

**Planning (Development Management) Summary Report for the Quarter  
January - March 2025 and Annual Summary Report for 2024-25**

**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 2025; and is also an annual summary for the previous year from 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025.

**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 applications

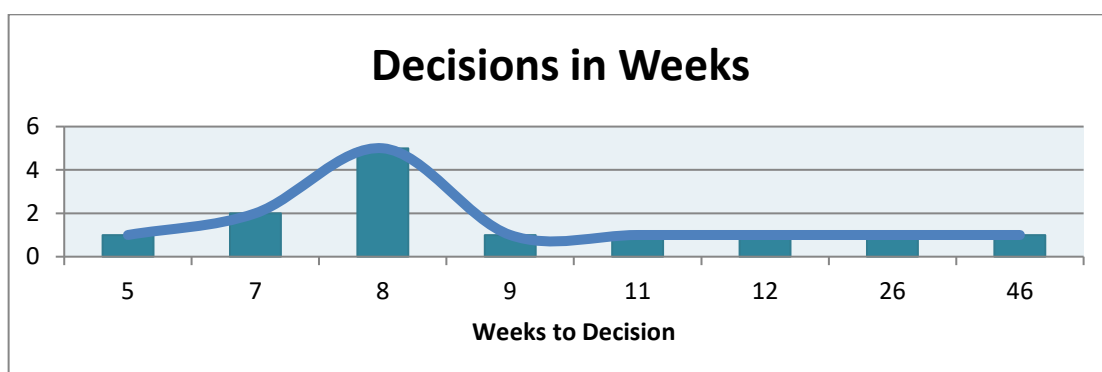
- 2.3 In Quarter 4 two major planning applications were determined 'in time'. One was determined within the statutory 13-week deadline and one was determined in accordance with an agreed Extension of Time.

Quarter	No. of apps	% within target	Government target	2024/2025 Total
1 (April – June 24)	2	100%	60%	89%
2 (July – Sept 24)	2	50%		
3 (Oct – Dec 24)	3	100%		
4 (Jan – Mar 25)	2	100%		

Minor applications

- 2.4 In Quarter 4, out of thirteen minor planning applications, eleven were determined within the statutory 8-week deadline, one was determined within an agreed EXOT and one was determined within the statutory 16-weeks applicable to an application with an Environmental Impact Assessment (EIA).

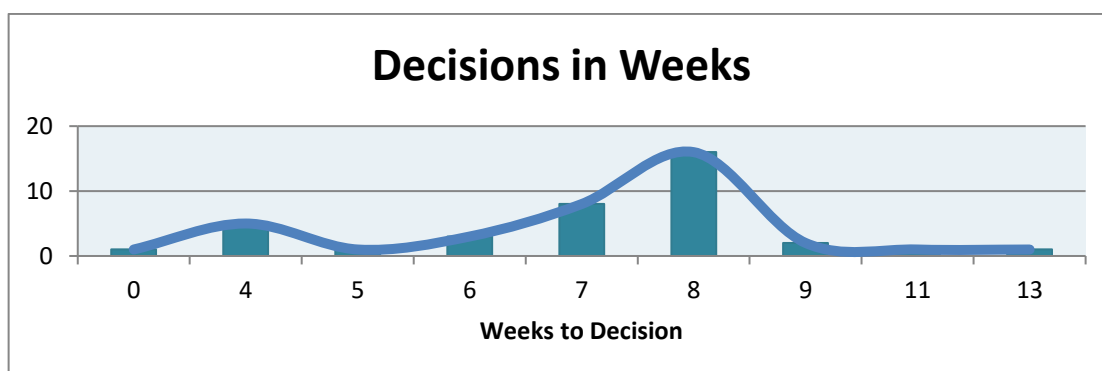
Quarter	No of apps	% within target	Government Target	2023/2024 Total
1 (Apr-Jun 2024)	19	84.2%	65%	87%
2 (July – Sept 24)	18	77.7%		
3 (Oct – Dec 24)	11	100%		
4 (Jan – Mar 25)	13	92%		



#### Other (including Householder) applications

- 2.5 In Quarter 4, out of thirty-eight 'other' planning applications, thirty-four were determined within the statutory 8 weeks and four were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2024/2025 Total
1 (April – June 24)	61	95%	80%	95%
2 (July – Sept 24)	59	89.8%		
3 (Oct – Dec 24)	65	96.9%		
4 (Jan – Mar 25)	38	100%		



- 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.

