

**Planning (Development Management) summary report for the quarter
Apr-Jun 2021**

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.

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 93 cases in the quarter. 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

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
3	100%	60%	100%

*2 of 3 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
20	85.5%	65%	88.86%

*2 of 20 cases were determined outside the statutory period but were subject to agreed extensions of time and therefore recorded as in time.

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

Decisions in quarter	Apr-Jun 2021	Government Target	2020/2021 Total
118	91.5%	80%	89.85%

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 2021	Appeal Decisions
40% max	50%	2

3. Workload

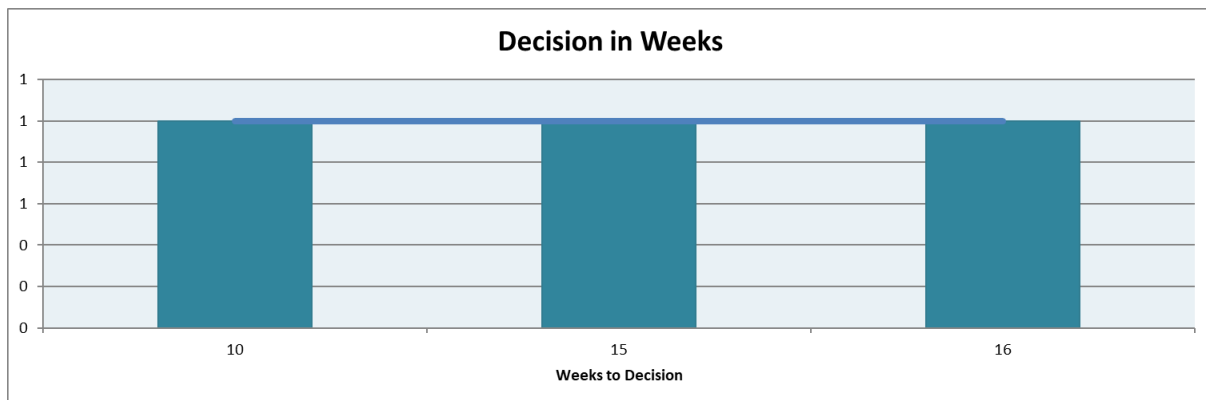
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2020-2021.

Departmental Work Demand Apr-Jun 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q1	294	95	720	234	5

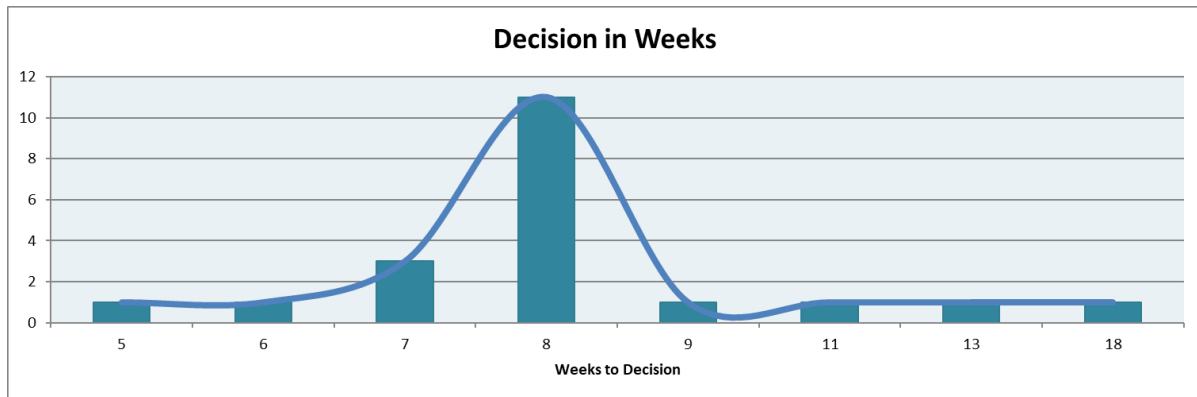
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 3



