

**Planning (Development Management) summary report for the quarter
Apr-Jun 2020**

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 98 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 2020	Government Target	2019/2020 Total
4	100%	60%	95%

*Decisions on 34 applications determined in quarter 1 were outside the statutory period, all were however the subject of agreed extensions of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Apr-Jun 2020	Government Target	2019/2020 Total
13	77%	65%	91%

*Decisions on 5 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

Decisions in quarter	Apr-Jun 2020	Government Target	2019/2020 Total
53	84.6%	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	Apr-Jun 2020	Appeal Decisions
40% max	0%	1

3. Workload

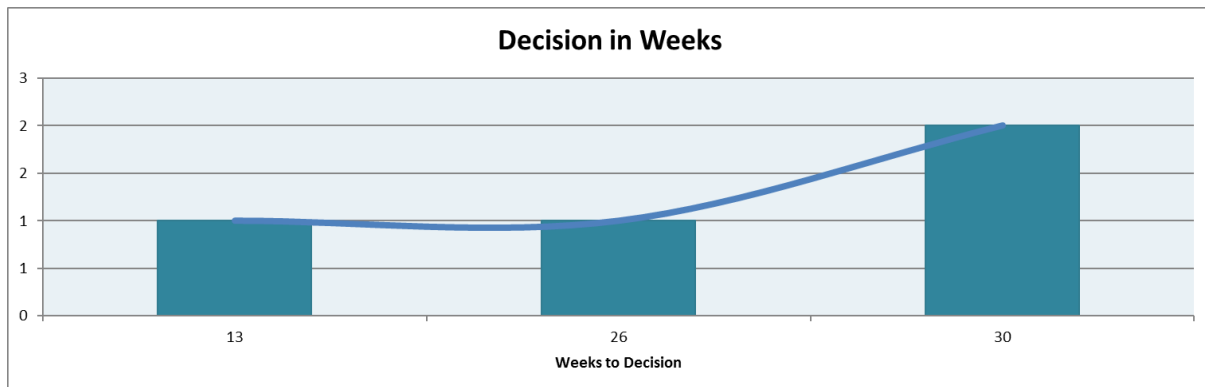
3.1 This section deals with workload demand on the Development Management Section in the first quarter of 2020-2021.

Departmental Work Demand Apr-Jun 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q1	300	87	1021	168	0

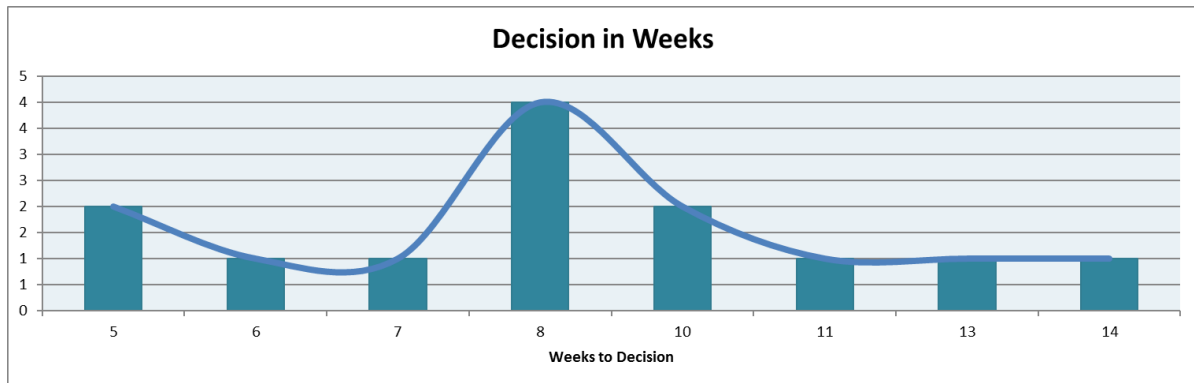
3.2 The following graphs present the time period being taken to determine different types of application in the first quarter of 2020-2021.

Major and small-scale majors Total 4



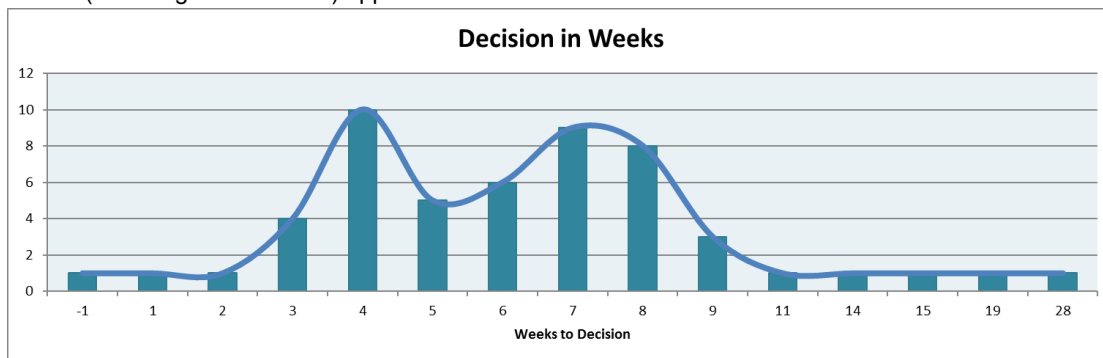
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 13



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 first quarter of 2020-21.

'Other' (Including Householder) applications Total 53



3.5 This third graph shows that in the first quarter of this financial year the majority of householder applicants received decisions within eight weeks and notwithstanding the adaptation to new working conditions, a significant proportion 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 first quarter was £72,578 against a budget estimate of £120,000.

4.2 The total pre-application income received for the first quarter was £5,748 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 or reports, with the exception of any residual contributions arriving from older schemes. 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 2020
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£148,401.43
Open Space (specific projects set out in agreements)	£33,099.00
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £0 b) £ e) £43,500.00 f) £0
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £0 b) £0 c) £65,454.43 d) £1,578.00 e) £4,770.00 f) £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.

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

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

6. Comment on workload for this quarter

6.1 Whilst this first quarter saw sustained numbers of application submissions, the receipts, both in terms of application type and fees, reflect the corresponding peak period of Covid 19 lockdown. Planning application and pre-application income has remained lower than anticipated comprising around 60% of budget estimates. Fewer householders understandably have pursued applications to extend their properties in the face of the uncertainty regarding the ability to implement the projects or employ contractors who can work within social

distancing constraints. There has been a marked increase in applications to fell or carry out works to trees which reflects the season, the favourable weather and possibly results from people spending more time in gardens whilst furloughed or working from home. These applications however do not attract any fee income. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict. However, it is noteworthy that the single planning fee for the recently received Galleries application (just outside the quarter the subject of this report) is on its own the equivalent of the entire fee income budgeted for a quarter.

- 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 670 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 (Zone B) , 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 continue on Corunna Phases B3 & B4 to provide a further 454 residential dwellings. 325 units are now occupied within the entire zone, and this includes affordable housing.
- 7.3 A planning application for improvements to the junction of Queen's Road and Alison's Road junction, as required by the Wellesley legal agreement, was approved in June 2020.
- 7.4 Gunhill Development Zone (Zone E) is west of the Cambridge Military Hospital and north of Hospital Road. This comprises 107 residential units. 97 of these units of private rented accommodation are currently occupied.
- 7.5 Works have recently resumed on phase 1 of McGrigor Zone D. This zone is north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 22 of these units are currently occupied.
- 7.6 Work continues 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. Weston Homes are planning 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

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BACKGROUND PAPERS: None.