

**Planning (Development Management) summary report for the quarter
Jul-Sept 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 Service in Planning, and the overall workload of the Section. This report covers the quarter from 1st July to 30th September.

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 182 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	Jul-Sept 2020	Government Target	2019/2020 Total
1	100%	60%	95%

*The decision on the application determined in quarter 2 was outside the statutory period, it was however the subject of an agreed extension of time and therefore recorded as 'in time'.

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Jul-Sept 2020	Government Target	2019/2020 Total
14	93%	65%	91%

*Decisions on 6 applications determined in the quarter were outside the statutory period, 5 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	Jul-Sept 2020	Government Target	2019/2020 Total
69	90%	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	Jul-Sept 2020	Appeal Decisions
40% max	0%	1

3. Workload

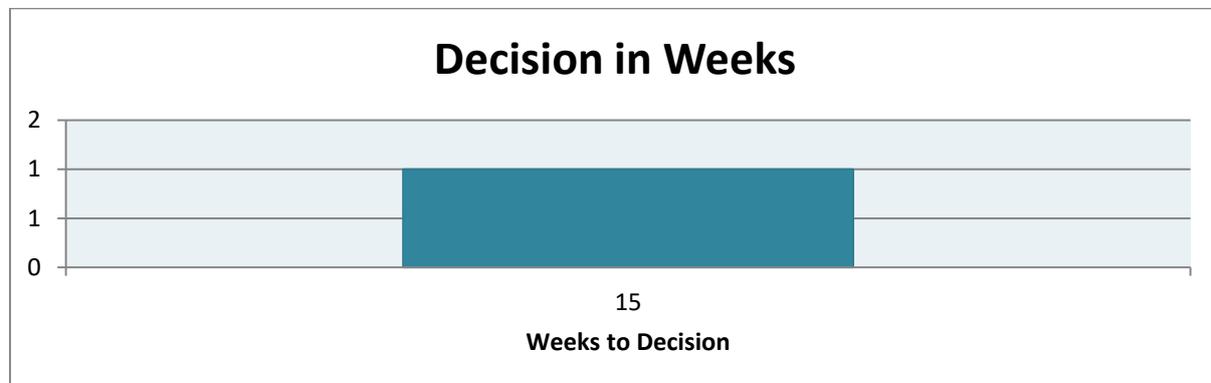
3.1 This section deals with workload demand on the Development Management Section in the second quarter of 2020-2021.

Departmental Work Demand Jul-Sept 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q2	299	109	1735	268	4

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

Major and small-scale majors Total 3



3.3 Notwithstanding only one Major application being determined in this quarter, performance with regard to Major applications remains well above the Government target with 100% of cases (5 in total) determined in the year to date within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 14



3.4 This second graph illustrates the determination times for minor applications, 93% of which were determined within the statutory period or in accordance with agreed extensions of time in the second quarter of 2020-21.

'Other' (Including Householder) applications Total 69



3.5 This third graph shows that in the second quarter of this financial year 90% of householder applicants received decisions within eight weeks a significant proportion of which 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 second quarter was £166,296 against a budget estimate of £120,000.

4.2 The total pre-application income received for the second quarter was £9,160 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 figures for this quarter show a negative balance as a result of the arrangement to return part of the SANG contribution in respect of Southwood Crescent as a temporary measure agreed in accordance with the decision pursuant to the report to this committee of 24th June 2020.

Section 106 contributions received	Jul-Sept 2020
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	-£329,026
Open Space (specific projects set out in agreements)	£85,034
SANGS Southwood Country Park	-£466,375
SAMM* b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart)	b) £0 c) £0 d) £52,315
Transport (specific projects set out in agreements)*	£0

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

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

2 new undertakings/legal agreements were signed in the period Jul-Sept 2020.

6. Comment on workload for this quarter

- 6.1 This quarter saw a significant upsurge in numbers of application submissions, the receipts, both in terms of application type and fees, reflect the continuing period of Covid 19 restrictions. Planning application and pre-application income has jumped markedly bringing the six monthly figures into line with the budget estimates. In respect of planning fees this is almost entirely due to the substantial receipt associated with the Galleries planning application. The pattern of fewer householders and small to medium redevelopment sites continues in the face of the uncertainty regarding the ability to implement the projects or employ contractors who can work within social distancing constraints. Likewise the high numbers of applications to fell or carry out works to trees continued throughout the quarter. These applications do not attract any fee income and are expected to fall back during the winter months. The most significant variable, the effect of submission of major applications and their associated fees, remains difficult to predict.
- 6.2 The transition to different working arrangements continues to present challenges which are being managed without significant interruption to the delivery of service.

7. Wellesley

- 7.1 There have been 720 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 (Zone B), opposite Maida on the west side of Queen's Avenue is at an advanced stage of completion providing 733 residential units, including six supported housing units. 355 of the units are currently occupied.
- 7.3 Gunhill Development Zone (Zone E) is located 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 currently under construction. This zone is located north of the Cambridge Military Hospital, to the east of Maida Zone, and will provide a total of 116 residential units. 32 of these units are currently occupied.
- 7.5 Work continues on the first phases of the Cambridge Military Hospital Development Zone (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. Extensive modern additions have recently been demolished in accordance with the relevant planning consents and the focus of the conversion refurbishment and work is taking place on the central Admin Block and Gunhill House and Water Tower. Weston Homes anticipate that the sales launch will be held in January 2021, with first occupations taking place from January/February onwards.
- 7.6 Taylor Wimpey is currently preparing design proposals for the next phase of Wellesley at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. A reserved matters application is expected early in the new year for approximately 430 residential units. Zones K and M are identified in the outline planning permission to provide a total of 451 residential units, including an extra care scheme.

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.