

**Planning (Development Management) summary report for the quarter
July - September 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 July to 30th September 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 Quarter 2 major planning applications were determined 'in time'. One was determined within the statutory 13 week deadline and one (22/00340/REMPP Blandford House) was not determined within statutory timescales. This in part due to the applicant not agreeing to a PPA, and appealing on the ground of 'non determination'.

Table 1 Major Planning Applications Q1 24-25

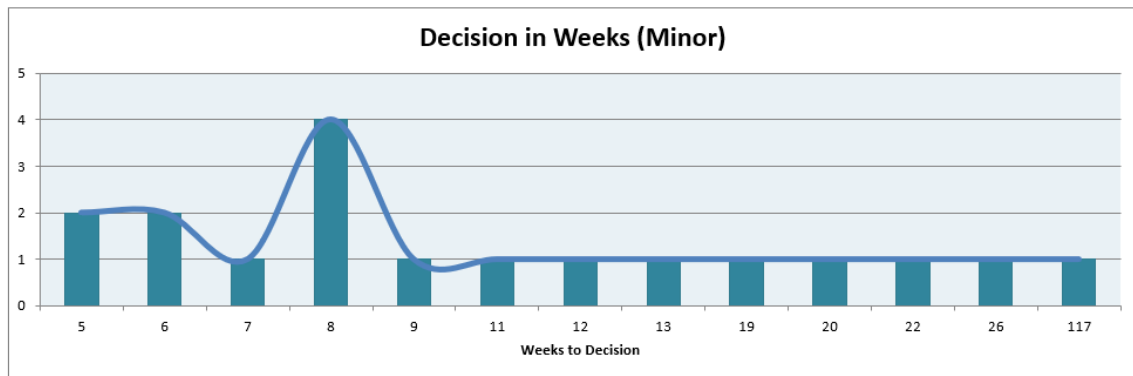
Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	2	100%	60%	75%
2 (July – Sept 24)	2	50%		

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

2.4 In Quarter 2 out of 18 minor planning applications, 9 were determined within the statutory 8 week deadline, 5 were determined within agreed EXOT, and 4 were 'out of time'.

Table 2 Minor Planning Applications Q1 24-25

Quarter	No of apps	% within statutory target	Government Target	2023/2024 Total
1 (Apr-Jun 2024)	19	84.2%	65%	81%
2 (July – Sept 24)	18	77.7%		

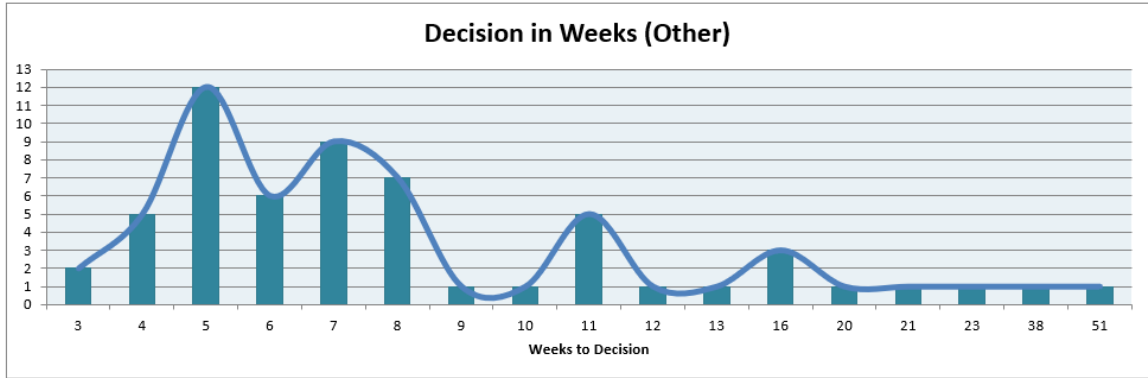


- **'Other' (including Householder) Planning applications**

2.5 In Quarter 2, out of 59 'other' planning applications, 41 were determined within the statutory 8 weeks, 12 were determined within agreed EXOT, and 6 were 'out of time'.

Table 3 Other Planning Applications Q1 24-25

Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	61	95%	80%	92.5%
2 (July – Sept 24)	59	89.8%		



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

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	3
2		0	0%	3

3. Planning Workload

3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2024-2025.

Table 5 DM Planning Application Workload Q2

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	217	144	3
Q2	265	195	1

3.2 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.

Quarter	Pre-Application Cases	Pre-Application cases determined	New enforcement cases	No. enforcement cases closed	No. of PCN served	No. of Planning Enforcement Notices served.
Q1	50	Not reported	Not reported	Not reported	Not reported	Not reported
Q2	64	76	36	347 ¹	1	0

4. Fee Income

4.1 The total planning fee income received for the second quarter was £84,001 against a budget estimate of £137,281. There is a general downturn in the number of applications being submitted august LPAs, including larger applications to which the budget estimates rely upon.

2024/25 Data								
	Q1			Q2				
Planning App Income	April	May	June	July	August	September	Total	
2-6-04/80-125	-£ 90,162	-£ 16,565	-£ 24,833	-£ 26,404	-£ 23,637	-£ 33,960	-£ 215,561	
Original Budget	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 274,563	
Variance	-£ 44,402	£ 29,195	£ 20,928	£ 19,356	£ 22,123	£ 11,800	£ 59,002	

4.2 The total pre-application income received for the second quarter was £9,821 against a budget estimate of £9,000. Pre-app fees continue to perform above budget estimates.

2024/25 Data								
	Q1			Q2				
Pre App Income	April	May	June	July	August	September	Total	
2-6-04/80-452	-£ 5,680	-£ 4,500	-£ 3,105	-£ 3,922	-£ 2,530	-£ 2,829	-£ 22,566	
Original Estimate	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 18,000	
Variance	-£ 2,680	£ 1,500	-£ 105	-£ 922	£ 470	£ 171	-£ 4,566	

¹ A number of cases were 'unclosed' on the system when they should have been closed. The majority of which are old cases.

5. Section 106 contributions

5.1 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 paid².

To be updated in the update sheet.

Section 106 contributions received	July - September 2024
Open Space (specific projects set out in agreements)	TBC
SANGS ³ a) Southwood County Park b) Wellesley Woodland c) Rowhill	TBC
SAMM* a) Southwood Country Park b) Bramshot Farm (Hart) c) Wellesley Woodland d) Rowhill	TBC

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

6. Wellesley

6.1 There have been approximately 1533 residential occupations to date at Wellesley.

6.2 The Wellesley Annual Report 2024 which is required by the s106 legal agreement provides the following overview of the progress of development on site, which has been updated with the latest occupancy figures for the purpose of this quarterly report.:

- 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 110 of the 134 dwellings occupied.

² 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

³ Bramshot Farm SANG is paid directly to Hart

- 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).
- Taylor Wimpey have acquired Stanhope Lines East and Buller Development Zones and have commenced development with 273 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.

6.3 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).

7. Recommendation

7.1 That the report be NOTED

Tim Mills
Executive Head of Property & Growth

Contact: Katie Herrington 01252 398792

BACKGROUND PAPERS: None.