

**Planning (Development Management) summary report for the quarter
Jan-Mar 2024 and for the Year 2023-2024**

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 2024 and the year 1st April 2023 to 31st March 2024.

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/EXOT/ PPA target

2022/2023 Total	Decisions in quarter	Jan-Mar 2024	Government Target	2023/2024 Total
100%	7	100%*	60%	100%

*6 of the 7 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

2022/2023 Total	Decisions in quarter	Jan-Mar 2024	Government Target	2023/2024 Total
94.5%	21	85%	65%	93.2%

*9 of the 21 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 2024	Government Target	2023/2024 Total
92.1%	41	97.5	80%	95.8%

*7 of the 41 applications determined in the quarter were outside of the statutory period however 6 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	Jan-Mar 2024	Appeal Decisions
40% max	0%	0

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

2022/23 Total I	Government Target	Appeal Decisions	Appeals Allowed	2023/24 Total
10%	40% max	9	1 ¹	90%

3. Workload

3.1 This section deals with workload demand on the Development Management Section in the first three months of 2024 and the financial year.

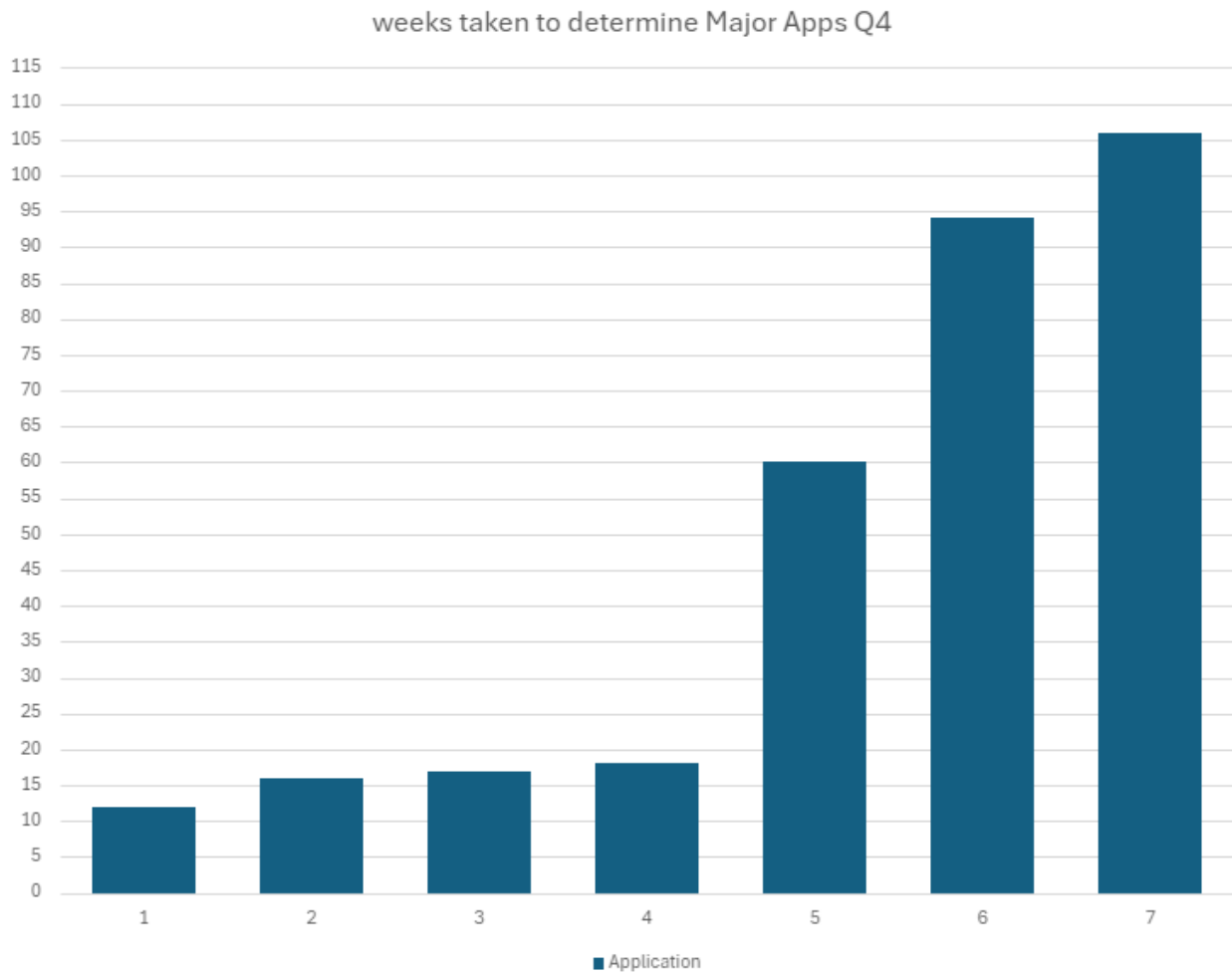
Departmental Work Demand Jan-Mar 2023 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q4	198	63	160	2
Year 2023-2024	1058	254	771	9

