

Jan Molyneux

Director

Terence O'Rourke

**Quote  
from Bath  
Chronicle**

Delays. Incompetence. Disarray.  
A failure to serve the public. The  
Royal Institute of British Architects  
doesn't mince its words as it warns...

**The city's  
planning  
system is  
in danger  
of collapse**

**Quote  
from Bath  
Chronicle**

*Dear Mr Davies,*

It is with regret that I write this letter on behalf of members of the RIBA working in the B&NES area, many of whom have **grave misgivings** about the local planning system and what they see as the **impending breakdown of the service...**

...the feeling is that **things are so bad in the B&NES area that the system is in danger of collapse**. This is threatening the economic life of the city and the surrounding area, and **affecting the ability of the area in attracting businesses and jobs...**

...This is **an unacceptable situation**, is detrimental to the reputation of the council... and above all, **is failing to serve the public...**

*Jane Mann*

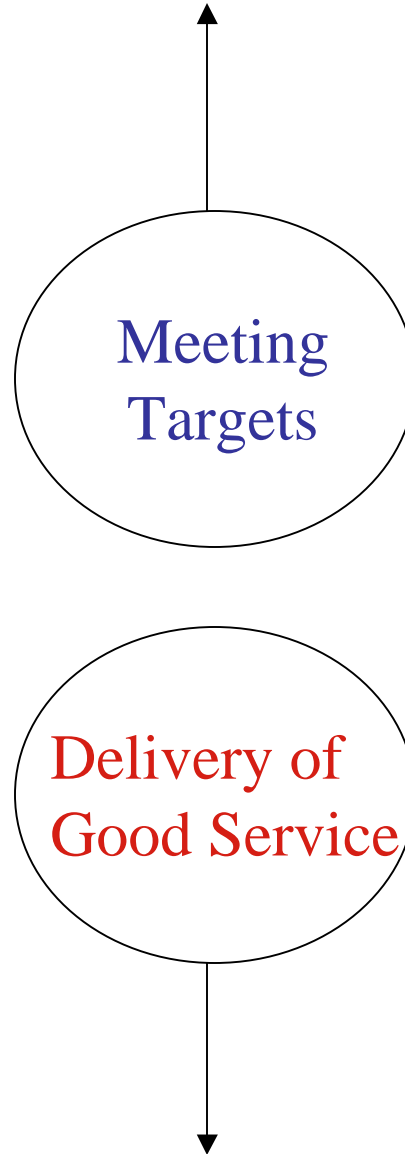
## **Cllnr Gerry Curran said:**

“It is improving all the time, and that is borne out by all sorts of measures - the fact that we received £250,000 from the Government for meeting targets.”

# Current OPDM view of the world



# Real World



# Unintended Consequences

- Resources moved to processing “easy” applications.
- More challenging applications refused.
- No pre-application discussions.
- Staff not available by phone.
- No response to email or slow-mail.

# Unintended Consequences (cont.)

- Team rivalry and prizes
- Low moral in “major projects” teams due to failure to win prizes
- Leading to more staff unavailable
- And vacancies where most needed



# How to measure real delivery?

Simple formula

$$\frac{X}{Y} = \text{Performance}$$

Where  $X$  = scale or value (could be more complex)

$Y$  = time in weeks to determine rising from

$Y = 1$  at end of statutory period

# Other ways to reward real delivery

- Planning Delivery Contracts
- Allow Pre-application meeting charges
- Exclude contracted applications from targets
- Stop the clock by mutual agreement