191 Target: 328920	£412873 Target: 405783	3   0   1	No Comments	No Info
FIN16 - Planning Fees ytd actual against profiled budget	£698264 Target: 572040	£452359 Target: 381360	£519382 Target: 609533	0   0   4	No Comments	No Info
FIN17 - Search Fees ytd actual against profiled budget	£177051 Target: 218250	£139127 Target: 145500	£181091 Target: 210000	3   1   0	No Comments	No Info
Dacorum Delivers - Performance excellence						
BC01 - Percentage of Building Control Applications determined within 2 months	96.64% 144 / 149 Target: 100	100% 140 / 140 Target: 100	100% 177 / 177 Target: 100	0   3   1	No Comments	No Info
DMP04 - Percentage of major applications determined within 13 weeks (YTD)	No Data Target: 60	No Data Target: 60	100% Target: 60	0   0   2	No Comments	No Info

Indicator Name	Results Dec-2017	Last Quarters Results Sep-17	Last Years Results Dec-16	RAG	Comments	Actions
DMP07 - Percentage of planning applications refused	5.67% 20 / 353 Target: 10	4.9% 28 / 572 Target: 10	6.8% 33 / 485 Target: 10	0   0   4	Updater Comments: Within Target	No Info
DMP08 - Percentage of planning applications validated within 3 working days	41% 241 / 594 Target: 70	34% 190 / 553 Target: 70	48% 303 / 632 Target: 70	4   0   0	No Comments	No Info
PE01 - Percentage of priority 1 enforcement cases visited within 1 working day	No Data Target: 100	100% Target: 100	100% Info Only	0   0   2	No Comments	No Info
PE02 - Percentage of priority 2 enforcement cases visited within 10 working days	83.3% 60 / 72 Target: 100	83.1% 54 / 65 Target: 100	59% 36 / 61 Info Only	2   0   0	No Comments	No Info
PE03 - Percentage of priority 3 enforcement cases visited within 15 working days	97.2% 69 / 71 Target: 100	96.2% 50 / 52 Info Only	80.9% 38 / 47 Info Only	0   1   0	No Comments	No Info
LC04 - Average time taken to process an official Local Land Charges search	8.28 Days Target: 10	6.87 Days Target: 10	5.81 Days Target: 10	0   0   4	Updater Comments: The average turnaround has increased this quarter due to Annual Leave and Training. We are however within the maximum target.	No Info
DMP30 - Appeals dismissed	60% 3 / 5 Target: 70	100% 13 / 13 Target: 70	70% 7 / 10 Target: 0.7	1   0   3	Updater Comments: The two allowed appeals were refused by Committee against officer recommendaion to grant.	No Info
Dacorum Delivers - Value for money						
SPR20 - Level of CIL receipts	322518 Info Only	178914 Info Only	No Data Info Only		No Comments	No Info
Regeneration - Deliver a Regeneration Plan for Dacorum						

Indicator Name	Results Dec-2017	Last Quarters Results Sep-17	Last Years Results Dec-16	RAG 	Comments	Actions
SPR05 - Number of new homes completed	96 Homes Info Only	111 Homes Info Only	156 Homes Info Only		No Comments	No Info
DMP02 - Number of planning applications received	532 Applications Info Only	474 Applications Info Only	537 Applications Info Only		No Comments	No Info



