

**Planning (Development Management) summary report for the quarter
Jul-Sept 2019**

1. Introduction

- 1.1 The purpose of this report is to update Members on the position with respect to Performance Indicators and overall workload of the Development Management Section of Planning. This report covers the quarter from 1st July to 30th September 2019.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the second quarter. 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 source of demand on our service numbering 17 cases in the quarter and are included in the total figures reflecting workload set out at 3.1 below.

Major and small scale major Applications determined within 13 weeks

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
7	100%	60%	91.5%

* Whilst four of the 7 decisions in quarter 2 fell outside the statutory period, all were the subject of agreed extensions of time and are therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
17	88.2%	65%	80.4%

* Whilst eight of the 17 decisions in quarter 2 fell outside the statutory period, six were the subject of agreed extensions of time and are therefore recorded as 'in time'.

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

Decisions in quarter	Jul-Sept 2019	Government Target	2018/2019 Total %
91	83.3%	80%	93.8%

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	Apr-Jun 2019	Appeal Decisions
40% max	50%	2

3. Workload

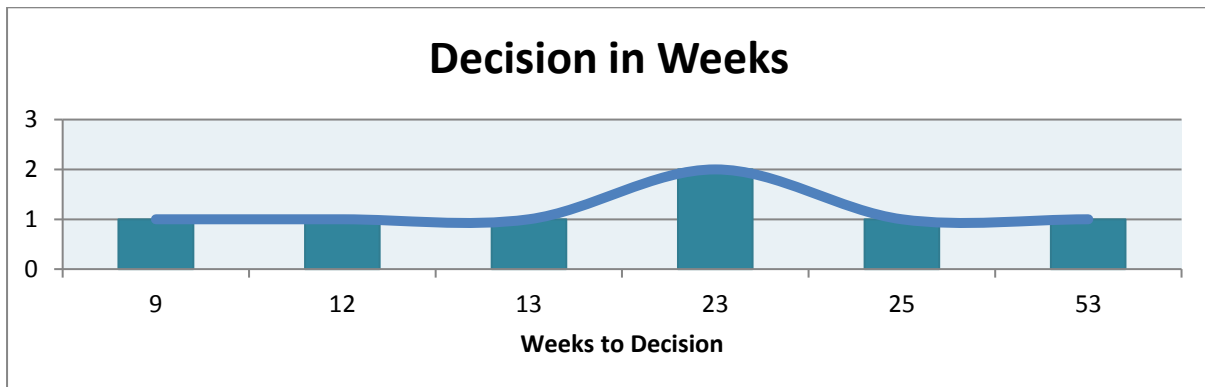
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jul-Sept 2019

Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
167	70	1798	133	4

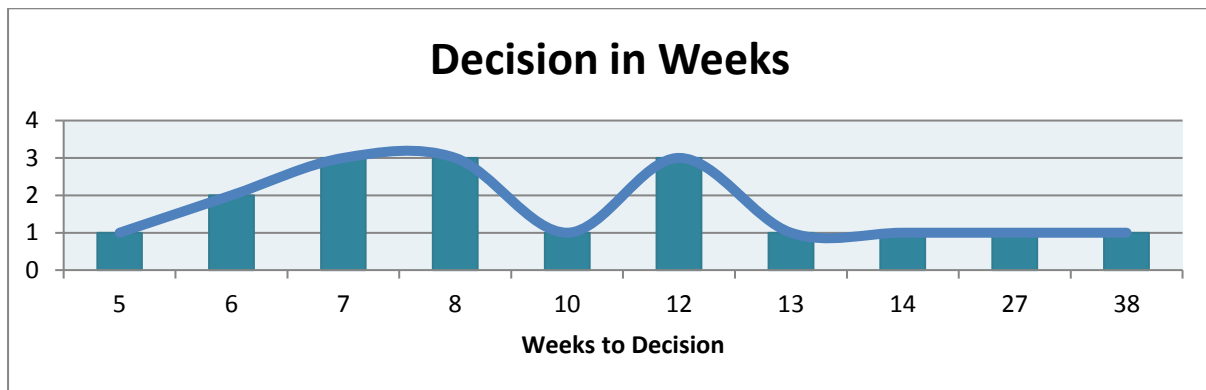
3.2 The following graphs present the time period being taken to determine different types of application in the second quarter of 2019-20.

