

Planning (Development Management) summary report for the quarter Jan-Mar 2022 and for the Year 2021-22

1. Introduction

1.1 The purpose of this report is to advise Members of the position with respect to Performance Indicators for the Development Management function of Planning, and the overall workload of the Section. This report covers the quarter from 1st January to 31st March 2022 and the year 1st April 2021 to 30th March 2022.

2. Planning Applications

2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the fourth quarter and for the financial year. 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 and 373 in the year. 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

2020/2021 Total	Decisions in quarter	Jan-Mar 2022	Government Target	2021/2022 Total
100%	2	100%	60%	100%

Minor (Non householder) Applications determined within 8 weeks

2020/2021 Total	Decisions in quarter	Jan-Mar 2022	Government Target	2021/2022 Total
88.86%	21	95.2%	65%	91%

*Decisions on 7 applications determined in the quarter were outside the statutory period, 6 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2020/2021 Total	Decisions in quarter	Jan-Mar 2022	Government Target	2021/2022 Total
89.85%	73	90.4%	80%	89%

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	Jan-Mar 2022	Appeal Decisions
40% max	50%	4

% of appeals allowed against the authority's decision to refuse (Annual figures)

Government Target	Appeal Decisions	Appeals Allowed	2020/21 Total I	2021/22 Total
40% max	11	6	0%	54.5%

3. Workload

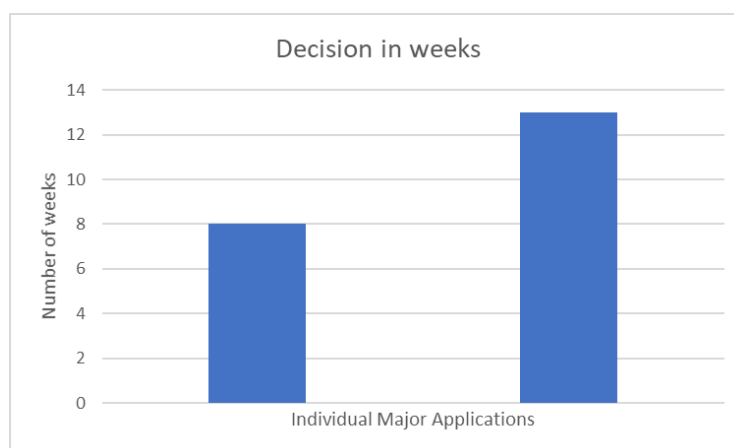
3.1 This section deals with workload demand on the Development Management Section in the first three months of 2022 and the financial year.

Departmental Work Demand Jan-Mar 2022 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q4	260	71	188	2
Year 2021-2022	1036	316	913	15

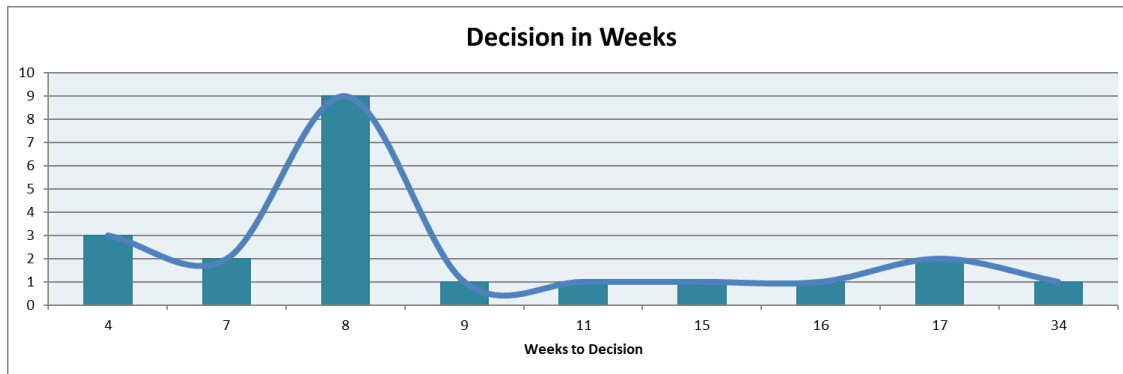
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2021-2022