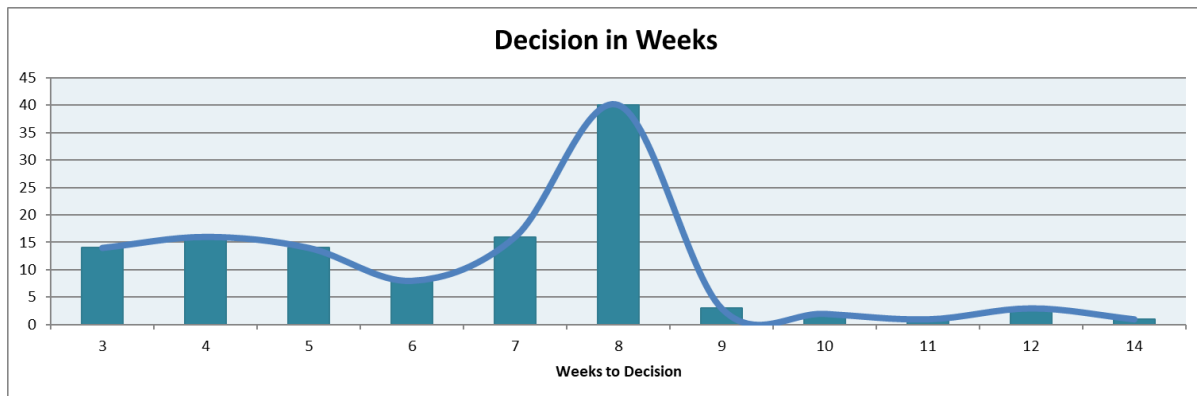
3.3 Performance with regard to Major applications remains well above the Government target with all three cases determined within the statutory period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 20



3.4 This second graph illustrates the determination times for minor applications, 85.5% of which were determined within the statutory period or in accordance with agreed extensions of time in the first quarter of 2021-22.

'Other' (Including Householder) applications Total 118



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions within eight of their validation date.

4. Fee Income

4.1 The total planning fee income received for the first quarter was £129,111 against a budget estimate of £104,400.

4.2 The total pre-application income received for the first quarter was £12,227 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 Southwood II, Hawley Meadows and Rowhill Copse SANGs is now complete and there will henceforth be no new contributions other than residual contributions arriving from older schemes and agreements. 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	Apr-Jun 2021
Contributions received (Rushmoor and Hampshire)~	£136,130.50
Open Space (specific projects set out in agreements)	£43,800
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £6,500 b) £59,701 e) £0 f) £16,640.00
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £711 b) £5,361.50 c) £0 d) £1,596 e) £0 f) £1,821
Transport (specific projects set out in agreements)*	£0

~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.

3 new undertakings/legal agreements were signed in the period April-Jun 2020.

6. Comment on workload for this quarter

6.1 This this first quarter saw a resurgence in numbers of application and pre-application submissions. Planning application and pre-application income has been higher than anticipated outperforming budget estimates. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict.

6.2 A transition to different working arrangements continues to present challenges but planning staff and those who support them have succeeded in maintaining the delivery of our service without significant interruption.

7. Wellesley

7.1 There have been 870 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 Corunna Development Zone (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion and will provide 733 residential units, including six supported housing units. 460 of the units are now occupied.

7.3 Gunhill Development Zone (Zone E) 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.

7.4 McGrigor Development Zone (Zone D) is nearing completion. This zone is north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 75 of these units are now occupied.

7.5 Work is progressing on site for the first phases of the Cambridge Military Hospital Development Zone (Zone C) by Weston Homes. A temporary marketing suite has been created within the central Admin Block and Weston Homes held a successful sales launch in March 2021. Two of the residential units are now occupied.

7.6 Permission was granted on the 27th May 2021 for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. The application was submitted by Taylor Wimpey and will form the next phase of Wellesley. This phase will incorporate the eastern half of Stanhope Lines, Wellesley's linear park.

8. Recommendation

8.1 That the report be NOTED

Tim Mills
Head of Economy, Planning and Strategic Housing

Contact: John W Thorne 01252 398791

BACKGROUND PAPERS: None.