Major and small-scale majors Total 7



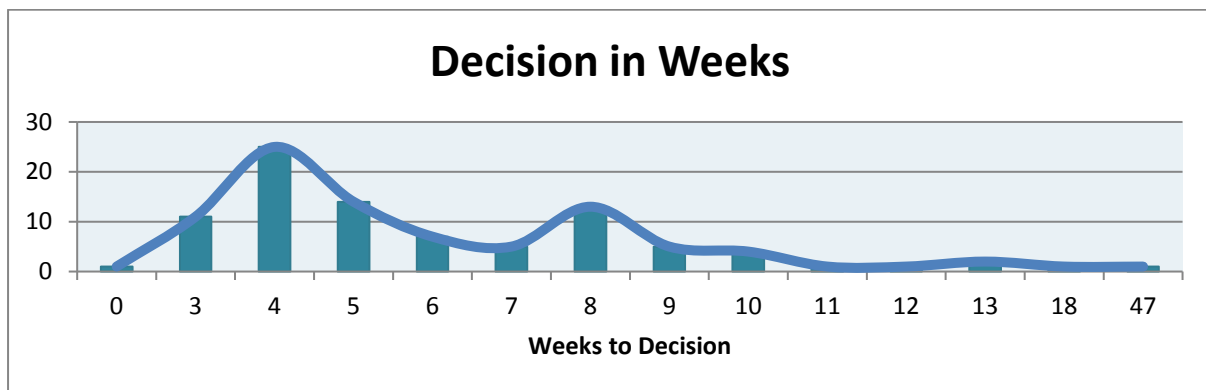
3.3 Performance in the first quarter of 2019-20 with regard to Major applications remains above the Government target with all cases determined within the statutory 13 week period or subject to agreed extensions of time.

Minor (Non householder) applications Total 17



3.4 This second graph illustrates the determination times for minor applications, 88.2% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2019-20.

'Other' (Including Householder) applications Total 91



3.5 This third graph shows that in the first quarter of this financial year a significant proportion of householder applicants received decisions in the fourth and fifth weeks after their validation date.

4. Fee Income

4.1 The total planning fee income received for the quarter was £56,341 against a budget estimate of £120,000.

4.2 The total pre-application income received for the quarter was £5,306 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. The allocation of capacity in the Hawley Meadows, Southwood II and Rowhill Copse SANGs is now complete and there will henceforth be no further contributions or reports in respect of these projects. Allocation with a view to collection of contributions in respect of the first phase of the new Southwood Country Park SANG commenced in August 2019 to date no associated project has reached the stage where payment is due.

Section 106 contributions received	Jul-Sept 2019
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£56,394
Open Space (specific projects set out in agreements)	£0
Affordable Housing (In lieu of on-site provision)	£0
SANGS a) Hawley Meadows * b) Southwood II c) Rowhill	a) £3,640 b) £28,990 c) £18,200
SAMM* a) Hawley Meadows b) Southwood II c) Rowhill d) Wellesley Woodland e) Bramshot Farm (Hart)	a) £399 b) £3,174 c) £1,991 d) £0 e) £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.

*Contributions relating to SAMM contributions and Transport are paid to Hampshire County Council.

Six new undertakings/legal agreements were signed in the period Jul-Sept 2019.

6. Comment on workload for this quarter

6.1 This second quarter saw a small fall in numbers of application submissions and determinations and a slight fall in pre-application submissions. Both Planning Application fees and Pre-application receipts are currently significantly below the budgetary estimates. Demand continues for minor and householder proposals but, in particular the submission of at least two major regeneration project applications, which have been under discussion for a considerable length of time and which would command fees at the larger end of the scale, has been subject to slippage arising from matters outside the applicants' and the Council's control. The expectation remains that at least one of these will be submitted in the next quarter.

7. Wellesley

- 7.1 There have been 426 residential occupations to date at Wellesley. Maida Development Zone A is substantially complete. This contains 228 units of which 226 are occupied. The remaining two will be constructed/occupied once the sales suite is no longer required in connection with the Corunna Development Zones B1 & B2.
- 7.2 The Corunna Zone, opposite Maida on the west side of Queen's Avenue is at an advanced stage on site for Phases B1 & B2 (227 residential units) and to date 137 units are occupied, including affordable housing. Works are well under way on Corunna Phases B3 & B4 to provide a further 454 residential dwellings of which 26 are occupied.
- 7.3 Gunhill (Development Zone E) which consists of 107 residential units. This is located west of the Cambridge Military Hospital and north of Hospital Road. 33 units of private rented accommodation are occupied to date.
- 7.4 Works are under way on phase 1 of McGrigor Zone D. This is located north of the Cambridge Military Hospital and east of Maida Zone. It will provide a total of 116 residential units. 4 of the phase 1 units are currently occupied.
- 7.5 Work has now lawfully commenced on the first phases of the Cambridge Military Hospital Development Zone C. This follows the approval of details pursuant to pre-commencement conditions attached to the reserved matters and listed building consents for the main hospital, Louise Margaret Hospital and Gunhill House & Water Tower. Work is in progress with the developer, Weston Homes on approving pre-commencement condition submissions to enable further phases to be implemented. Weston Homes will also be delivering the final phase of the McGrigor Zone, which comprises the conversion of Cambridge House and St Michaels House together with some new build housing.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills

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BACKGROUND PAPERS: None.