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

¹ In addition to this, one appeal was made invalid.

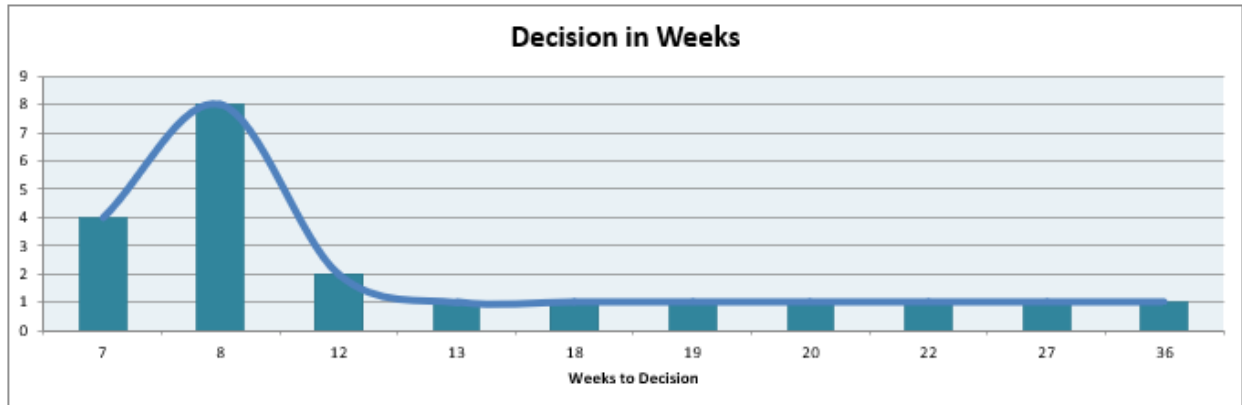
Major and small-scale majors



3.3 Performance with regard to Major applications remains well above the Government target with all 7 cases determined in accordance with agreed extensions of time or planning performance agreements. The timescales within Application ‘5², 6³, and 7⁴’ were largely as a result of delays in the completion of legal agreements.

