

**Planning (Development Management) summary report for the quarter  
Apr-Jun 2022**

**1. Introduction**

1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators for the Development Management Section of Planning, and the overall workload of the Section. This report covers the quarter from 1<sup>st</sup> April to 30<sup>th</sup> June 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 first quarter of 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 69 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	Apr-Jun 2022	Government Target	2021/2022 Total
2	100%	60%	100%

\*Both 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	Apr-Jun 2022	Government Target	2021/2022 Total
19	89.5%	65%	91%

\*8 of 19 cases were determined outside the statutory period but 6 were subject to agreed extensions of time and therefore recorded as in time.

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

Decisions in quarter	Apr-Jun 2022	Government Target	2021/2022 Total
84	90.5%	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	Apr-Jun 2022	Appeal Decisions	Appeals Allowed
40% max	33.3%	3	1

### 3. Workload

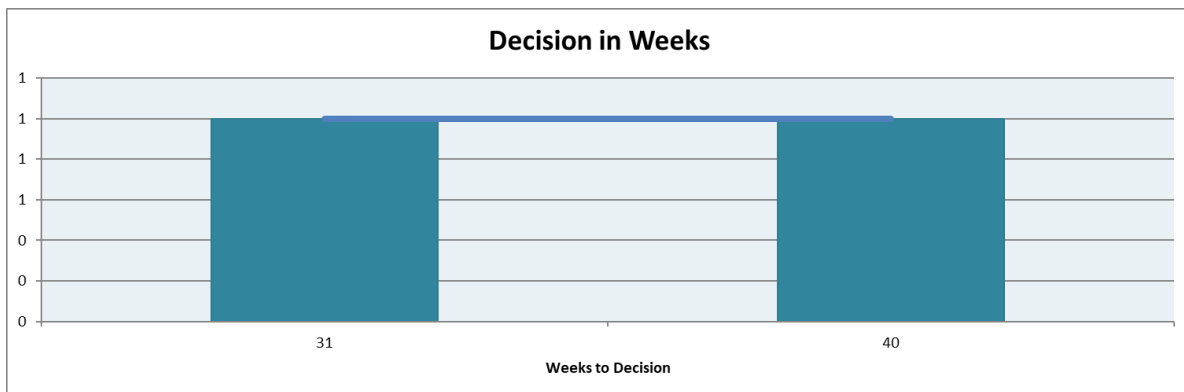
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2022-2023.

Departmental Work Demand Apr-Jun 2022

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	225	71	192	2

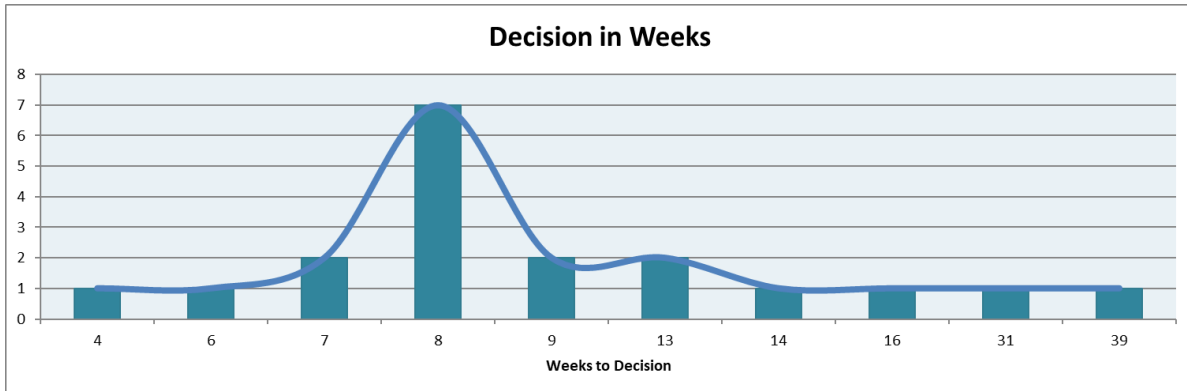
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2022-2023.

Major and small-scale majors Total 2



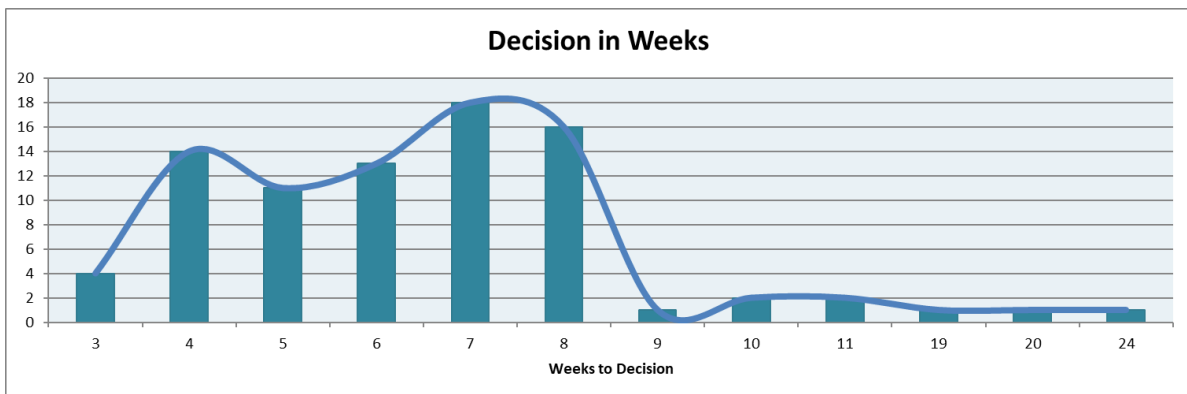
3.3 Performance with regard to Major applications remains well above the Government target with both cases determined in accordance with agreed extensions of time.

Minor (Non householder) applications Total 19



3.4 This second graph illustrates the determination times for minor applications, 89.5% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2022-2023.

'Other' (Including Householder) applications Total 84



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants (over 90%) received decisions within eight weeks of their validation date.

#### 4. Fee Income

4.1 The total planning fee income received for the first quarter was £70,289 against a budget estimate of £87,000.

4.2 The total pre-application income received for the first quarter was £10,953 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. Members will note that the figures are significantly higher than those reported in recent quarters notwithstanding the absence of 'new' major development schemes. This has been largely the result of deferred or 'holding account' payments or instalments in respect of schemes at North Lane and Southwood Crescent implementation of which is now progressing.

Section 106 contributions received	Apr-Jun 2022
Contributions received (Rushmoor and Hampshire)~	£1,403,564.73
Open Space (specific projects set out in agreements)	£266,127.57
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £420,413.74 b) £0 e) £21,344 f) £576,095
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £45,961.26 b) £0 c) £0 d) £2,609 e) £8,078 f) £62,936.16
Transport (specific projects set out in agreements)*	£17,411.87

~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.

6 new undertakings/legal agreements were signed in the period April-Jun 2022.

## 6. Comment on workload for this quarter

6.1 This quarter year saw a fall in numbers of application submissions and determinations. In particular, although there are anticipated to be a number of major application submissions during the financial year, there have been no such submissions in Quarter 1. Planning fee income is consequently slightly below the budgetary estimate. Encouragingly, pre-application income continues to out-perform our estimates.

## 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 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 584 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. 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 27<sup>th</sup> 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.*