

**Planning (Development Management) summary report for the Quarter
April - June 2025**

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 1st April to 30th June 2025 (Q1).

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.
- 2.3 Previous summary reports have utilised data from a local performance reporting tool rather than the data used for the statutory statistical returns. For consistency, the data in Section 2 of this report will from now on be based on the same data that is returned to government and will include a combined figure for Minor and Other applications (all non-major applications) measured against a 70% performance target.

Major applications

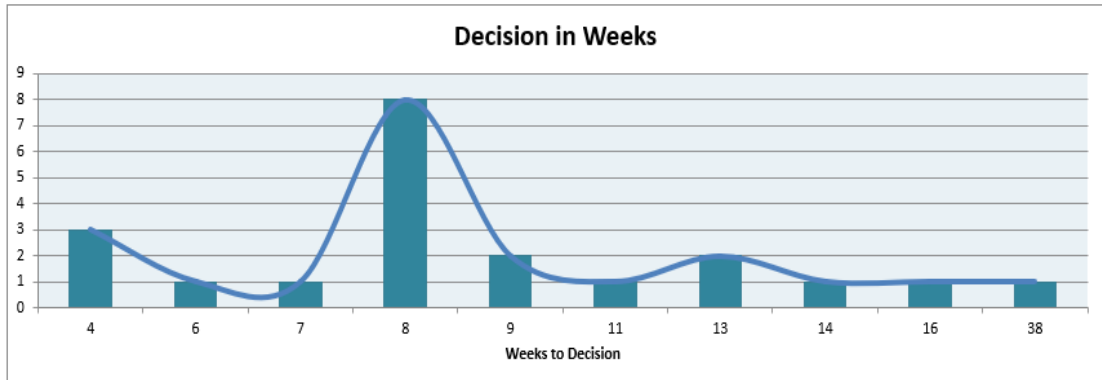
- 2.4 In Quarter 1 two major planning applications were determined. One was determined in accordance with an agreed Extension of Time, the other was determined out of time.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	2	50%	60%	50%

Minor applications

- 2.5 In Quarter 1, out of twenty minor planning applications, nine were determined within the statutory 8-week deadline, and nine were determined within an agreed EXOT.

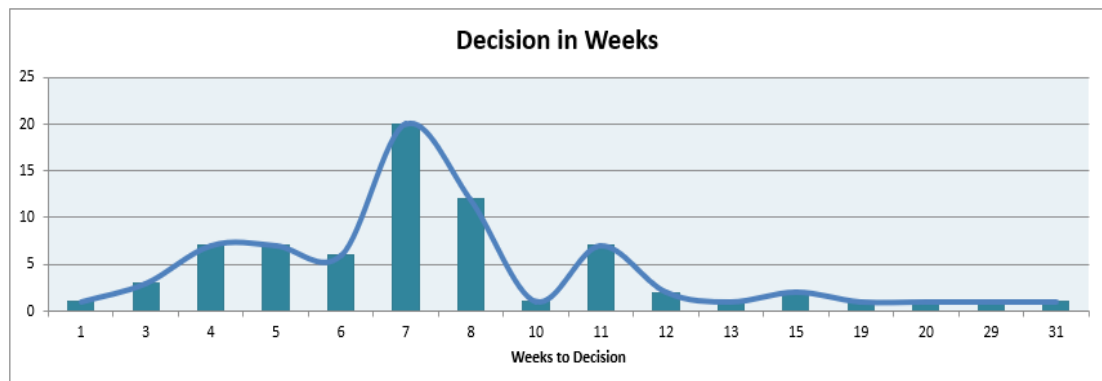
Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	20	90%	70%	90%



Other (including Householder) applications

- 2.6 In Quarter 1, out of eighty-one 'other' planning applications, fifty-seven were determined within the statutory 8 weeks and twenty-two were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	81	97.5%	70%	97.5%



Non-major applications (Minors and Others combined)

- 2.7 In Quarter 1, out of a total of one-hundred-and-one non-major applications determined, sixty-six were determined within 8 weeks and thirty-one were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	101	96%	70%	96%

- 2.8 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 planning permission.

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

4. Planning Workload

- 4.1 This section deals with workload demand on the Development Management Section in the first quarter of 2025-2026.

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
Q1	152	176	1

- 4.2 Application submissions have been lower than expected for this quarter, but the fee income has been strong due to the receipt of some large one-off application fees.

Quarter	Pre-application cases received	Pre-application cases determined	New enforcement cases	Enforcement cases closed	Planning Contravention Notices served	Enforcement Notices served
Q1	81	92	33	31	2	0

5. Income

- 5.1 The total planning fee income received for the first quarter was £143,876 against a budget estimate of £121,117. This can be attributed to the receipt of three large one-off application fees received during May.

Planning App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-125	-£ 17,975	-£ 109,031	-£ 16,870										-£ 143,876
Original Budget	-£ 46,583	-£ 46,583	-£ 27,950										-£ 121,117
Variance	£ 28,608	-£ 62,448	£ 11,080	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-£ 22,759

- 5.2 The total pre-application income received for the first quarter was £8,260 against a budget estimate of £14,625.

Pre App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-452	-£4,170.00	-£ 975.00	-£3,115.00										-£ 8,260
Original Budget	-£ 5,625	-£ 5,625	-£ 3,375										-£ 14,625
Variance	£ 1,455	£ 4,650	£ 260	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 6,365

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	April - June 2025
Open Space (specific projects set out in agreements)	£7,301.66
SANGS	
a. Southwood County Park	£12,075.01
b. Wellesley Woodland	NIL
c. Rowhill	NIL
d. Southwood Woodlands	NIL
e. Hawley Meadows	NIL
SAMM*	
a Southwood Country Park	£1,436.00
b Bramshot Farm (Hart)	£2,397.26
c Wellesley Woodland	NIL
d Rowhill	NIL
e Blandford Woods	NIL
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 1680 residential occupations to date at Wellesley.

7.2 Within this quarter, a Reserved Matters Application for the Pennefathers Development Zone G (90 residential units) has been submitted to the Council and is currently under consideration (planning ref: 25/00287/REMPP).

7.3 Grainger plc (the Developer for MoD) have recently (8th July 2025) commenced

public consultation regarding the proposed Neighbourhood Development Zone and the Community Centre required by the Wellesley s106 Agreement. The plans can be viewed on the Wellesley website: <https://www.wellesleyhampshire.co.uk/news/community-centre-and-neighbourhood-zone-consultation/>

- 7.4 Grainger have confirmed that the Neighbourhod Zone will comprise of 33 residential units (Phase 1 - Approved Weston Homes scheme ref: 24/00517/REMPP), a nursery, a convenience store, a public square, a coffee shop and other commercial spaces. Phase 2 of the Neighbourhood Development Zone is located behind the old Army Head Quarters 4th Division building (near the Parade Park Playground) opposite the Cambridge Primary School (Western Primary School).
- 7.5 In respect of the Community Centre proposals, Grainger have identified the Maida Gym as having the potential to be an "outstanding space for the Wellesley community". Grainger have been working with the current gym owner to find a way to ensure the building can still be used as a gymnasium to promote health and wellbeing amongst residents, but to also ensure that there is ample space for community events and meetings.
- 7.6 The construction of the new Eastern Primary School (secured by the Wellesley s106 Agreement) is now advanced and it is planned to open in September 2025 (HCC planning reference 23/00729/HCC). The school is located in the Gods Acre Development Zone.

8. Recommendation

- 8.1 That the report be NOTED

Tim Mills
Executive Head of Property & Growth

Contact: Jake Hamilton 01252 398161

BACKGROUND PAPERS: None.