

**Planning (Development Management) summary report for the quarter
October – December 2023**

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 1st October to 31st December 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 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 77 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	October - December 2023	Government Target	2022/2023 Total
6	100%	60%	100%

*3 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	October – December 2023	Government Target	2022/2023 Total
21	95%	65%	96%

*11 of 21 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	October - December 2023	Government Target	2022/2023 Total
77	98%	80%	94.3%

*6 of the 52 applications determined in the quarter were outside the statutory period however 5 were subject to agreed extensions of time and therefore are recorded as ‘in time’

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	October - December 2023	Appeal Decisions	Appeals Allowed
40% max	0%	3	1

3. Workload

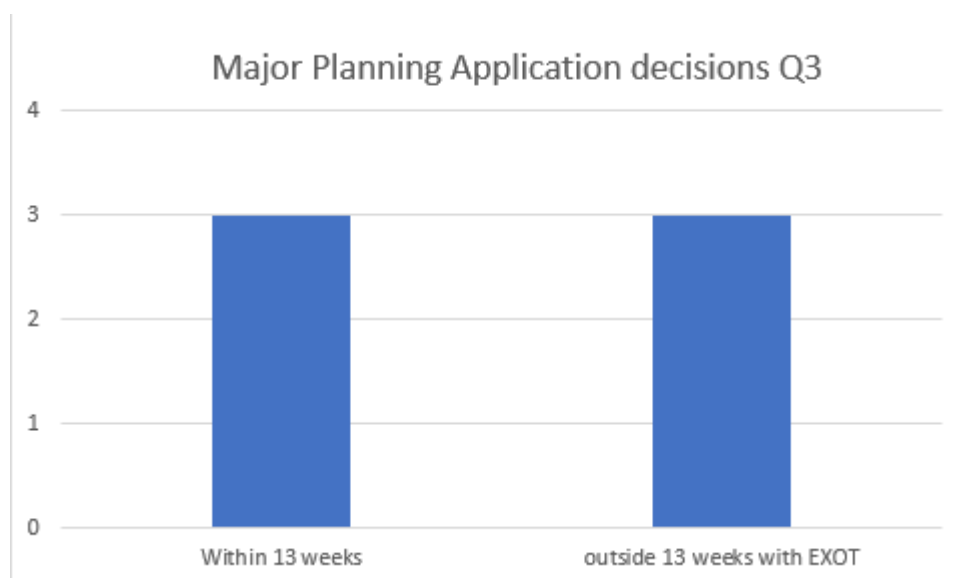
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2023-2024.

Departmental Work Demand 2023

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	340	120	292	1
Q2	209	60	198	4
Q3	185	50	186	2

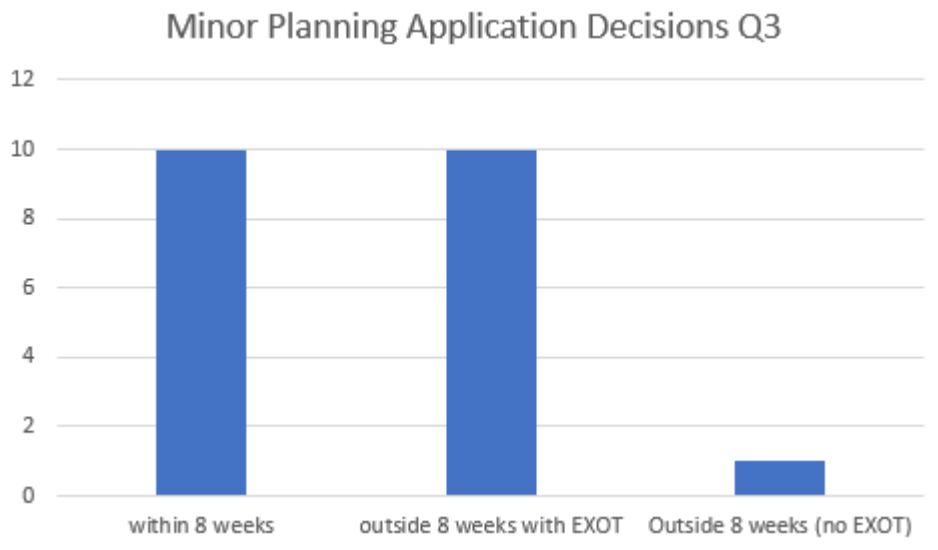
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2023-2024.