# OPERATIONAL RISK REGISTER

December 2016



**Planning Development & Regeneration - James Doe**

**PDR\_F01 Market fails to bring forward because of continuing economic uncertainty**

<b>Category:</b> Financial	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
<b>Inherent Probability</b>	<b>Inherent Impact</b>	<b>Inherent Risk Score</b>	<b>Residual Probability</b>	<b>Residual Impact</b>	<b>Residual Risk Score</b>
3 Likely	4 Severe	12 Red	3 Likely	2 Medium	6 Amber
<b>Consequences</b>		<b>Current Controls</b>		<b>Assurance</b>	
Needs of the community in terms of housing, jobs and local services will not be met.		<ul style="list-style-type: none"> <li>-Enterprise Zone for Maylands secured, due to be operational by April 2017</li> <li>- Developments coming forward at the Maylands Aviva site (out of town retail) and Prologis/Aviva (new commercial floorspace)</li> <li>- Economic Development Strategy in place with review process planned in</li> <li>- Dacorum Development Programme in place with dedicated team and budget</li> <li>- Participation in county-wide initiatives and Partnership</li> <li>- Corporate actions; developments monitored and managed through Corporate Regeneration Group;</li> <li>- Role of CRG updated into a new Growth and Infrastructure Board</li> <li>- Submission made to the LEP's bid for Growth Deal 3 fund for a range of projects to boost the economy;</li> <li>- Town Centre Strategy now approved;</li> </ul>		<p>Economic Development Strategy published at <a href="http://www.dacorumlooknofurther.co.uk/docs/default-document-library/ed-strategy-brochure-web-pdf.pdf?sfvrsn=0">http://www.dacorumlooknofurther.co.uk/docs/default-document-library/ed-strategy-brochure-web-pdf.pdf?sfvrsn=0</a></p> <p>Dacorum Development Programme at <a href="http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ddpjanuary2013.pdf?sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/strategic-planning/ddpjanuary2013.pdf?sfvrsn=0</a></p> <p>Regeneration proposals generally at <a href="http://www.dacorum.gov.uk/home/regeneration">http://www.dacorum.gov.uk/home/regeneration</a></p> <p>See promotional information at <a href="http://www.dacorumlooknofurther.co.uk">www.dacorumlooknofurther.co.uk</a></p> <p>Town Centre Strategy at</p>	

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		<a href="http://www.dacorum.gov.uk/home/council-democracy/meetings-minutes-and-agendas/events/2014/10/21/cabinet/cabinet">http://www.dacorum.gov.uk/home/council-democracy/meetings-minutes-and-agendas/events/2014/10/21/cabinet/cabinet</a>
<b>Sign Off and Comments</b>		
Sign Off Complete		

## PDR\_F02 External funding sources are reduced or disappear

<b>Category:</b> Financial	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
<b>Inherent Probability</b>	<b>Inherent Impact</b>	<b>Inherent Risk Score</b>	<b>Residual Probability</b>	<b>Residual Impact</b>	<b>Residual Risk Score</b>
3 Likely	4 Severe	12 Red	2 Unlikely	4 Severe	8 Amber
<b>Consequences</b>		<b>Current Controls</b>		<b>Assurance</b>	
Key projects fail to come forward.		Robust project management procedures in place to minimise risk to the Council in seeking new funds and to ensure timely spend to avoid clawback of grant funding.  Ongoing liaison with Herts LEP on external funding proposals, with submission made to the Growth Deal 3 programme in 2016  Participation in the Herts Enviro-Tech Enterprise Zone at Maylands / East Hemel to secure funding for major infrastructure improvements  Corporate Project Management systems		Corvu project updates  Cabinet reports on Water Gardens project  Cabinet reports on Maylands Urban Realm Project  Bid submission to Herts LEP	

# OPERATIONAL RISK REGISTER

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	Management of cases through Dacorum Regeneration Programme Board.	
Sign Off and Comments		
Sign Off Complete		

**PDR\_F03 Key income streams do not meet planning fees, building regulations and local land charges income budgets**

Page 1

<b>Category:</b> Financial	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
Inherent Probability	Inherent Impact	Inherent Risk Score	Residual Probability	Residual Impact	Residual Risk Score
3 Likely	4 Severe	12 Red	3 Likely	3 High	9 Amber
Consequences		Current Controls		Assurance	
Unable to meet government and local targets. - Bad press - Shortfall on budget and potential staff cuts/service reduction - possibility of Govt intervention in the planning service if performance declines as a result		Monthly monitoring of development levels and income with Accountancy at GM and AD level  Review of major developments monthly to help track income trajectory  Building Control fees are to be increased from 1 April 2017			

Sign Off and Comments					
Sign Off Complete					

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Income from Planning fees now unlikely to meet the increased income target set in the 16/17 budget. impact has been mitigated by the later than expected arrival of major planning applications

