

**Planning (Development Management) summary report for the quarter  
October - December 2024**

**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> October to 31<sup>st</sup> December 2024.

**2. Planning Applications**

2.1 The three tables and corresponding graphs below set out figures relating to determination of Major, Minor and 'Other' planning applications and appeal decisions for the first quarter of the financial year.

2.2 We are required to provide the government with statistical returns in relation to decision times for different types of applications and the number of appeals allowed. National Government sets these targets at a national level, and there are potential consequences for not meeting such requirements. Officers can agree Extension of Times (EXOT) with agents to extend the timescale beyond the nationally set target deadlines, and these are recorded as 'in time' in the statutory returns.

**- Major and Small Scale Major applications**

2.3 In Quarter 3 major planning applications were determined 'in time'. One was determined within the statutory 13 week deadline and 2 were determined in accordance with an agreed Extension of Time.

*Table 1 Major Planning Applications Q1, Q2, Q3 24-25*

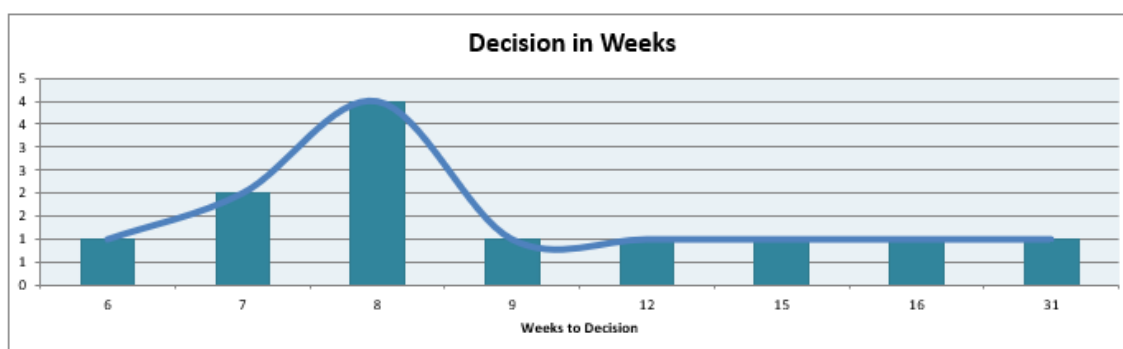
Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	2	100%	60%	86%
2 (July – Sept 24)	2	50%		
3 (Oct – Dec 24)	3	100%		

- **Minor (non householder) Planning applications**

2.4 In Quarter 3, out of 11 minor planning applications, 7 were determined within the statutory 8 week deadline, 4 were determined within agreed EXOT. None were 'out of time', an improvement upon the performance in the last few quarters.

Table 2 Minor Planning Applications Q1, Q2, Q3 24-25

Quarter	No of apps	% within statutory target	Government Target	2023/2024 Total
1 (Apr-Jun 2024)	19	84.2%	65%	85.5%
2 (July – Sept 24)	18	77.7%		
3 (Oct – Dec 24)	11	100%		

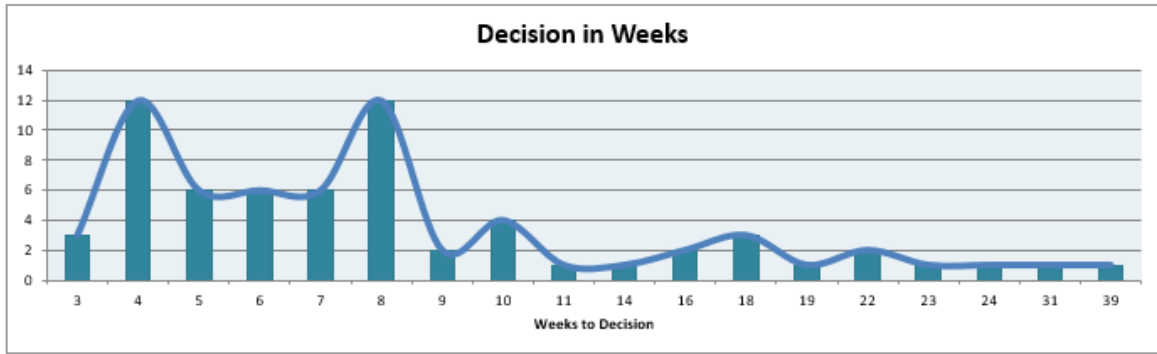


- **'Other' (including Householder) Planning applications**

2.5 In Quarter 3, out of 66 'other' planning applications, 45 were determined within the statutory 8 weeks, 19 were determined within agreed EXOT, and 2 were 'out of time'.

Table 3 Other Planning Applications Q1, Q2, Q3 24-25

Quarter	No. of apps	% within statutory target	Government Target	2024/2025 Total
1 (April – June 24)	61	95%	80%	94.5%
2 (July – Sept 24)	59	89.8%		
3 (Oct – Dec 24)	65	96.9%		



2.6 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. These are included in the total figures reflecting workload set out below.

