

**Planning (Development Management) summary report for the quarter  
Jan-Mar 2021 and for the Year 2020-21**

**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 1<sup>st</sup> January to 31<sup>st</sup> March 2021 and the year 1<sup>st</sup> April 2020 to 30<sup>th</sup> March 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 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 77 cases in the quarter and 465 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**

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
95%	4	100%	60%	100%

\*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**

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
91%	22	95.45%	65%	88.86%

\*Decisions on 9 applications determined in the quarter were outside the statutory period, 8 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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

2019/2020 Total	Decisions in quarter	Jan-Mar 2021	Government Target	2020/2021 Total
91.7%	77	94.8%	80%	89.85%

\*Decisions on 18 applications determined in the quarter were outside the statutory period, 14 were the subject of agreed extensions of time and therefore recorded as 'in time'.

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 2021	Appeal Decisions
40% max	0%	5

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

Government Target	Appeal Decisions	Appeals Allowed	2019/20 Total	2020/21 Total
40% max	8	0	21.4%	0%

### 3. Workload

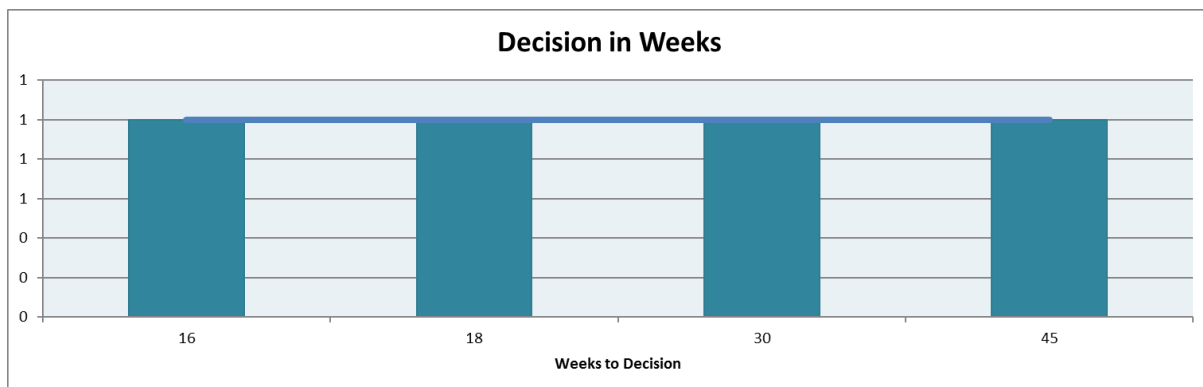
3.1 This section deals with workload demand on the Development Management Section in the past three months and the financial year.

Departmental Work Demand Jan-Mar 2021 and financial year

	Applications Submitted (All types)	Pre-Application Cases	Incoming Telephone Calls	Applications Determined (All types)	Appeals Submitted
Q4	244	153	*	193	1
Year 2020-2021	1000	430	*	855	10

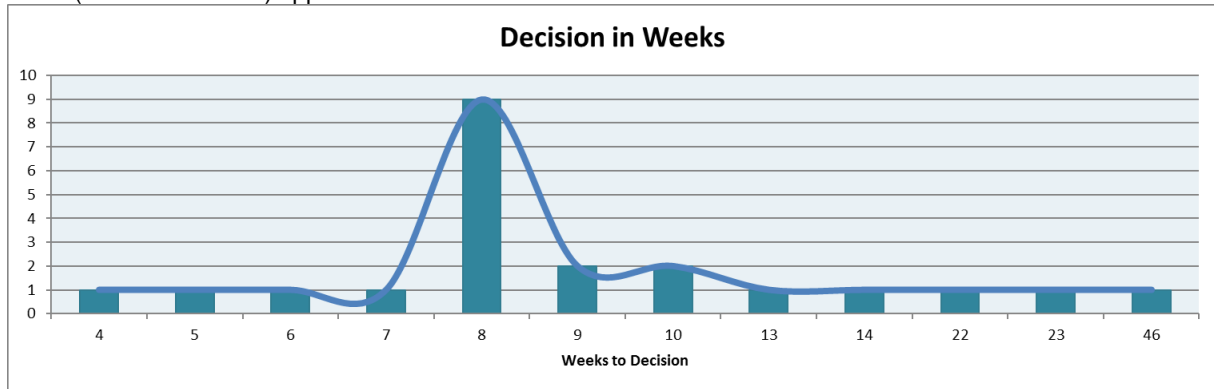
3.2 The following graphs present the time period being taken to determine different types of application in the fourth quarter of 2020-2021