## PDR\_I01 Failure to deliver on the Regeneration and Sustainability Agenda by Insufficient Capac

<b>Category:</b> Infrastructure	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
<b>Inherent Probability</b>	<b>Inherent Impact</b>	<b>Inherent Risk Score</b>	<b>Residual Probability</b>	<b>Residual Impact</b>	<b>Residual Risk Score</b>
3 Likely	4 Severe	12 Red	2 Unlikely	3 High	6 Amber
<b>Consequences</b>		<b>Current Controls</b>		<b>Assurance</b>	
Regeneration projects fail, are delayed or go over budget.		<ul style="list-style-type: none"> <li>- SPAR team fully in place</li> <li>- Formation of corporate regeneration group has brought in further support and capacity</li> <li>- Projects monitored through Dacorum Regeneration Programme Board and Steering Group</li> </ul>		<p>Project PIDs and governance in place, particularly Corporate Regeneration Group and Dacorum Regeneration Programme Board.</p> <p>See Cabinet report Dec 2013 regarding Hemel Evolution project management arrangements  <a href="http://www.dacorum.gov.uk/docs/default-source/council-democracy/cabinet---13-12-17---hemel-evolution-report---final-report-jd-comments.pdf?sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/council-democracy/cabinet---13-12-17---hemel-evolution-report---final-report-jd-comments.pdf?sfvrsn=0</a></p> <p>Work now progressing on site for the Marlowes Shopping Zone improvements and on schedule.</p>	
<b>Sign Off and Comments</b>					
Sign Off Complete					

# OPERATIONAL RISK REGISTER

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## PDR\_I02 Failure to deliver on the Regeneration and Sustainability Agenda by lack of internal expertise

<b>Category:</b> Infrastructure	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
Inherent Probability	Inherent Impact	Inherent Risk Score	Residual Probability	Residual Impact	Residual Risk Score
3 Likely	4 Severe	12 Red	2 Unlikely	3 High	6 Amber
Consequences		Current Controls		Assurance	
Regeneration projects fail, are delayed or go over budget.		Qualified staf appointed.  Specialist expertise has been brought in using project finance on cost management, Design monitoring and Health and Safety.		See Dec 2013 Cabinet report for Hemel Evolution project management arrangements <a href="http://www.dacorum.gov.uk/docs/default-source/council-democracy/cabinet---13-12-17---hemel-evolution-report---final-report-jd-comments.pdf?sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/council-democracy/cabinet---13-12-17---hemel-evolution-report---final-report-jd-comments.pdf?sfvrsn=0</a>	
Sign Off and Comments					
Sign Off Complete					

## PDR\_I03 Failure to deliver on the Regeneration and Sustainability Agenda by Failure of partners to engage

<b>Category:</b> Infrastructure	<b>Corporate Priority:</b> Regeneration	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
Inherent Probability	Inherent Impact	Inherent Risk Score	Residual Probability	Residual Impact	Residual Risk Score
3 Likely	4 Severe	12 Red	3 Likely	3 High	9 Amber
Consequences		Current Controls		Assurance	

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Regeneration projects fail, are delayed or go over budget.	Regular engagement with key partners and stakeholders through direct project management and through Dacorum Regeneration Programme Board.  Infrastructure delivery plan in place and plans to engage key providers to address needs of development growth within Dacorum  new Two Waters masterplan in draft and engaging key partners	HH Town Centre Masterplan at <a href="http://www.dacorum.gov.uk/home/regeneration/hemel-evolution/hemel-hempstead-masterplan">http://www.dacorum.gov.uk/home/regeneration/hemel-evolution/hemel-hempstead-masterplan</a>  Water Gardens funding report to Cabinet at <a href="http://www.dacorum.gov.uk/home/council-democracy/meetings-minutes-and-agendas/events/2014/07/22/cabinet/cabinet">http://www.dacorum.gov.uk/home/council-democracy/meetings-minutes-and-agendas/events/2014/07/22/cabinet/cabinet</a>
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**Sign Off and Comments**

Sign Off Complete

Residual risk rating raised to reflect increased delivery of regeneration and development in the Borough by the private sector and therefore with less direct control. Challenge to match the needs generated by new developments with necessary infrastructure improvements.

### **PDR\_I04 Failure of Business Continuity Plan to keep critical and key services running**

<b>Category:</b> Infrastructure	<b>Corporate Priority:</b> Dacorum Delivers		<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Tolerating
Inherent Probability	Inherent Impact	Inherent Risk Score	Residual Probability	Residual Impact	Residual Risk Score
2 Unlikely	3 High	6 Amber	1 Very Unlikely	3 High	3 Green
Consequences		Current Controls		Assurance	
<ul style="list-style-type: none"> <li>- loss of service to the public</li> <li>- harm to Council's reputation</li> <li>- duty to meet legal requirements is impaired</li> <li>- potential loss of income and business</li> </ul>		Actions in Corporate Business Continuity Plan  Prioritisation of key service in the event of disaster or other failure.		Corporate Business Continuity Plan	

