

**Qtr 2 Portfolio Variances over £25k - Planning**

APPENDIX B.1

Planning Service	£ 000's
<b>Identified Major Applications</b>	
<b>Lutterworth East</b> - £175k (2 entries) – Issues have arisen with finalising the determination of this planning application that have required resolution since the early part of 2020. These include a deferral of the determination of the planning application at Planning Committee, increased complexities with S106, threat of JR, potential Call In to SoS, all of which have meant that the anticipated first REM application submission for an LCC development to the south of the A4304 in July / August 2020 did not happen.	175
<b>Scraptoft - £73k</b> – Highways modelling is still required delaying a planning decision. It seems no housebuilder is currently committed and submission of first REM applications - if outline granted - may take longer to come in to the Council than previously anticipated. Ongoing issues arising throughout the course of the consideration of the application, including school location, have resulted in more work - with associated delay - than was expected.	73
<b>Fleckney – 37k</b> – Planning Permission was gained by Gladmans Ltd, who then marketed the site accordingly. The expected sale to a housebuilder appears to have fallen through for reasons unknown. A new housebuilder is now interested but this ownership change will be delay proposals and associated fee income beyond initial fee income forecasts.	37
<b>Planning Advice Budget set at estimated 60K forecast</b> - it is considered that largely due to a dip in developer confidence during the current Covid 19 pandemic, pre-planning application advice from developers concerning major new planning applications are not coming into the Council at the rate anticipated when this forecast was set; hence the reduced level of fee income received. Having an up to date, adopted Local Plan can also have the effect of 'dampening' pre-application enquiries from developers due to the fact that they are unlikely to be successful in gaining planning permission outside the spatial strategy of the adopted Local Plan.	11
<b>Magna Park Hybrid</b> Anecdotally the Logistics market still appears to be relatively buoyant, possibly more so than pre-Covid 19, but it is difficult to tell what interest there is in speculative units because until a firm interest is in place this is challenging to predict or forecast moving forward. On a positive note further discussions this week have confirmed that a "strategic infrastructure" REM application will be submitted in 2020/21, as well as a REM application for a B8 unit on Magna Park North (previously known as the Hybrid site)	85
<b>Elements of the unidentified and unassigned part of the major development management income included in the budget forecast (individual fee incomes of over 5,000)</b> - This element is prone to uncertainty and unpredictability. The current budget included a significant allowance for speculative development (i.e. sites that are not allocated in the Local Plan). HDC are now in the position of having a 5-year Supply of Housing Land and an adopted Local Plan. Furthermore, HDC have seen a slowing down of applications coming forward for non-allocated - but still Plan compliant - sites, this is possibly due to the impact of Covid. In time, once work on the new Local Plan intensifies, this element of the budget will likely return, however, at present, this is an area at which HDC will need to look at closely to identify what can be done to resolve the issue.	131
	512
Cost savings identified as at quarter two	
Small staffing savings	(13)
Services and supplies savings identified at quarter two	(34)
Covid spend	3
	(44)
<b>Forecast as at quarter two net</b>	<b>468</b>