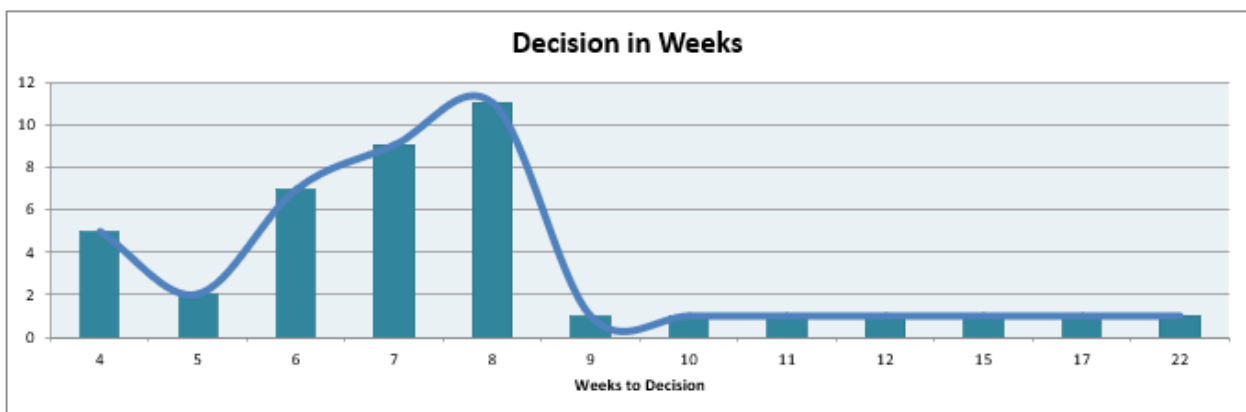
² 23/00019/FULPP – Hippodrome House
³ 22/00282/FULPP – North Town Phase 5
⁴ 22/00029/FULPP - Aldershot Bus Station;

Minor (Non householder) applications



- 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 2023-24. The figure for the full year is 93.2%.

'Other' (Including Householder) applications



- 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 95.8%.

4. Fee Income

- 4.1 The total planning fee income received for the fourth quarter was £59,449 against a budget estimate of £109,825. This represents a negative variance of 45.8%.
- 4.2 The total planning fee income received for the year was £281,906 against a budget estimate of £439,300. This represents a negative variance of 48%.
- 4.3 The total pre-application income received for the fourth quarter was £11,316 against a budget estimate of £9,000. This represents a positive variance of 25.7%.
- 4.4 The total pre-application income received for the year was £36,429 against a budget estimate of £36,000. This represents a negative variance of 1.1%.

5. Section 106 contributions

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

Section 106 contributions invoiced	Jan-Mar 2024	2023-2024 total
Contributions invoiced (Rushmoor and Hampshire) apportioned as set out below ⁵	£472,752.35	£472,752.35
Open Space ⁶	£65,644.48	£172,528.96
SANGS		
a) Southwood Woodlands	0	
b) Southwood Country Park	£35,164.50	£194,304.89
e) Hawley Meadows	0	
e) Rowhill Copse	£0	£35,363
SAMM*		
a) Southwood Woodlands	£0	£0
b) Southwood Country Park	£3,882.58	£36,561.32
c) Wellesley Woodland	0	
d) Bramshot Farm (Hart) ⁷	£19,429.11	£40,793.62
e) Hawley Meadows	0	
f) Rowhill Copse	£0	£10,427
Transport ⁸ (invoiceable to RBC)	0	0

11 new undertakings/legal agreements were signed in the period Jan 2023 to March 31st 2024.

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 771 decisions is a slowing of the gradual rise in numbers over the previous five financial years – 747 (2022-2023), 913(2021-2022), 855(2020-2021), 876(2019- 2020), 783(2018-2019). Planning application fee income shows a 48% shortfall against the annual budgetary estimate, whilst pre-application income has held up with a positive variance of 1.1%.

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

⁵ This figure also includes monitoring charges, interest and receipts for the Farnborough Airport Community Environmental Fund.

⁶ Specific projects are set out in the legal agreements

⁷ SANG is paid directly to HART

⁸ Most Transport Contributions are invoiced by HCC

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 1366 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. 702 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 90units are now occupied within the CMH Development Zone.
- 7.7 Taylor Wimpey continues 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. A sales and marketing suite was approved and is operating on Hope Grant's Road (East). 134 of the units are now occupied.
- 7.8 A Reserved Matter Application for the next phase of Wellesley at Stanhope Lines West (Zone H) and part of School End (Zone I) was received on the 12/04/2024 (Planning ref: 24/00236/REMPP). The Reserved Matters Application is currently being registered. The application is for 260 residential dwellings and includes proposals for the western part of Stanhope Lines public open space.

8. Recommendation

- 8.1 That the report be NOTED

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BACKGROUND PAPERS: None.