

**Planning (Development Management) summary report for the quarter
Jul - Sept 2021**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and the overall workload of Development Management Section of Planning. This report covers the quarter from 1st July to 30th September.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the second quarter. We are required to provide the government with statistical returns in relation to decision times. It should be noted that the returns required by government do not include some application types including applications for the approval of details pursuant to conditions, applications to fell or carry out works to TPO trees and trees in Conservation Areas, Non-Material Amendments, Screening Opinions, Adjacent Authority Consultations and applications for approval in relation to conditions. These however constitute a significant source of demand on our service numbering 112 cases in the quarter. These are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks/PPA target

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
1	100%	60%	100%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
25	84%	65%	88.86%

*11 of 25 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

'Other' (Including Householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2021	Government Target	2020/2021 Total
114	84.6%	80%	89.85%

2.2 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

% of appeals allowed against the authority’s decision to refuse

Government Target	Jul-Sept 2021	Appeal Decisions
40% max	33.3%	3

3. Workload

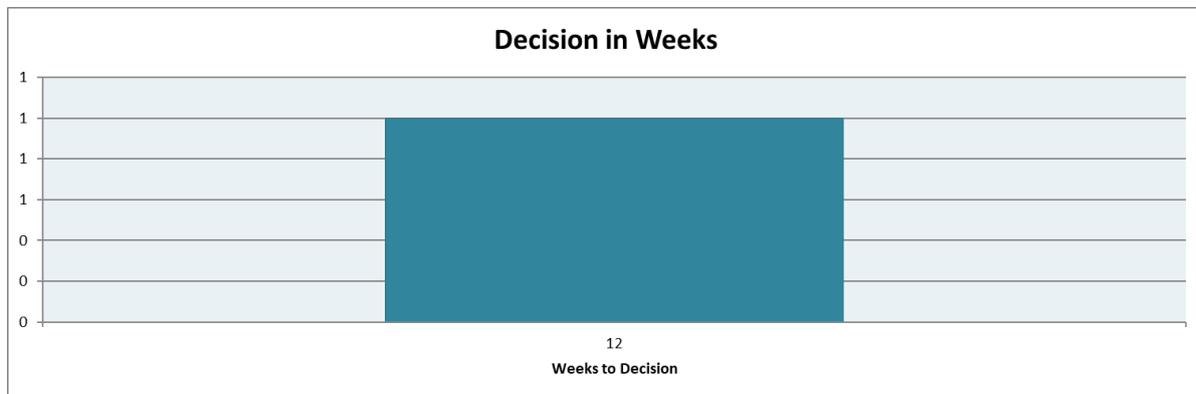
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2020-2021.

Departmental Work Demand Jul-Sept 2020

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q2	236	82	261	4

3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 1



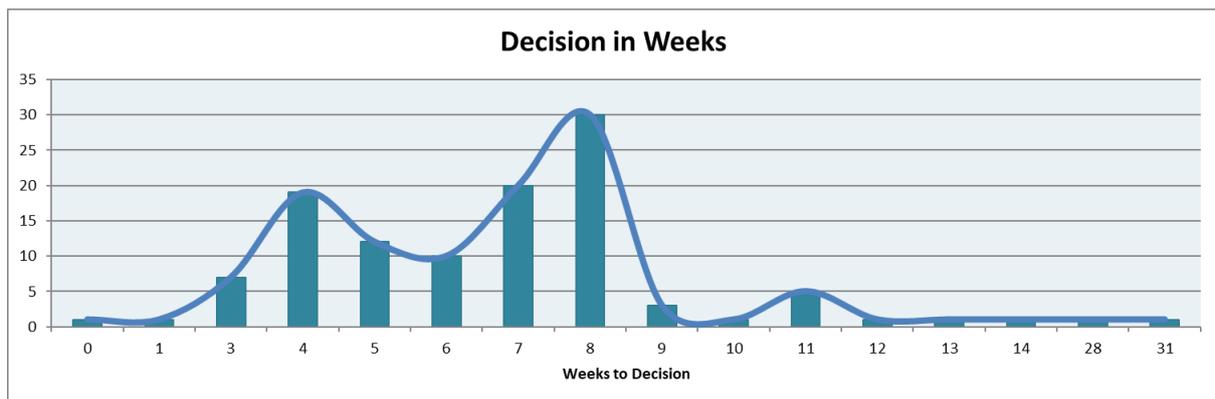
3.3 Performance with regard to Major applications remains well above the Government target. One major case (Redevelopment of Parsons Barracks Car Park) was determined in this quarter.

Minor (Non householder) applications Total 25



3.4 This second graph illustrates the determination times for minor applications, 84% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2021-22.

'Other' (Including Householder) applications Total 114



3.5 This third graph shows that in the second quarter of this financial year the majority of householder applicants received decisions within eight weeks of their validation date with a significant number being determined in the fourth and fifth weeks.

4. Fee Income

4.1 The total planning fee income received for the second quarter was £51,071 against a budget estimate of £104,400. At the half-way point in the financial year receipts total £182,440 against the estimate of £208,800.

4.2 The total pre-application income received for the second quarter was £10,913 against a budget estimate of £9,000.

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The allocation of capacity in the Southwood II, Hawley Meadows and Rowhill Copse SANGs is now complete and there will henceforth be no new contributions other than residual contributions arriving from older schemes and agreements. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019.

Section 106 contributions received	Jul-Sept 2021
Contributions received (Rushmoor and Hampshire)~	£809,410.03
Open Space (specific projects set out in agreements)	£166,055.24
SANGS a) Southwood II b) Southwood Country Park f) Rowhill Copse	a) £1690 b) £0 f) £577,900
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) f) Rowhill Copse	a) £184.63 b) £0 c) £0 d) £526 f) £63,054.16
Transport (specific projects set out in agreements)*	£17,550

~This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

*SAMM contributions and Transport are paid to Hampshire County Council.

4 new undertakings/legal agreements were signed in the period April-Jun 2020.

6. Comment on workload for this quarter

6.1 This second quarter saw a slight fall in numbers of application and pre-application submissions and a rise in cases determined. Planning application has been lower and pre-application income higher than anticipated in budget estimates. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict.

6.2 Initial steps towards different working arrangements with a movement away from home based to hybrid home/office based working is at the planning stage.

7. Wellesley

7.1 There have been 954 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones.

7.2 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will provide 733 residential units, including six supported housing units 530 of the units are now occupied.

7.3 Gunhill Development Zone (Zone E) is located west of the Cambridge Military Hospital and north of Hospital Road. The zone is completed and comprises 107 Private Rented Units, all of which have been occupied.

7.4 McGrigor Development Zone (Zone D) is nearing completion. This zone is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 91 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.

7.5 Work continues on site for the first phases of the Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block following the sales launch in March 2021. A statue of Florence Nightingale was recently installed at the front of the Cambridge Military Hospital, following the submission of the relevant planning and listed building consent applications.

7.6 Permission was granted on the 27th May 2021 for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. The application was submitted by Taylor Wimpey and will form the next phase of Wellesley. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Applicant has recently submitted the first of various details applications which require approval prior to commencement of the development.

8. Recommendation

8.1 That the report be NOTED

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BACKGROUND PAPERS: None.