

**Planning (Development Management) summary report for the quarter
Apr-Jun 2024**

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 April to 30th June 2024.

2. Planning Applications

2.1 The three tables and corresponding graphs below set out figures relating to determination of Major, Minor and 'Other' planning applications and appeal decisions for the first quarter of the financial year.

2.2 We are required to provide the government with statistical returns in relation to decision times for different types of applications and the number of appeals allowed. National Government sets these targets at a national level, and there are potential consequences for not meeting such requirements. Officers can agree Extension of Times (EXOT) with agents to extend the timescale beyond the nationally set target deadlines, and these are recorded as 'in time' in the statutory returns.

- Major and Small Scale Major applications

2.3 In the First Quarter 2 major planning applications were determined 'in time'. One was determined within the statutory 13 week deadline and one was determined within the timescale agreed via an EXOT in 50 weeks.

Table 1 Major Planning Applications Q1 24-25

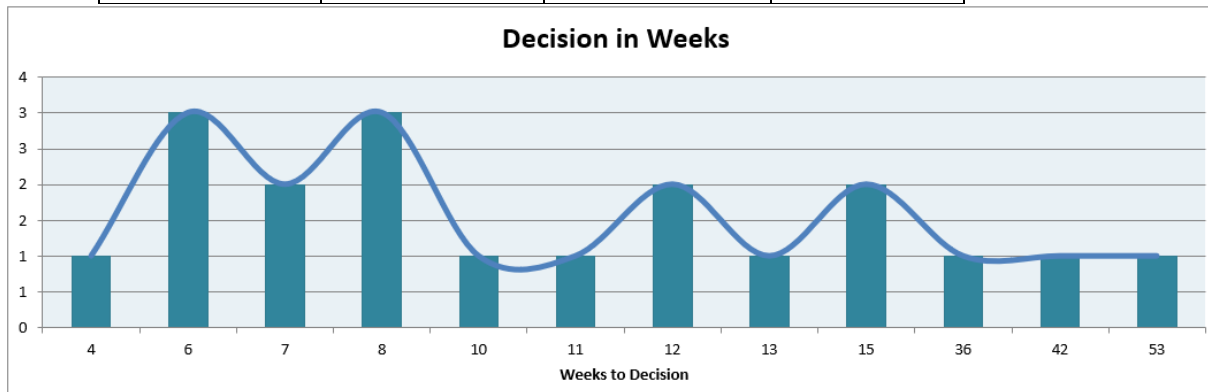
Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
2	100%	60%	100%

- **Minor (non householder) Planning applications**

2.4 In the First Quarter out of 19 minor planning applications, 10 were determined within the statutory 8 week deadline, 6 were determined within agreed EXOT, and 3 were 'out of time'.

Table 2 Minor Planning Applications Q1 24-25

Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
19	84.2%	65%	93.2%



- **'Other' (including Householder) Planning applications**

2.5 In the First Quarter out of 61 'other' planning applications, 58 were determined within the statutory 8 weeks, 5 were determined within agreed EXOT, and 3 were 'out of time'.

Table 3 Other Planning Applications Q1 24-25

Decisions in quarter	Apr-Jun 2024	Government Target	2023/2024 Total
61*	95%	80%	95.8%



2.6 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. These are included in the total figures reflecting workload set out below.

- Appeals allowed

2.7 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

Table 4 % of appeals allowed against the authority’s decision to refuse

Government Target	Apr-Jun 2024	Appeal Decisions	Appeals Allowed
40% max	0%	3	0

2. Workload

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

Table 5 DM Planning Application Workload Q1

	Applications Submitted (All types)	Pre-Application Cases	Applications Determined (All types)	Appeals Submitted
Q1	217	50	144	3

2.2 This quarter saw a fall in numbers of application submissions and determinations. This is in line with other Local Planning Authorities, and is a largely a result of economic challenges and uncertainty around planning policy changes.

3 Fee Income

3.2 The total planning fee income received for the first quarter was £131,395 against a budget estimate of £114,563. This is higher than expected, and was the result of the submission of a large application (with a fee of £72,130) in April.

3.3 The total pre-application income received for the first quarter was £26,279 against a budget estimate of £22,719.

4. Section 106 contributions

4.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The figures reflect the invoiced amounts and do not reflect if these have been paid¹.

Section 106 contributions received	Apr-Jun 2024
Open Space (specific projects set out in agreements)	£176,855.96
SANGS ² a) Southwood County Park b) Wellesley Woodland c) Rowhill	a) £966,171.30 b) 0 c) 11,073
SAMM* a) Southwood Country Park b) Bramshot Farm (Hart) c) Wellesley Woodland d) Rowhill	a) £76,442.47 b) £3,651.64 c) £0 d) £12,588

*SAMM contributions are taken by RBC and paid directly to Hampshire County Council.

7. Wellesley

7.1 There have been approximately 1500 residential occupations to date at Wellesley.

7.2 The Wellesley Annual Report 2024 which is required by the s106 legal agreement provides the following overview of the progress of development on site:

- Bellway Homes have constructed 228 dwellings on the Maida phase.
- Zone E Gunhill comprising 107 dwellings has been constructed (Private Rented Sector homes).
- Weston Homes have acquired the majority of the CMH Zone. The redevelopment of the Cambridge Military Hospital, Louise Margaret Hospital and Gun Hill House, as well as some new-build properties, is well under way with 90 of the 134 dwellings occupied.
- Phases 1 & 2 of Zone B Corunna (277 dwellings) have been completed by Bellway Homes.
- Barrett/David Wilson Homes have completed Phases 3 & 4 of Zone B Corunna (450 dwellings).
- Zone D McGrigor has been constructed and is fully occupied (Cala Homes constructed 108 of the 116 dwellings, and Weston Homes the other 8).

¹ These figures are not always cash as the credit is coded to the s106 holding code as soon as a sales ledger invoice is raised even if the sales ledger invoice has not been paid

² Bramshot Farm SANG is paid directly to Hart

- Taylor Wimpey have acquired Stanhope Lines East and Buller Development Zones and have commenced development with 134 of the 430 dwellings occupied.
- Worked with HCC to deliver the Western Primary School (now called Cambridge Primary School).
- Constructed and opened a new junction on Farnborough Road at Pennefathers Road.
- Delivered highway and accessibility improvements on Hospital Hill, Queens Avenue, Wellington Avenue, Gun Hill, Middle Hill, and Farnborough Road.
- Commenced highway works on Alisons Road
- Completed the necessary SANGS (Wellesley Woodlands) accessibility works ready for the first Wellesley residents.
- Established an Estate Management Company
- Provided Temporary Emergency Accommodation at the Former Sergeants' Mess Building on Clayton Barracks.
- Obtained planning permission for the Play Area near 4th Division Headquarters.
- Gained planning permission for the allotments at Gold Lane.
- Worked with Severn Trent to upgrade Camp Farm Sewerage Treatment Works (CFSTW) in line with environmental requirements.
- Worked with GTC, South East Water and BT to provide electricity, gas, potable water and telecommunications for the early phases of development.

7.3 A Reserved Matters Application relating to Stanhope Lines West (Zone H) & Part of School End Development Zone (Zone I) was submitted by Bellway Homes in May 2024 and is currently under consideration (Ref: 24/00236/REMPP). The proposed development comprises 260 residential dwellings and incorporates the western half of Stanhope Lines central linear park (public open space).

8. Recommendation

8.1 That the report be NOTED

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BACKGROUND PAPERS: None.