### 3. Appeals allowed

- 3.1 The following table sets out figures relating to appeals allowed against the authority's decision to refuse permission. Given that no appeals have been allowed in this financial year the Council has had a 100% success rate.

Quarter	Government Target	Appeals Allowed	% allowed	Appeal Decisions
1	40% max	0	0%	3
2		0	0%	3
3		0	0%	2
4		0	0%	1

### 4. Planning Workload

- 4.1 This section deals with workload demand on the Development Management Section in the third quarter of 2024-2025. Workload remains relatively low in Q4.

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	197	197	3
Q2	243	257	1
Q3	169	241	2
Q4	204	173	0

- 4.2 This quarter numbers of applications submitted have picked up a bit, but the fee income has been down which reflects a larger number of small-scale proposals and enquiries in that quarter.

Quarter	Pre-Application Cases received	Pre-application cases determined	New enforcement cases	Enforcement cases closed	Planning Contravention Notices served	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
Q4	75	62	24	43	0	2

### 5. Income

- 5.1 The total planning fee income received for the third quarter was £41,722 against a budget estimate of £137,281. The year-end outturn was therefore markedly down on budget by £152,001.

Pre App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
Actual Income	-£5,680	-£4,500	-£3,105	-£3,922	-£2,530	-£2,829	-£1,440	-£1,010	-£2,325	-£7,155	-£1,580	-£5,430	-£41,506
Original Estimate	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£3,000	-£36,000
Variance	-£2,680	-£1,500	-£105	-£922	£470	£171	£1,560	£1,990	£675	-£4,155	£1,420	-£2,430	-£5,506

<sup>1</sup> The records were updated to close files which had not been completed on the system.

5.2 The total pre-application income received for the third quarter was £14,165 against a budget estimate of £9,000. The resulting year-end outturn was therefore £5,506 above budget.

<i>Planning App Income</i>	April	May	June	July	August	September	October	November	December	January	February	March	Total
<b>Actual Income</b>	-£90,162	-£16,565	-£24,833	-£26,404	-£23,637	-£33,960	-£60,130	-£48,859	-£30,853	-£13,731	-£15,217	-£12,774	<b>-£397,124</b>
<b>Original Budget</b>	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	-£45,760	<b>-£549,125</b>
<b>Variance</b>	<b>-£44,402</b>	<b>£29,195</b>	<b>£20,928</b>	<b>£19,356</b>	<b>£22,123</b>	<b>£11,800</b>	<b>-£14,370</b>	<b>-£3,099</b>	<b>£14,908</b>	<b>£32,029</b>	<b>£30,543</b>	<b>£32,986</b>	<b>£152,001</b>

## 6. Section 106 contributions

6.1 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.

Section 106 contributions received	January – April 2025
Open Space (specific projects set out in agreements)	£42,752.26
SANGS	
a. Southwood County Park	£213,953
b. Wellesley Woodland	NIL
c. Rowhill	NIL
d. Southwood Woodlands	NIL
e. Hawley Meadows	NIL
SAMM*	
a Southwood Country Park	£23,453.02
b Bramshot Farm (Hart)	£2,181.83
c Wellesley Woodland	NIL
d Rowhill	NIL
e Blandford Woods	£90,662
f Southwood Woodlands	NIL
g Hawley Meadows	NIL

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

## **7. Wellesley**

- 7.1 There have been approximately 1650 residential occupations to date at Wellesley.
- 7.2 Within the last quarter, the Wellesley Sports Pitches have been transferred to Rushmoor Borough Council in accordance with the Wellesley s106 legal agreement.
- 7.3 The Reserved Matters Application and associated Listed Building Consent (refs: 24/00517/REMPP and 24/00504/LBCPP) for the conversion of the Grade II Listed 4<sup>th</sup> Division Building within the Neighbourhood Centre Development Zone L was approved on the 11/04/2025, following Development Management Committee. This scheme represents the first phase of the Neighbourhood Centre and would deliver 34 dwellings. It will be delivered by Weston Homes.
- 7.4 An application for approval of a Design Code Document 3 & Arboricultural Method Statement for Pennefathers Zone G has been submitted and is currently under consideration (ref: 25/00237/CONDPP). The DCD3 & AMS require approval (under Condition 3 of the Outline Permission) prior to the submission of a Reserved Matters Application for this zone. It is expected that a Reserved Matters Application for the Pennefathers Development Zone G (122 residential units) will be submitted in the next quarter.

## **8. Recommendation**

- 8.1 That the report be **NOTED**

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*BACKGROUND PAPERS: None.*