

**Planning (Development Management) summary report for the quarter
Jan-Mar 2020 and for the Year 2019-20**

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 January to 31st March 2020 and the year 1st April 2019 to 31st March 2020.

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 62 cases in the quarter and 339 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/PPA target

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
91.5%	6	100%	60%	95%

*Decisions on 4 applications determined in quarter 4 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

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
80.4%	16	93.75%	65%	91%

*Decisions on 3 applications determined in the quarter were outside the statutory period, 2 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2018/2019 Total	Decisions in quarter	Jan-Mar 2020	Government Target	2019/2020 Total
93.8%	84	95.2%	80%	91.7%

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 2020	Appeal Decisions
40% max	0%	1

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

Government Target	Appeal Decisions	Appeals Allowed	2018/19 Total	2019/20 Total
40% max	14	3	16.7%	21.4%

3. Workload

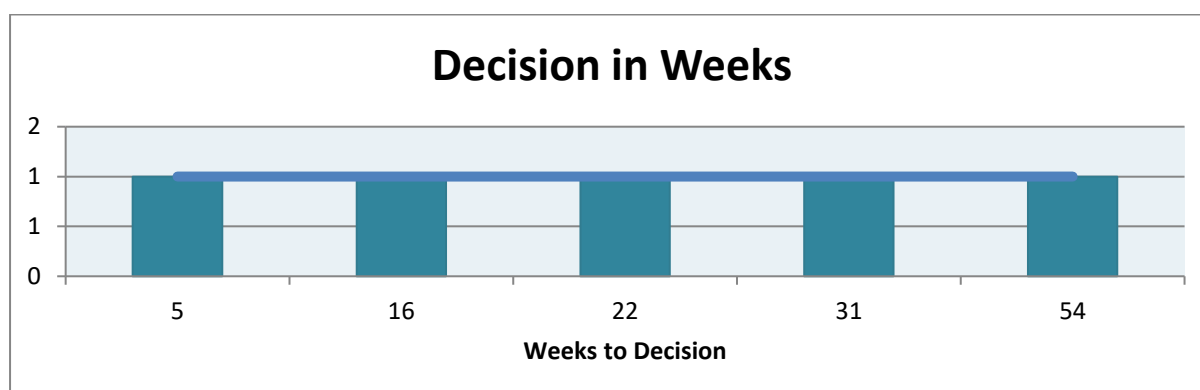
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jan-Mar 2020 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	230	68	1578	227	1
Year 2019-2020	930	261	6746	876	10

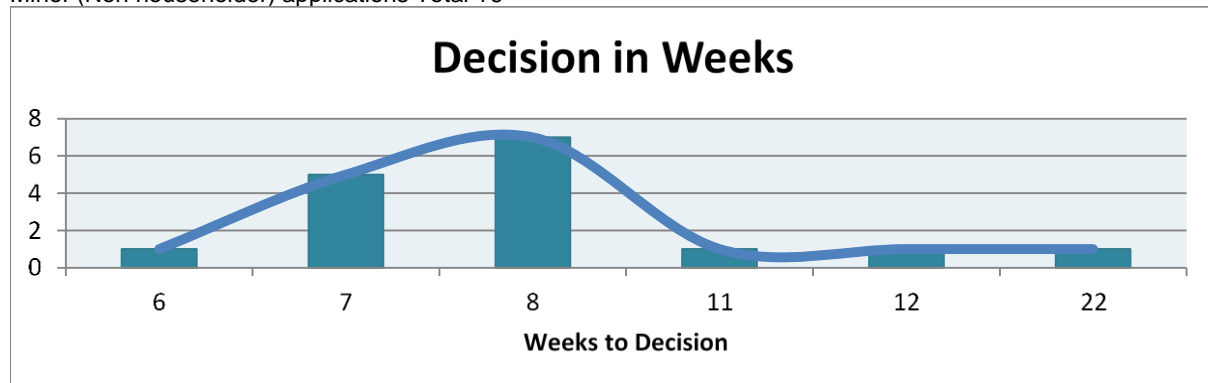
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2019-20.