Major and small-scale majors



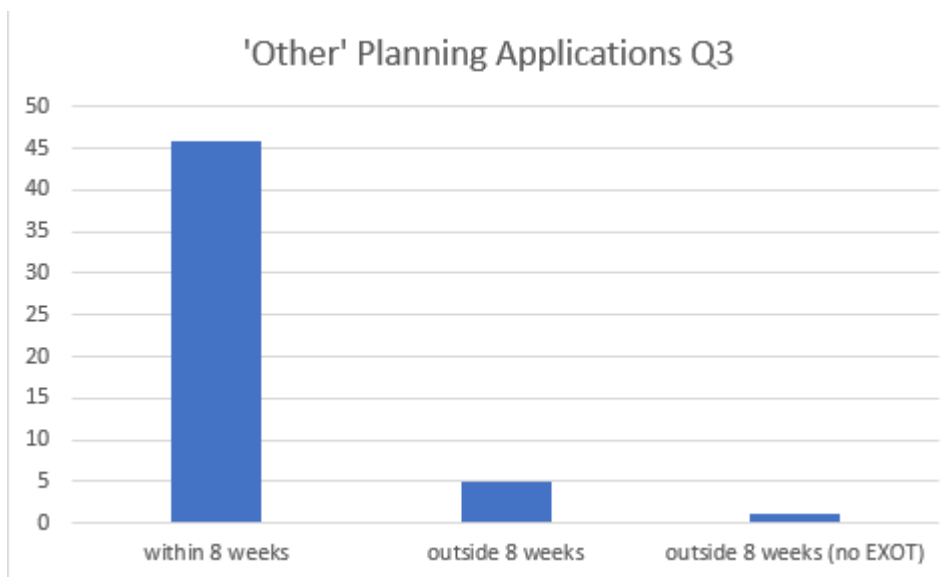
3.3 Performance with regard to Major applications remains well above the Government target with six cases determined in accordance with agreed extensions of time, and three within the statutory 13 week period.

Minor (Non householder) applications



3.4 This second graph illustrates the determination times for minor applications, 95% of which were determined within the statutory period or in accordance with agreed extensions of time in the third quarter of 2023-2024.

'Other' (Including Householder) applications



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

4. Fee Income

4.1 The total planning fee income received for the second quarter was £112,248 against a budget estimate of £109,825.

4.2 The total pre-application income received for the second quarter was £7,567 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.

Section 106 contributions received	October - December 2023
Contributions received (Rushmoor and Hampshire)~	£0
Open Space (specific projects set out in agreements)	£0
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £0 b) £6,331.66 e) £0 f) £0
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) 0 b) £638.14 c) £0 d) £4,585.29 e) £0 f) £0
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.

9 new undertakings/legal agreements were signed in the period October - December 2023.

6. Comment on workload for this quarter

6.1 This quarter year saw a fall in numbers of application submissions and determinations. Anticipated major application submissions during this financial year are still progressing through pre-application discussion and are expected in Quarter 2. Planning fee income is below the budgetary estimate, as was the results for quarter 1. Pre-application income continues to remain close to our estimates.

7. Wellesley

7.1 There have been 1355 residential occupations to date at Wellesley.

- 7.2 Maida Development Zone A is complete (228 units).
- 7.3 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. 701 of the units are now occupied.
- 7.4 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.
- 7.5 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. 105 of the units are occupied including the converted curtilage listed buildings of St Michael's House and Cambridge House.
- 7.6 Work continues on site at Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite remains within the central Admin Block following the initial sales launch in March 2021. The units within Gunhill House & Water Tower are completed and occupied. New-build Block D is substantially completed, and the conversion of Louise Margaret Hospital and the Nurses Residence is well underway. 86 units are now occupied within the CMH Development Zone.
- 7.7 Taylor Wimpey continue to progress 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/public open space. A sales and marketing suite was approved and is operating on Hope Grant's Road (East). 128 of the units are now occupied.
- 7.8 Preapplication proposals are currently under consideration for the next phase of Wellesley at Stanhope Lines West (Zone H) and part of School End (Zone I). The forthcoming Reserved Matters Application will comprise 260 residential dwellings and will include proposals for the western half of Stanhope Lines public open space.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: Katie Herrington 01252 398792

BACKGROUND PAPERS: None.