Major and small-scale majors Total 2



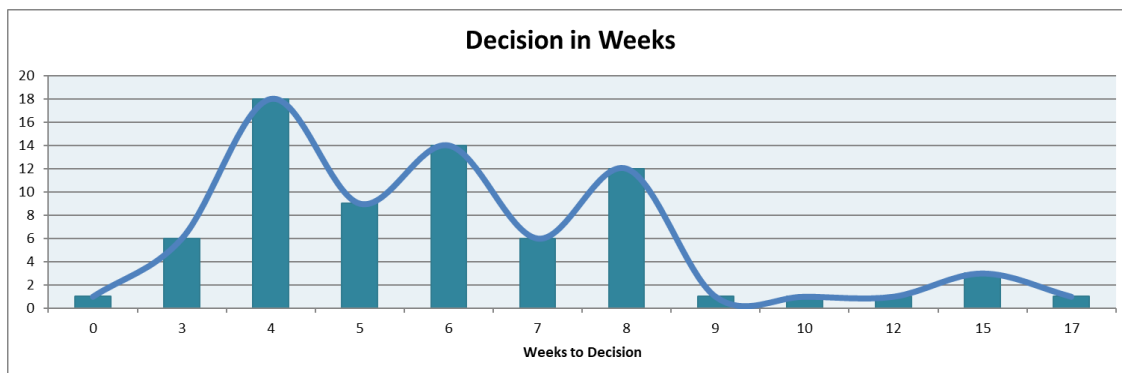
3.3 Performance with regard to Major applications remains well above the Government target with both cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements. The figure for the ten major applications over the full year is 100%

Minor (Non householder) applications Total 21



3.4 This second graph illustrates the determination times for minor applications, 95.2% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2021-22. The figure for the full year is 91%.

'Other' (Including Householder) applications Total 73



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants 90.4% received decisions in the fourth to eighth weeks after their validation date. The figure for determination within the statutory date for the full year is 89%.

4. Fee Income

4.1 The total planning fee income received for the fourth quarter was £103,791 against a budget estimate of £104,250.

4.2 The total planning fee income received for the year was £407,018 against a budget estimate of £417,600. This represents a negative variance of 2-3%.

4.3 The total pre-application income received for the fourth quarter was £5,243 against a budget estimate of £9,000.

4.4 The total pre-application income received for the year was £39,740 against a budget estimate of £36,000. This represents a positive variance of 10%

5. Section 106 contributions

5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Jan-Mar 2022	2021-2022 total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£124,822.06	£1,078,363.80
Open Space (specific projects set out in agreements)	£2,978.28	£213,871.52
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows # f) Rowhill Copse #	a) £0 b) £0 e) £0 f) £0	a) £8,190 b) £59,701 e) £0 f) £594,540
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows # f) Rowhill Copse #	a) £0 b) £0 c) £54,935 d) £8,247 e) £0 f) £0	a) £895.63 b) £5361.50 c) £54,935 d) £12,709 e) £0 f) £64,875.26
Transport (specific projects set out in agreements)*	£0	£19,050

~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.

SANG capacity at Hawley Meadows and Rowhill is now fully allocated and there will be no further reports regarding them.

5.2 3 new undertakings/legal agreements were signed in the period Jan-Mar 2022. A total of 17 agreements were completed during the financial year.

6. Comment on workload for this quarter and year

6.1 This financial year saw a further increase in numbers of application submissions (1036 in comparison with the 1000 over the previous financial year) Fewer pre-application submissions but increased fee receipts reflect the new fee structure. As set out in section 4. Planning application fee income shows a small shortfall against the budgetary estimate, and pre-application income has exceeded it.

6.2 The only significant government target which has not been met during the past financial year is the 40% maximum for appeals allowed against the Council's decision to refuse planning permission. Over the whole year this figure (54.5%)

reflects six appeals allowed of a total of eleven decisions. This is a small total number of decisions (which is typical for Rushmoor) and consequently not grounds for concern on the basis of large numbers of the Council's planning decisions being successfully overturned. In monitoring local authority performance, the government looks at such statistics over an extended period. During the previous financial year there were a total of eight decisions of which none were allowed, consequently over the two year period 2020-2022 the figures show six of nineteen appeals (31%) were allowed.

7. Wellesley

- 7.1 There have been 1031 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 suite, 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. 584 of the units are now occupied.
- 7.3 Gunhill Development Zone (Zone E) lies 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 to the north of the Cambridge Military Hospital, and to the east of Maida Zone, and will provide a total of 116 residential units. 102 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 completed. 10 units are now occupied within the CMH Development Zone.
- 7.6 Taylor Wimpey has commenced work on the next phase of development at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones, following permission granted on the 27th May 2021 for 430 dwellings. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park. The Council is currently considering various details applications in relation to the permission. 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

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BACKGROUND PAPERS: None.