

**Planning (Development Management) summary report for the Quarter
October - December 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 October to 31st December 2025 (Q3).

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 3 three major planning applications were determined, all in accordance with agreed EXOTs.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	2	50%	60%	85.7%
2 (Jul – Sep 25)	2	100%		
3 (Oct – Dec 25)	3	100%		

Minor applications

2.4 In Quarter 3, out of twenty-seven minor planning applications, nineteen were determined within the statutory 8-week deadline, and six were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	20	90%	70%	89.1%
2 (Jul – Sep 25)	8	75%		
3 (Oct – Dec 25)	27	92.5%		

Other (including Householder) applications

- 2.5 In Quarter 3, out of sixty-three ‘other’ planning applications, fifty-three were determined within the statutory 8 weeks and 6 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%	96.9%
2 (Jul – Sep 25)	51	100%		
3 (Oct – Dec 25)	63	93.6%		

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 3, out of a total of ninety non-major applications determined, seventy-two were determined within 8 weeks and twelve were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 25)	101	96%	70%	95.2%
2 (Jul – Sep 25)	59	96.6%		
3 (Oct – Dec 25)	90	93.3%		

- 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. Additional columns have been added to record the overall appeal performance in the financial year to date and over a rolling 12 month period.

Quarter	Target	Appeal Decisions	Appeals allowed	% allowed	2025/2026 Total	Previous 12 months
1	40% max	1	0	0%	25%	20%
2		1	1	100%		
3		2	0	0%		

4. Planning Workload

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

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
1	152	176	1
2	226	148	1
3	163	176	2

4.2 Application submissions have been lower than expected for this quarter, based on performance during Q3 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
3	54	50	21	21	1	1

5. Income

5.1 The total planning fee income received for the third quarter was £226,487 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	-£ 154,536	-£ 15,162	-£ 56,789				-£ 429,177
Original Budget	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583	-£ 46,583				-£ 419,250
Variance	£ 28,608	-£ 62,448	£ 29,713	£ 30,923	£ 36,042	£ 13,970	-£ 107,953	£ 31,421	-£ 10,206	£ -	£ -	£ -	-£ 9,927

5.2 The total pre-application income received for the third quarter was £8,126 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	-£ 3,676	-£ 1,575	-£ 2,875				-£ 24,488
Original Budget	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625	-£ 5,625				-£ 50,625
Variance	£ 1,455	£ 4,650	£ 2,510	£ 2,074	£ 3,544	£ 3,155	£ 1,949	£ 4,050	£ 2,750	£ -	£ -	£ -	£ 26,137

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	October – December 2025
Open Space Contributions secured towards general infrastructure improvements or playground upgrading at: - Queens Road Recreation Ground	£5,597.93
SANGS	
a. Southwood County Park	NIL
b. Wellesley Woodland	NIL
c. Rowhill	NIL
d. Southwood Woodlands	NIL
e. Hawley Meadows	NIL
SAMM*	
a Southwood Country Park	NIL
b Bramshot Farm (Hart)	£1,474.90
c Wellesley Woodland	NIL
d Rowhill	NIL
e Blandford Woods	£9,760.65
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 To date, there have been approximately 1,729 residential occupations at Wellesley.

Pennefather's Development Zone G - Miller Homes

7.2 Construction activity has now commenced at the Pennefather's Development Zone (Zone G). This phase will deliver 90 residential units, with the Reserved Matters application having been approved on 9 October 2025 (ref: 25/00287/REMPP). During the current quarter, the Council is considering a number of applications for approval of outstanding details associated with this phase, enabling construction to progress in accordance with the approved plans.

Stanhope Lines West (Zone H) and School End (Zone I) – Bellway Homes

- 7.3 Bellway Homes continue to make good progress on site, delivering new housing across Stanhope Lines West (Zone H) and part of School End (Zone I). The Reserved Matters application for this phase, covering 260 dwellings and new public open space within the western section of Stanhope Lines, was approved on 25 October 2024 (ref: 24/00236/REMPP). The Council is also considering ongoing applications for approval of details relating to this development.

Neighbourhood Development Zone – Weston Homes

- 7.4 Weston Homes are progressing Phase 1 of the Neighbourhood Development Zone, located opposite The Cambridge Primary School on Queen's Avenue at the junction with Alison's Road. Phase 1 comprises 34 residential units, approved under planning reference 24/00517/REMPP, alongside associated Listed Building Consent (ref: 24/00504/LBCPP). The wider Neighbourhood Development Zone is expected to include a public square, nursery, convenience store, coffee shop, and other small-scale commercial uses. A Reserved Matters application for Phase 2 is anticipated to be submitted in late 2026.

8. Recommendation

- 8.1 That the report be NOTED

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BACKGROUND PAPERS: None.