

**Planning (Development Management) summary report for the quarter  
Oct - Dec 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 1<sup>st</sup> October to 30<sup>th</sup> December 2021.

**2. Planning Applications**

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the third 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 84 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	Oct-Dec 2021	Government Target	2020/2021 Total
4	100%*	60%	100%

\*3 of 4 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2021	Government Target	2020/2021 Total
18	100%*	65%	88.86%

\*6 of 18 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	Oct-Dec 2021	Government Target	2020/2021 Total
95	89.5%	80%	89.85%

2.2 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission. The two decisions in this quarter, as previously reported, were the appeals allowed in respect of a hairdressing salon at Gold Valley Lakes and a car port at 74 Ayling Lane.

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

Government Target	Oct-Dec 2021	Appeal Decisions
40% max	100%	2

### 3. Workload

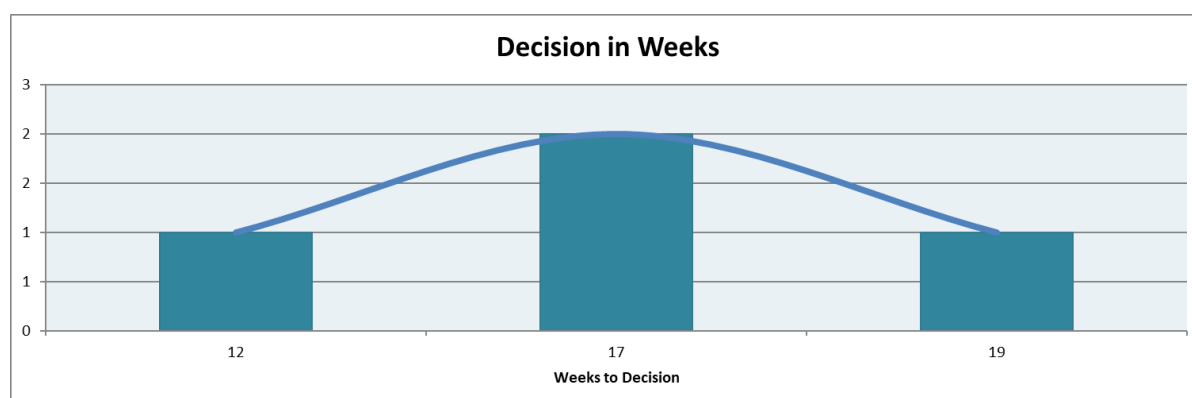
3.1 This section deals with workload demand on the Development Management Section in the third quarter of 2021-2022.

Departmental Work Demand Oct-Dec 2021

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q3	215	67	214	4

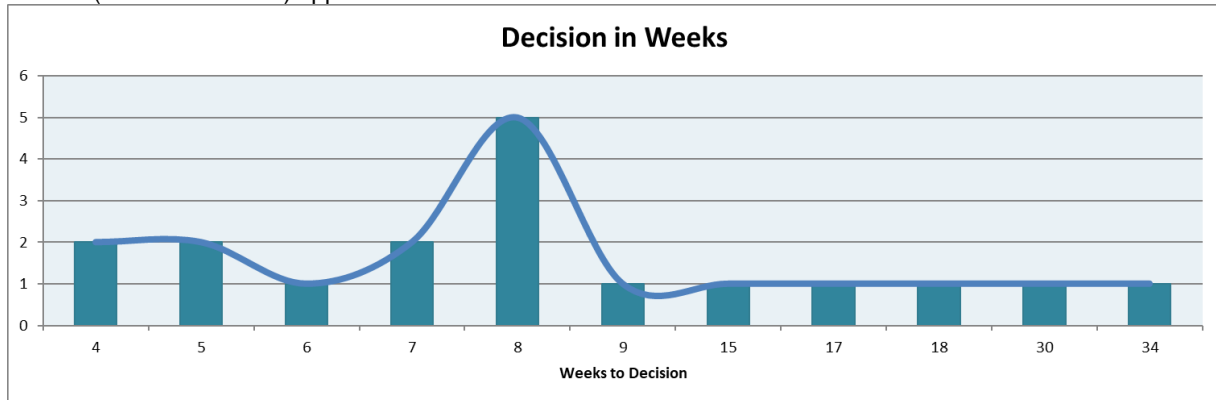
3.2 The following graphs present the time period being taken to determine different types of application in the third quarter of 2021-2022.

