

**Planning (Development Management) summary report for the Quarter
July - September 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 July to 30th September 2025 (Q2).

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 second 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 2 two major planning applications were determined, both in accordance with agreed EXOTs.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	2	50%	60%	50%
2 (Jul – Sep 25)	2	100%		75%

Minor applications

- 2.4 In Quarter 2, out of eight minor planning applications, three were determined within the statutory 8-week deadline, and three were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	20	90%	70%	90%
2 (Jul – Sep 25)	8	75%		85.7%

Other (including Householder) applications

- 2.5 In Quarter 2, out of fifty-one 'other' planning applications, forty-one were determined within the statutory 8 weeks and ten were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	81	97.5%	70%	97.5%
2 (Jul – Sep 25)	51	100%		98.4%

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 2, out of a total of fifty-nine non-major applications determined, forty-four were determined within 8 weeks and thirteen were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026Total
1 (Apr – Jun 25)	101	96%	70%	96%
2 (Jul – Sep 25)	59	96.6%		96.25%

- 2.7 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
2		1	100%	1

4. Planning Workload

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

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
1	152	176	1
2	226	148	1

- 4.2 Application submissions have been lower than expected for this quarter, based on performance during Q2 in the previous financial year.

Quarter	Pre-application cases received	Pre-application cases determined	New enforcement cases	Enforcement cases closed	Planning Contravention Notices served	Enforcement Notices served
1	81	92	33	31	2	0
2	64	54	39	28	1	1

5. Income

- 5.1 The total planning fee income received for the second quarter was £58,814 against a budget estimate of £139,749.

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	-£ 15,660	-£ 10,541	-£ 32,613							-£ 202,690
Original Budget	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583							-£ 279,500
Variance	£ 28,608	-£ 62,448	£ 29,713	£ 30,923	£ 36,042	£ 13,970	£ -	£ -	£ -	£ -	£ -	£ -	£ 76,810

- 5.2 The total pre-application income received for the second quarter was £8,101.33 against a budget estimate of £16,875.

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	-£ 3,551.00	-£ 2,080.83	-£ 2,470							-£ 16,362
Original Budget	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625							-£ 33,750
Variance	£ 1,455	£ 4,650	£ 2,510	£ 2,074	£ 3,544	£ 3,155	£ -	£ -	£ -	£ -	£ -	£ -	£ 17,388

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	July – September 2025
<p>Open Space</p> <p>Contributions secured towards improvements at:</p> <ul style="list-style-type: none"> - King George V Playing Fields - Sunnybank Road or Dart Road - Municipal Gardens, Aldershot, or Princes Gardens, Aldershot - Manor Park, Aldershot 	£41,329.08
<p>SANGS</p> <p>a. Southwood County Park</p> <p>b. Wellesley Woodland</p> <p>c. Rowhill</p> <p>d. Southwood Woodlands</p> <p>e. Hawley Meadows</p>	<p>£16,692.56</p> <p>NIL</p> <p>£4,472.23</p> <p>NIL</p> <p>NIL</p>
<p>SAMM*</p> <p>a Southwood Country Park</p> <p>b Bramshot Farm (Hart)</p> <p>c Wellesley Woodland</p> <p>d Rowhill</p> <p>e Blandford Woods</p> <p>f Southwood Woodlands</p> <p>g Hawley Meadows</p>	<p>£1,672.34</p> <p>£10,345.79</p> <p>£204,639.75</p> <p>£541.45</p> <p>NIL</p> <p>NIL</p> <p>NIL</p>

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

7. Wellesley

- 7.1 To date, there have been approximately 1,713 residential occupations at Wellesley.
- 7.2 A Reserved Matters Application for the Pennefathers Development Zone G, comprising 90 residential units submitted by Miller Homes, was approved on 9th October 2025 under planning reference 25/00287/REMPP.
- 7.3 Construction activity on site continues to progress, with Bellway Homes currently delivering new housing at Stanhope Lines West (Zone H) and part of School End (Zone I). The Reserved Matters Application for this phase, proposing 260 residential dwellings and the provision of public open

space within the western section of Stanhope Lines, was approved on 25th October 2024 under planning reference 24/00236/REMPP.

- 7.4 The Stanhope Primary School (referred to as the *Eastern Primary School* in the Wellesley Section 106 Agreement) opened in September 2025. The school was approved by Hampshire County Council under planning reference 23/00729/HCC and is located within the God's Acre Development Zone.
- 7.5 Weston Homes have recently commenced work on roof repairs to the 4th Division Buildings, situated within Phase 1 of the Neighbourhood Development Zone. The Neighbourhood Zone is located opposite The Cambridge Primary School on Queen's Avenue at the junction with Alisons Road.
- 7.6 The roof repairs were approved under application reference 24/00340/FULPP and corresponding Listed Building Consent reference 24/00341/LBCPP. Phase 1 comprises 34 residential units (approved under planning reference 24/00517/REMPP, alongside an associated Listed Building Consent reference 24/00504/LBCPP).
- 7.7 Together with the approved residential element, the Neighbourhood Development Zone will likely comprise of a public square, nursery, convenience store, coffee shop, and some other small-scale commercial uses. The Reserved Matters Application for Phase 2 is anticipated to be submitted in 2026.

8. Recommendation

- 8.1 That the report be NOTED

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BACKGROUND PAPERS: *None.*