**- Appeals allowed**

2.7 The following table sets out figures relating to appeals allowed against the authority’s decision to refuse permission.

*Table 4 % of appeals allowed against the authority’s decision to refuse*

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	3
2		0	0%	3
3		0	0%	0

**2. Planning Workload**

2.1 This section deals with workload demand on the Development Management Section in the third quarter of 2024-2025. Workload remains relatively low in Q3.

*Table 5 DM Planning Application Workload Q2*

Quater	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	217	144	3
Q2	265	195	1
Q3	196	187	2

2.2 This quarter saw a fall in numbers of application submissions and determinations. This is in line with other Local Planning Authorities, and is a largely a result of economic challenges and uncertainty around planning policy changes.

Quarter	Pre-Application Cases	Pre-Application cases determined	New enforcement cases	No. enforcement cases closed	No. of PCN served	No. of Planning Enforcement Notices served.
Q1	50	Not reported	Not reported	Not reported	Not reported	Not reported
Q2	64	76	36	347 <sup>1</sup>	1	0
Q3	49	35	33	39	0	0

### 3 Fee Income

3.2 The total planning fee income received for the third quarter was £139,842 against a budget estimate of £137,281. This is the result of the submission of some larger applications.

2024/25 Data											
Planning App Income	April	May	June	July	August	September	October	November	December	Total	
2-6-04/80-125	-£ 90,162	-£ 16,565	-£ 24,833	-£ 26,404	-£ 23,637	-£ 33,960	-£ 60,130	-£ 48,859	-£ 30,853	-£ 355,402	
Original Budget	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 45,760	-£ 411,844	
Variance	-£ 44,402	£ 29,195	£ 20,928	£ 19,356	£ 22,123	£ 11,800	-£ 14,370	-£ 3,099	£ 14,908	£ 56,442	

3.3 The total pre-application income received for the third quarter was £4,775 against a budget estimate of £9,000. Pre-app fees has declined in this quarter, but overall meet budget estimates. Pre-app fees were increased at the end of December, and the impact of these will be reported in the next quarter.

2024/25 Data											
Pre App Income	April	May	June	July	August	September	October	November	December	Total	
2-6-04/80-452	-£ 5,680	-£ 4,500	-£ 3,105	-£ 3,922	-£ 2,530	-£ 2,829	-£ 1,440	-£ 1,010	-£ 2,325	-£ 27,341	
Original Estimate	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 3,000	-£ 27,000	
Variance	-£ 2,680	-£ 1,500	-£ 105	-£ 922	£ 470	£ 171	£ 1,560	£ 1,990	£ 675	-£ 341	

<sup>1</sup> A number of cases were 'unclosed' on the system when they should have been closed. The majority of which are old cases.

#### 4. Section 106 contributions

4.1 Information in this section relates to financial contributions secured by way of section 106 planning obligations. The figures reflect the invoiced amounts and do not reflect if these have been paid<sup>2</sup>.

Section 106 contributions received	July - September 2024
Open Space (specific projects set out in agreements)	£40,277.52
SANGS <sup>3</sup>	
a) Southwood County Park	£0
b) Wellesley Woodland	£0
c) Rowhill	£0
d) Southwood Woodlands	£0
e) Hawley Meadows	£3,640
SAMM*	
a) Southwood Country Park	£0
b) Bramshot Farm (Hart)	£12,474.39
c) Wellesley Woodland	£0
d) Rowhill	£0
e) Blandford Woods	£0
f) Hawley Meadows	£399

\*SAMM contributions are taken by RBC and paid directly to Hampshire County Council.

#### 7. Wellesley

7.1 There have been approximately 1545 residential occupations to date at Wellesley.

7.2 A Reserved Matters Application ref:24/00236/REMPP relating to Stanhope Lines West (Zone H) & Part of School End Development Zone (Zone I) was submitted by Bellway Homes in May 2024 and approved on the 25<sup>th</sup> October 2024. This next phase of Wellesley will comprise 260 residential dwellings and incorporates the western half of Stanhope Lines central linear park (public open space).

7.3 A Reserved Matters Application and associated Listed Building Consent (refs: 24/00517/REMPP and 24/00504/LBCPP) are currently under consideration which relate to the conversion of the Grade II Listed 4<sup>th</sup> Division Building within

<sup>2</sup> These figures are not always cash as the credit is coded to the s106 holding code as soon as a sales ledger invoice is raised even if the sales ledger invoice has not been paid

<sup>3</sup> Bramshot Farm SANG is paid directly to Hart

the Neighbourhood Centre Development Zone. This scheme represents the first phase of the Neighbourhood Centre and would deliver 34 dwellings.

## **8. Recommendation**

8.1 That the report be NOTED

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*BACKGROUND PAPERS: None.*