

**Planning (Development Management) summary report for the Quarter
January - March 2026**

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 January to 31st March 2026 (Q4).

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 4 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% | 90% |
| 2 (Jul – Sep 25) | 2 | 100% | | |
| 3 (Oct – Dec 25) | 3 | 100% | | |
| 4 (Jan – Mar 26) | 3 | 100% | | |

Minor applications

2.4 In Quarter 4, out of seven 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 | 2025/2026 Total |
|------------------|-------------|-----------------|-------------------|-----------------|
| 1 (Apr – Jun 25) | 20 | 90% | 70% | 88.8% |
| 2 (Jul – Sep 25) | 8 | 75% | | |
| 3 (Oct – Dec 25) | 27 | 92.5% | | |
| 4 (Jan – Mar 26) | 7 | 85.7% | | |

Other (including Householder) applications

- 2.5 In Quarter 4, out of thirty 'other' planning applications, twenty-five were determined within the statutory 8 weeks and four 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% | 96.8% |
| 2 (Jul – Sep 25) | 51 | 100% | | |
| 3 (Oct – Dec 25) | 63 | 93.6% | | |
| 4 (Jan – Mar 26) | 30 | 96.6% | | |

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 4, out of a total of thirty-seven non-major applications determined, twenty-eight were determined within 8 weeks and seven were determined with an agreed EXOT.

| Quarter | No. of apps | % within target | Government Target | 2025/2026 Total |
|------------------|-------------|-----------------|-------------------|-----------------|
| 1 (Apr – Jun 25) | 101 | 96% | 70% | 95.1% |
| 2 (Jul – Sep 25) | 59 | 96.6% | | |
| 3 (Oct – Dec 25) | 90 | 93.3% | | |
| 4 (Jan – Mar 26) | 37 | 94.9% | | |

- 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% | 33.3% | 33.3% |
| 2 | | 1 | 1 | 100% | | |
| 3 | | 2 | 0 | 0% | | |
| 4 | | 2 | 1 | 50% | | |

4. Planning Workload

4.1 This section deals with workload demand on the Development Management Section in the fourth 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 | 162 | 106 | 1 |
| TOTAL 25-26 | 703 | 606 | 5 |

4.2 Application submissions have been lower than expected for this quarter, based on performance during Q4 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 |
| 4 | 56 | 45 | 27 | 27 | 2 | 0 |
| TOTAL 25-26 | 255 | 241 | 120 | 107 | 6 | 2 |

5. Income

5.1 The total planning fee income received for the fourth quarter was £82,938 against a budget estimate of £139,749. For the 2025-26 financial year the total income received was £510,135 against a budget estimate of £559,000.

| 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 | -£ 9,024 | -£ 17,125 | -£ 54,809 | -£ 510,135 |
| Original Budget | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 46,583 | -£ 559,000 |
| Variance | £ 28,608 | -£ 62,448 | £ 29,713 | £ 30,923 | £ 36,042 | £ 13,970 | -£ 107,953 | £ 31,421 | -£ 10,206 | £ 37,559 | £ 29,458 | -£ 8,226 | £ 48,865 |

5.2 The total pre-application income received for the fourth quarter was £14,903 against a budget estimate of £16,875. For the 2025-26 financial year the total income received was £39,391 against a budget estimate of £67,500.

| 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 | -£ 6,715 | -£ 5,673 | -£ 2,515 | -£ 39,391 |
| Original Budget | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 5,625 | -£ 67,500 |
| Variance | £ 1,455 | £ 4,650 | £ 2,510 | £ 2,074 | £ 3,544 | £ 3,155 | £ 1,949 | £ 4,050 | £ 2,750 | -£ 1,090 | -£ 48 | £ 3,110 | £ 28,109 |

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 – March 2026 |
|--|----------------------|
| Open Space Contributions secured towards general infrastructure improvements or playground upgrading at: - Blunden Road Recreation Ground, Farnborough | £5,077.92 |
| SANGS | |
| a. Southwood Country Park | £5732.32 |
| b. Wellesley Woodland | NIL |
| c. Rowhill | £11,282.58 |
| d. Southwood Woodlands | £6,205.22 |
| e. Hawley Meadows | NIL |
| SAMM* | |
| a Southwood Country Park | £541.45 |
| b Bramshot Farm (Hart) | £8,793.47 |
| c Wellesley Woodland | £87,453.00 |
| d Rowhill | £1,340.86 |
| e Blandford Woods | NIL |
| f Southwood Woodlands | £737.45 |
| g Hawley Meadows | NIL |

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

7. Wellesley

- 7.1 At the end of Q4, there had been approximately 1,743 residential occupations at Wellesley.

Pennefather's Development Zone G - Miller Homes

- 7.2 Construction activity is underway 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). The Council has recently approved 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 still 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). A sales suite has now opened within the main converted 4th Division building.
- 7.5 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.