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**Sign Off and Comments**

Sign Off Complete

**PDR\_I05 Workforce Planning fails to prevent service failure**

<b>Category:</b> Infrastructure	<b>Corporate Priority:</b> Dacorum Delivers	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Treating	
<b>Inherent Probability</b>	<b>Inherent Impact</b>	<b>Inherent Risk Score</b>	<b>Residual Probability</b>	<b>Residual Impact</b>	<b>Residual Risk Score</b>
3 Likely	4 Severe	12 Red	2 Unlikely	4 Severe	8 Amber
<b>Consequences</b>		<b>Current Controls</b>		<b>Assurance</b>	
Service cannot be delivered effectively if staffing levels are reduced		Workforce development plan as drafted  Timely filling of posts and rearrangement of responsibilities where appropriate when staff leave  Review of need for trainees to be developed in house to deal with recruitment and retention issues caused by a strong professional jobs market in 2015.		Workforce Development Plan	

**Sign Off and Comments**

Sign Off Complete  
 Growing difficulty in retaining and recruiting Building Control staff, yet recent recruitment in early 2017 has secured 3 trainee appointments.

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## PDR\_R01 Local Development Framework (LDF) fails to meet milestones in Local Development Scheme

<b>Category:</b> Reputational	<b>Corporate Priority:</b> Dacorum Delivers	<b>Risk Owner:</b> James Doe	<b>Portfolio Holder:</b> Graham Sutton	<b>Tolerance:</b> Tolerating	
<b>Inherent Probability</b>	<b>Inherent Impact</b>	<b>Inherent Risk Score</b>	<b>Residual Probability</b>	<b>Residual Impact</b>	<b>Residual Risk Score</b>
3 Likely	4 Severe	12 Red	2 Unlikely	3 High	6 Amber
<b>Consequences</b>		<b>Current Controls</b>		<b>Assurance</b>	
The Council is left without and up to date development plan and unable to resist inappropriate new developments (eg in the Green belt) and unable to plan effectively for future growth and development		<ul style="list-style-type: none"> <li>- Core Strategy adopted September 2013 - a major task and milestone achieved, to make the rest of the process achievable</li> <li>- Project management and monitoring of progress against the Local Development Scheme</li> <li>- Site Allocations DPD nearing adoption (summer 2017)</li> <li>- New Local Development Scheme approved by DBC in December 2016 to cover production of the new Dacorum Local Plan by 2019</li> </ul>		<p>Core Strategy published on line at <a href="http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy">http://www.dacorum.gov.uk/home/planning-development/planning-strategic-planning/local-planning-framework/core-strategy</a></p> <p>Report to Cabinet <a href="http://web.dacorum.gov.uk/docs/default-source/council-democracy/core-strategy-adoption---report-(373-kb).pdf?sfvrsn=0">http://web.dacorum.gov.uk/docs/default-source/council-democracy/core-strategy-adoption---report-(373-kb).pdf?sfvrsn=0</a></p> <p>supplementary report to Cabinet on 17 Sep at <a href="http://web.dacorum.gov.uk/docs/default-source/council-democracy/core-strategy-adoption---report-supplement---core-strategy-legal-challenge-(572-kb).pdf?sfvrsn=0">http://web.dacorum.gov.uk/docs/default-source/council-democracy/core-strategy-adoption---report-supplement---core-strategy-legal-challenge-(572-kb).pdf?sfvrsn=0</a></p> <p>Further report to Cabinet on next steps with Local Planning Framework Dec 2013 <a href="http://www.dacorum.gov.uk/docs/default-">http://www.dacorum.gov.uk/docs/default-</a></p>	



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		<p>source/council-democracy/annual-monitoring-report-and-lpf---report-(187-kb).pdf?sfvrsn=0</p> <p>Local Development Scheme at <a href="http://www.dacorum.gov.uk/docs/default-source/strategic-planning/lfs-2014-final-version.pdf?sfvrsn=0">http://www.dacorum.gov.uk/docs/default-source/strategic-planning/lfs-2014-final-version.pdf?sfvrsn=0</a></p> <p>Other cabinet reports on Local Planning Framework progress</p>
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## Sign Off and Comments

Sign Off Complete

Residual risk rating raised as the new Local Plan gets underway. Potential for delays are quite high with introduction of new evidence throughout the process (eg new housing data) and reliance on the Planning Inspectorate to set up Examinations to align to the timescale.