Major and small-scale majors Total 4



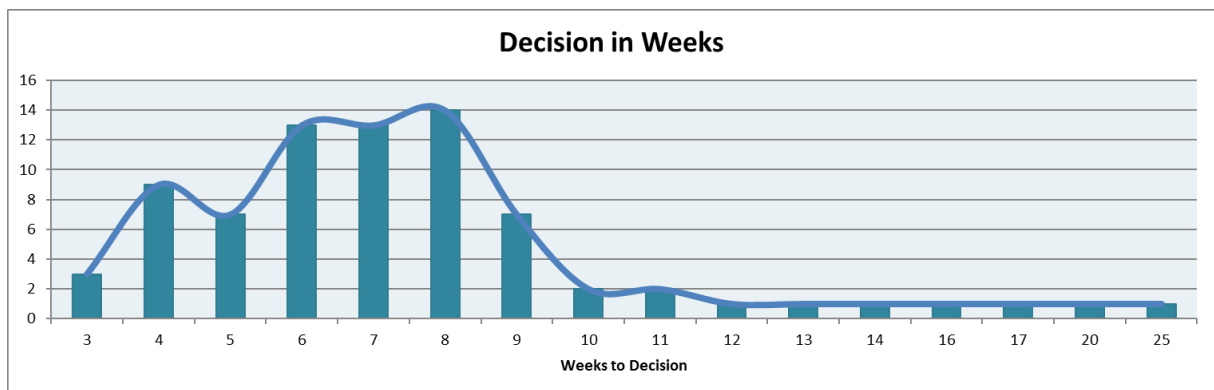
3.3 Performance with regard to Major applications remains well above the Government target with all cases determined within the statutory 13 week period or in accordance with agreed extensions of time or planning performance agreements. The figure for the full year is 100%

Minor (Non householder) applications Total 22



3.4 This second graph illustrates the determination times for minor applications, 95.45% of which were determined within the statutory period or in accordance with agreed extensions of time in the fourth quarter of 2020-21. The figure for the full year is 88.86%.

'Other' (Including Householder) applications Total 77



3.5 This third graph shows that in the fourth quarter of this financial year the majority of householder applicants received decisions in the sixth, seventh and eighth weeks after their validation date. The figure for determination within the statutory date for the full year is 89.85%.

#### 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 £400,000 to £306,000 for application fees and from £36,000 to £30,000 for pre-application fees.

4.2 The total planning fee income received for the fourth quarter was £167,778 against a revised budget estimate of £92,751.

4.3 The total planning fee income received for the year was £469,258 against a revised budget estimate of £306,000. This represents a positive variance of 26%.

- 4.4 The total pre-application income received for the fourth quarter was £7,650 against a budget estimate of £7,500.
- 4.4 The total pre-application income received for the year was £29,907 against a revised budget estimate of £30,000.

## 5. Section 106 contributions

- 5.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations.

Section 106 contributions received	Jan-Mar 2021	2020-2021 total
Contributions received (Rushmoor and Hampshire) apportioned as set out below~	£40,535	£128,626.43
Open Space (specific projects set out in agreements)	£0	£118,133
SANGS a) Southwood II b) Southwood Country Park e) Hawley Meadows* f) Rowhill Copse	a) £13,910 b) £0 e) £6,500 f) £0	a) £29,268.48 b) -£466,375 e) £53,640 f) £6,500
SAMM* a) Southwood II b) Southwood Country Park c) Wellesley Woodland d) Bramshot Farm (Hart) e) Hawley Meadows f) Rowhill Copse	a) £1,518 b) £0 c) £65,454.43 d) £0 e) £711 f) £0	a) £3,201.53 b) £0 c) £193,363.29 d) £54,802 e) £5,880 f) £711
Transport (specific projects set out in agreements)*	£0	£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 Jan-Mar 2021. A total of 11 agreements were completed during the financial year.

## 6. Comment on workload for this quarter and year

- 6.1 This fourth quarter saw a resurgence in numbers of application submissions (approaching 1000 in total for the year) a numerical increase over the previous financial year, more large applications but fewer pre-application submissions. As set out in section 4. Planning application has rallied significantly and pre-application income has met the revised budgetary estimate following a period of

political and economic uncertainty and successive lockdown restrictions. Members should note that the introduction of new pre-application fees came into effect on 1<sup>st</sup> April and the effect on demand, take-up and income will be monitored and reported after the next quarter.

- 6.2 The service has continued to meet and address challenges presented by different working arrangements under lockdown and the delivery of our service has been able to continue.

## **7. Wellesley**

- 7.1 There have been 841 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. 440 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 nearing completion. 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. 68 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.
- 7.6 In February 2021 Taylor Wimpey submitted a Reserved Matters Application for 430 dwellings at Stanhope Line East (Zone K) and part of Buller (Zone M) Development Zones. This application is currently being considered and will form the next phase in the delivery of Wellesley.

## **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.*