

**Planning (Development Management) summary report for the quarter
Oct-Dec 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 October to 31st December 2021.

2. Planning Applications

- 2.1 The three tables below set out figures relating to determination of Major, Minor and 'Other' planning applications for the third 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 significant source of demand on our service numbering 108 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	Oct-Dec 2020	Government Target	2019/2020 Total
0	N/A	60%	95%

Minor (Non householder) Applications determined within 8 weeks

Decisions in quarter	Oct-Dec 2020	Government Target	2019/2020 Total
10	90%	65%	91%

*Decisions on 5 applications determined in the quarter were outside the statutory period, 4 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	Oct-Dec 2020	Government Target	2019/2020 Total
73	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	Oct-Dec 2020	Appeal Decisions
40% max	0%	1

3. Workload

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

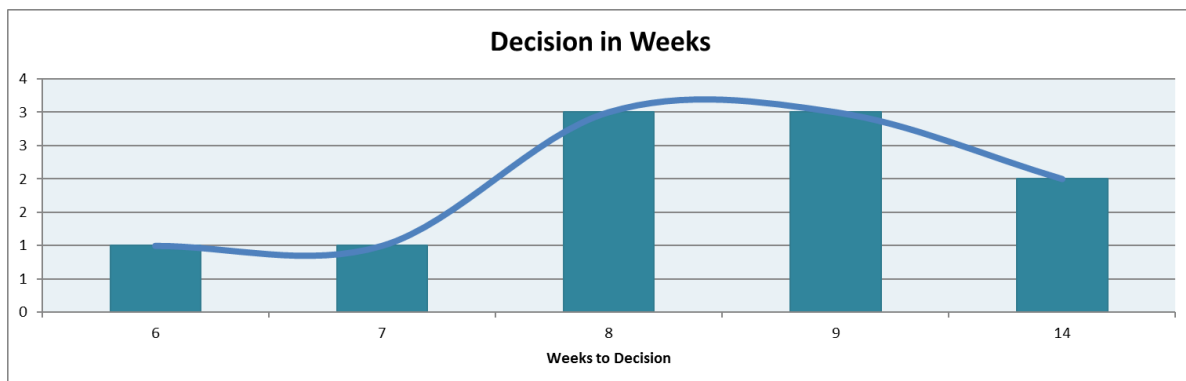
Departmental Work Demand Jul-Sept 2020

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q3	288	22	1432	214	4

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

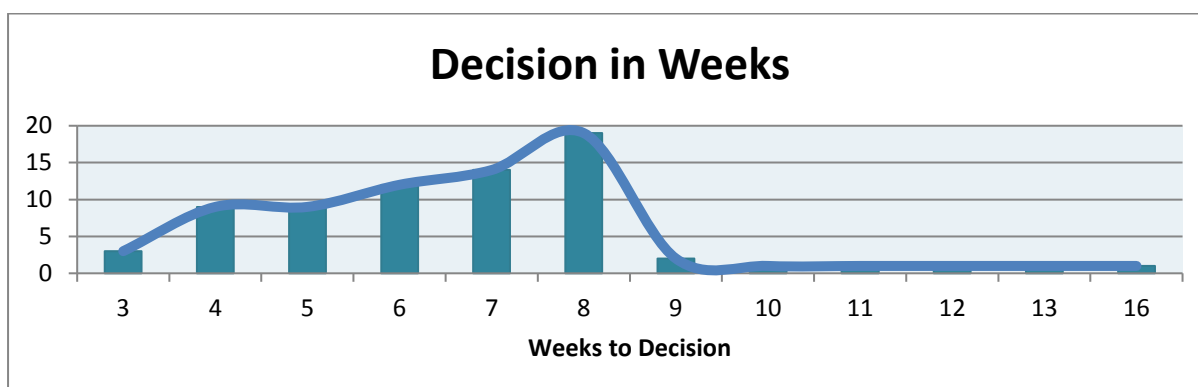
3.3 No Major applications were determined in this quarter. Notwithstanding this, performance with regard to Major applications remains well above the Government target with 100% of cases (5 in total) determined in the year to date within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements.

Minor (Non householder) applications Total 10



3.4 This second graph illustrates the determination times for minor applications, 90% of which were determined within the statutory period or in accordance with agreed extensions of time in the third quarter of 2020-21.

'Other' (Including Householder) applications Total 73



3.5 This third graph shows in the first quarter of this financial year the majority of householder applicants received decisions within eight weeks and a significant proportion received decisions in the fourth and fifth weeks after their validation date. By comparison with the previous quarter there was a significant increase in the numbers of these applications determined from 52 to 73.

4. Fee Income

4.1 The total planning fee income received for the third quarter was £59,906 against a budget estimate of £92,751.

4.2 The total pre-application income received for the third quarter was £7,439 against the revised budget estimate of £7,500.

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	Oct-Dec 2020
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£94,457.44
Open Space (specific projects set out in agreements)	£0
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £15,358.48 b) £0 e) £3,640 f) £6,500

SAMM*	
a) Southwood II	a) £1,683.53
b) Southwood Country Park	b) £0
c) Wellesley Woodland	c) £65,454.43
d) Bramshot Farm (Hart)	d) £711
e) Hawley Meadows	e) £399
f) Rowhill Copse	f) £711
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.

2 new undertakings/legal agreements were signed in the period Oct-Dec 2020.

6. Comment on workload for this quarter

6.1 This third quarter saw a further slight fall in the number of application submissions. The receipts, both in terms of application type and fees, reflect the continued effect of Covid 19 on activity. Planning application income has remained lower than anticipated comprising around 60% of budget estimates. However, fee income for the first three quarters combined stands at £301,480 against the current revised estimate of £278,253 for the 9 month period. Pre-application income has kept pace with the current estimate for the quarter. Fewer householders 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, and the normal cycle of less activity in the months approaching Christmas also plays a part. The most significant variable, the effect of submission of major applications which make a substantial contribution to the total of fees received, remains difficult to predict.

7. Wellesley

7.1 There have been 790 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, included 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. 42 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 February 2021.
- 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 in February 2021 for 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

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BACKGROUND PAPERS: None.