Major and small-scale majors Total 6



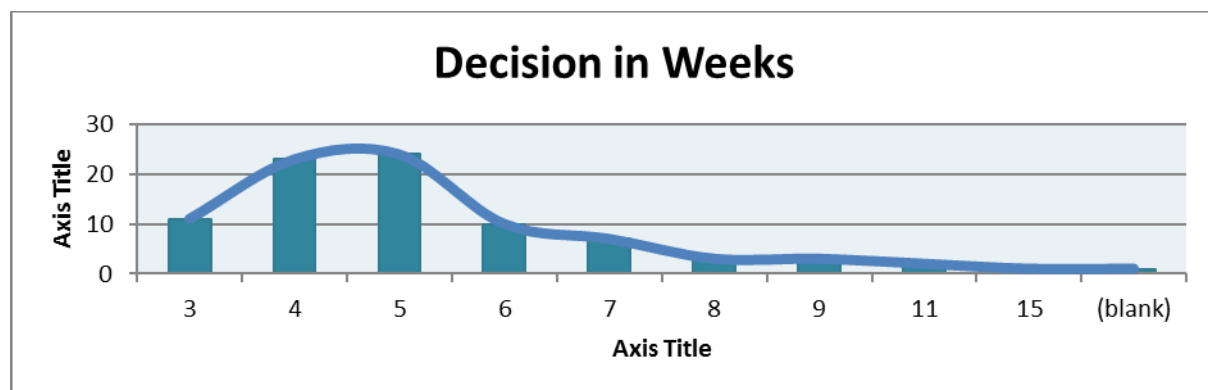
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements. The figure for the full year is 95%

Minor (Non householder) applications Total 16



3.4 This second graph illustrates the determination times for minor applications, 93.75% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2019-20. The figure for the full year is 91%

'Other' (Including Householder) applications Total 84



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants received decisions in the fourth and fifth weeks after their validation date. The figure for determination within the statutory date for the full year is 91.7%

4. Fee Income

4.1 As a reflection of the previously reported fall in planning and pre-application fee receipts, budget estimates for the year were revised from £480,000 to £378,000 for application fees and from £36,000 to £29,000 for pre-application fees.

4.2 The total planning fee income received for the fourth quarter was £78,004 against a budget estimate of £94,500.

4.3 The total planning fee income received for the year was £281,321 against a budget estimate of £378,000. This represents an adverse variance of 26%.

- 4.4 The total pre-application income received for the fourth quarter was £7,603 against a budget estimate of £7,251.
- 4.4 The total pre-application income received for the year was £23,584 against a budget estimate of £29,000. This represents an adverse variance of 19%.

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 and Rowhill Copse SANGs is now complete and there will henceforth be no new contributions or reports in respect of these projects. Some residual contributions are still arriving. 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.

Section 106 contributions received	Jan-Mar 2020	2019/2020 Total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£3,159,513.27	£4,093,749.30
Open Space (specific projects set out in agreements)	£830,797.39	£892,617.44
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £946,660.00 b) £0 e) £3,640.00 f) £22,750.00	a) £982,140.00 b) £0 e) £34,320.00 f) £441,220.00
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £103,490.00 b) £0 c) £0 d) £116,689.64 e) £399.00 f) £2,488.00	a) £107,375.00 b) £0 c) £197,927.43 d) £136,041.64 e) £3,758.00 f) £48,283.66
Transport (specific projects set out in agreements)*	£304,628.26	£343,728.26

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

*. SANG contribution to Hawley Meadows, SAMM contributions and Transport are paid to Hampshire County Council.

7 new undertakings/legal agreements were signed in the period Jan-Mar 2020. A total of 27 agreements were completed during the financial year.

6. Comment on workload for this quarter and year

- 6.1 This fourth quarter saw sustained numbers of application submissions and over the year a small numerical increase over the previous financial year, but fewer larger applications and pre-application submissions. As set out in section 4. Planning application and pre-application income has fallen significantly throughout a period of political and economic uncertainty which continues under the current exceptional circumstances. The most significant variable, the effect of submission of major applications and their associated fees, is difficult to predict notwithstanding the fact that discussions leading to a number of such submissions are in progress.
- 6.2 A transition to different working arrangements under lockdown has presented challenges but planning staff and those who support them have risen to them to the extent that the delivery of our service was able to continue through the end of the last financial year and into the current quarter.

7. Wellesley

- 7.1 There have been 595 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 of completion for Phases B1 & B2 (227 residential units). Works are resuming on Corunna Phases B3 & B4 to provide a further 454 residential dwellings. To date 269 units are occupied within the entire zone, including affordable housing.
- 7.3 Gunhill (Development Zone E) consists of 107 residential units. This lies to the west of the Cambridge Military Hospital and north of Hospital Road. 83 units of private rented accommodation are occupied currently.
- 7.4 Work will shortly resume on phase 1 of McGrigor Zone D. This is north of the Cambridge Military Hospital and east of Maida. It will provide a total of 116 residential units. 18 of the units are currently occupied.
- 7.5 Lawful Implementation of work has commenced on the first phases of the Cambridge Military Hospital (Development Zone C) and will resume this month. 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. Weston Homes are planning to do a marketing launch for The Cambridge Military Hospital in September 2020, with the first occupations expected at the start of 2021.

8. Recommendation

8.1 That the report be **NOTED**

Tim Mills

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BACKGROUND PAPERS: None.