

**Planning (Development Management) summary report for the quarter
Jan-Mar 2023 and for the Year 2022-2023**

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 2023 and the year 1st April 2022 to 30th March 2023.

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 111 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

2021/2022 Total	Decisions in quarter	Jan-Mar 2023	Government Target	2022/2023 Total
100%	4	100%	60%	100%

*Decisions on the 4 applications determined in the quarter were outside the statutory period, all were the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

2021/2022 Total	Decisions in quarter	Jan-Mar 2023	Government Target	2022/2023 Total
91%	11	100%	65%	94.5%

*Decisions on 4 applications determined in the quarter were outside the statutory period, all were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2021/2022 Total	Decisions in quarter	Jan-Mar 2023	Government Target	2022/2023 Total
90%	71	93%	80%	92.1%

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 2023	Appeal Decisions
40% max	0%	2

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

2021/22 Total I	Government Target	Appeal Decisions	Appeals Allowed	2022/23 Total
54.5%	40% max	10	1	10%

3. Workload

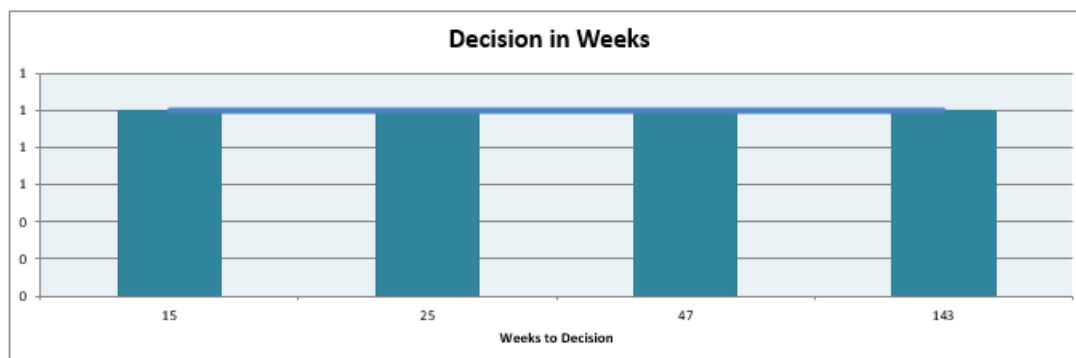
3.1 This section deals with workload demand on the Development Management Section in the first three months of 2023 and the financial year.

Departmental Work Demand Jan-Mar 2023 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q4	248	89	196	4
Year 2022-2023	918	290	747	9

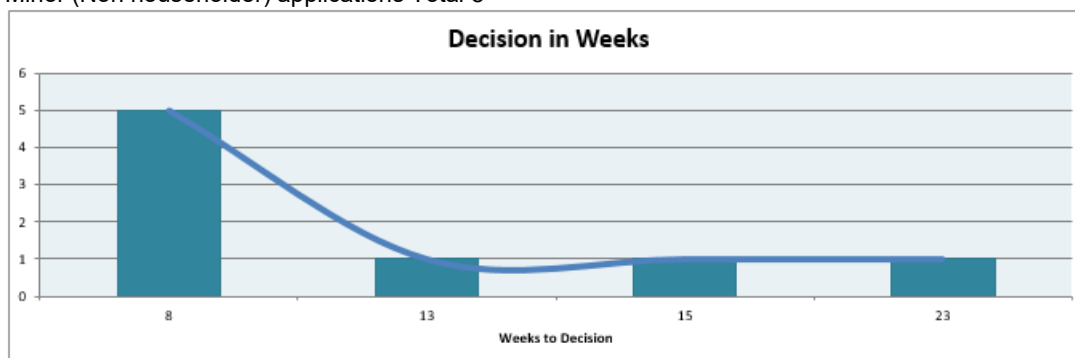
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2022-2023

Major and small-scale majors Total 4



3.3 Performance with regard to Major applications remains well above the Government target with all three cases determined 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 8



3.4 This second graph illustrates the determination times for minor applications, all of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2022-23. The figure for the full year is 94.5%.

'Other' (Including Householder) applications Total 71



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants 90% 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 92.1%.

4. Fee Income

- 4.1 The total planning fee income received for the fourth quarter was £76,670 against a budget estimate of £104,400. This represents a negative variance of 27%.
- 4.2 The total planning fee income received for the year was £255,232 against a budget estimate of £417,600. This represents a negative variance of 39%.
- 4.3 The total pre-application income received for the fourth quarter was £11,721 against a budget estimate of £9,000. This represents a positive variance of 30%.
- 4.4 The total pre-application income received for the year was £33,636 against a budget estimate of £36,000. This represents a negative variance of 5.5%.

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 2023	2022-2023 total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£146,329.43~	£2,157,807.43
Open Space (specific projects set out in agreements)	£1,940.40	£698,958.97
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows f) Rowhill Copse	a) £0 b) £0 e) £0 f) £7406.22	a) 448,080.79 b) £66,351 e) 21,344 f) £588,311.22
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) £68,213.25 d) £532.78 e) £8,078 f) £1036.78	a) £48,179.65 b) £6,988 c) £133,667.68 d) £14,519.02 e) 8,708 f) £64,498.94
Transport (specific projects set out in agreements)*	£0	£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 Jan-Mar 2023. A total of 22 agreements were completed during the financial year.

6. Comment on workload for this quarter and year

6.1 This financial year saw a decrease in the number of applications submitted and determined. The total of 747 decisions follows the gradual rise in numbers over the previous four financial years - 913(2021-2022), 855(2020-2021), 876(2019-2020) and 783(2018-2019). Planning application fee income shows a 39% shortfall against the annual budgetary estimate, whilst pre-application income has held up with only a 5.5% shortfall.

6.2 Planning activity and fee income reflects confidence in the wider financial markets and the past year has seen impacts arising from both the war in Ukraine and domestic political and economic issues. These have affected household

income and employment stability, and interest rates have risen. These factors can be critical to individual decisions to proceed with small development projects such as householder extensions, as well as to those in respect of borrowing and financing large scale development.

7. Wellesley

- 7.1 There have been 1185 residential occupations to date at Wellesley. Maida Development Zone A is complete (228 units).
- 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 deliver 733 residential units, including six supported housing units. 669 of the units are now occupied.
- 7.3 Gunhill Development Zone (Zone E) west of the Cambridge Military Hospital and north of Hospital Road is complete and comprises 107 Private Rented Units, all of which have been occupied.
- 7.4 McGrigor Development Zone (Zone D) is nearing completion. This is located to the north of the Cambridge Military Hospital, and to the east of Maida Zone. It will provide a total of 116 residential units. 104 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 at 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. 53 units are now occupied within the CMH Development Zone.
- 7.6 Taylor Wimpey continues with 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 detailed applications in relation to the permission. A sales and marketing suite has been approved and is operating on Hope Grant's Road (East). 24 of the units are now occupied.

8. Recommendation

- 8.1 That the report be NOTED

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BACKGROUND PAPERS: None.