Major and small-scale majors Total 4



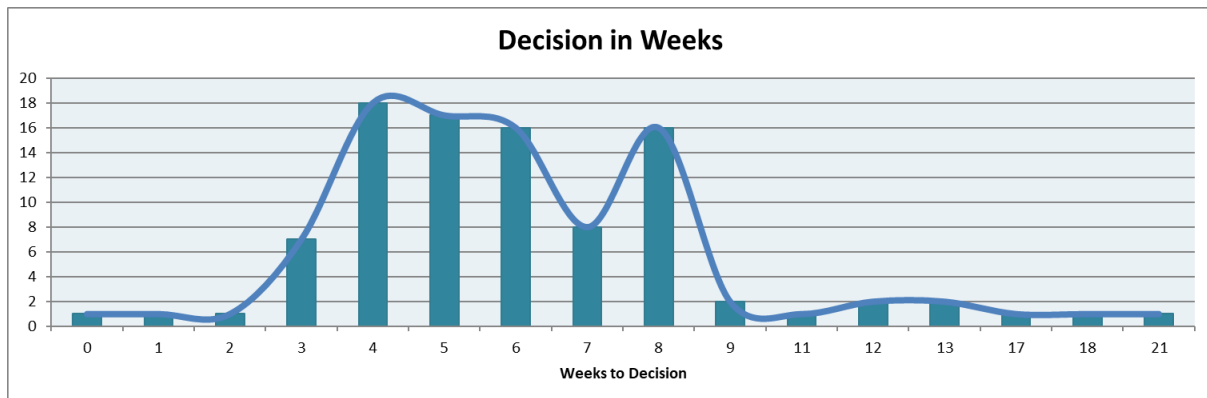
3.3 Performance with regard to Major applications remains consistently above the Government target with all four cases in this quarter determined within the statutory target date or in accordance with agreed extensions of time.

Minor (Non householder) applications Total 18



3.4 This second graph illustrates the determination times for minor applications, 100% of which were determined within the statutory period or (6 in total) in accordance with agreed extensions of time in the third quarter of 2021-22.

'Other' (Including Householder) applications Total 95



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

#### 4. Fee Income

4.1 The total planning fee income received for the third quarter was £120,787 against a budget estimate of £104,400. At the three quarter way point in the financial year receipts total £303,227 against the estimate of £313,200.

4.2 The total pre-application income received for the third quarter was £25,857 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	Oct-Dec 2021
Contributions received (Rushmoor and Hampshire)~	£10,340
Open Space (specific projects set out in agreements)	£8,000
SANGS b) Southwood Country Park	b) £0
SAMM* b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart)	b) £0 c) £0 d) £2,340
Transport (specific projects set out in agreements)*	£0

~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.

7 new undertakings/legal agreements were signed in the period Oct-Dec.

## 6. Comment on workload for this quarter

6.1 This third quarter saw a continuation in the seasonal pattern of relatively low numbers of applications but a rise in pre-application submissions and associated fee income. Planning application fee income has however exceeded the budget estimate. Pre-application income was almost three times the estimate.

6.2 Preparations for post-covid working involving greater presence in the offices are progressing and there is no expectation that this will impact on service delivery or performance.

## **7. Wellesley**

- 7.1 There have been 1006 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. Of the remaining two units, one is completed and has up until recently been in use as a show home. The other plot contained a temporary sales and marketing suit, which has recently been removed.
- 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 563 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. 101 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. The units within Gunhill House & Water Tower are nearing completion. 7 units are now occupied within the CMH Development Zone.
- 7.6 Permission was granted on the 27<sup>th</sup> May 2021 for 430 dwellings at Stanhope Lines 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 Council is currently considering various details applications which require approval prior to commencement of the development. A sales and marketing suite has been approved and is operating on Hope Grant's Road (East).

## **8. Recommendation**

- 8.1 That the report be NOTED

Tim Mills  
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

*BACKGROUND PAPERS: None.*