

**Planning (Development Management) summary report for the Quarter
April – June 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 April to 30th June 2026 (Q1).
- 1.2 An additional section has been included in this report for Members to note the forthcoming changes to the Council's Scheme of Delegation from 31st October, when the National Scheme of Delegation will take effect.

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

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	2	100%	60%	100%

Minor applications

- 2.4 In Quarter 1, out of sixteen minor planning applications, eight 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 26)	16	87.5%	70%	87.5%

Other (including Householder) applications

- 2.5 In Quarter 1, out of sixty-four 'other' planning applications, fifty-three were determined within the statutory 8 weeks and ten were determined within an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	64	98.4	70%	98.4%

Non-major applications (Minors and Others combined)

- 2.6 In Quarter 1, out of a total of eighty non-major applications determined, sixty-one were determined within 8 weeks and sixteen were determined with an agreed EXOT.

Quarter	No. of apps	% within target	Government Target	2025/2026 Total
1 (Apr – Jun 26)	80	61%	70%	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. 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	0	0	0%	0%	40%

4 Planning Workload

- 4.1 This section deals with workload demand on the Development Management Section in the first quarter of 2026-2027.

Quarter	Applications Submitted (All types)	Applications Determined (All types)	Appeals Submitted
1	185	168	0

- 4.2 Application submissions were slightly higher than Q1 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	68	47	32	16	2	0

5 Income

5.1 The total planning fee income received for the first quarter was £141,538 against a budget estimate of £128,943.

Planning App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-125	-£ 102,564	-£ 22,213	-£ 16,762										-£ 141,538
Original Budget	-£ 42,981	-£ 42,981	-£ 42,981										-£ 128,943
Variance	-£ 59,583	£ 20,768	£ 26,219	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	-£ 12,596

5.2 The total pre-application income received for the first quarter was £9,713 against a budget estimate of £17,244.

Pre App Income	April	May	June	July	August	September	October	November	December	January	February	March	Total
2-6-04/80-452	-£ 4,900	-£ 1,108	-£ 3,705.00										-£ 9,713
Original Budget	-£ 5,748	-£ 5,748	-£ 5,748										-£ 17,244
Variance	£ 848	£ 4,640	£ 2,043	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ -	£ 7,531

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 2026
Open Space	NIL
SANGS	
a. Southwood Country Park	£581,617.19
b. Wellesley Woodland	NIL
c. Rowhill	NIL
d. Southwood Woodlands	NIL
e. Hawley Meadows	NIL
SAMM*	
a Southwood Country Park	£57,541.73

b	Bramshot Farm (Hart)	NIL
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 Approximately 1771 homes have now been occupied across the Wellesley development.

Current Development Progress by Zone

- 7.2 Construction is under way at the Pennefathers Development Zone (Zone G). This phase will deliver 90 residential units. The Reserved Matters application was approved on 9 October 2025 (ref: 25/00287/REMPP). During the current quarter, the Council has been considering the remaining applications for approval of outstanding details associated with this phase.
- 7.3 Bellway Homes continues to 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 covers 260 dwellings and new public open space within the western section of Stanhope Lines. It 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.
- 7.4 Weston Homes is 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 within the next 12 months.

Enforcement Investigations

- 7.5 Because these investigations are ongoing, this update is limited to the procedural steps officers have taken so far. It should not be read as a conclusion on whether any breach of planning control has occurred.

Miller Homes – Zone G, Pennefathers (Ref: 26/00035/XPLANS)

- 7.6 Officers are investigating complaints about construction activity at Zone G, Pennefathers Road. The complaints concern compliance with three conditions of reserved matters approval 25/00287/REMPP: Condition 17 (Construction Environmental Management Plan), Condition 18 (Construction Traffic Management Plan) and Condition 23 (Hours of Construction). The matters raised include:
- construction activity and contractor arrivals outside the permitted hours
 - contractor and HGV parking and waiting on Pennefathers Road
 - construction traffic routing and delivery management
 - dust and spoil management.
- 7.7 The Council wrote formally to Miller Homes on 14 May 2026. Miller Homes responded the same day and set out measures to address the concerns raised. Further reports continued to be received, so the Council wrote to Miller Homes again on 6 July 2026, asking for a written action plan and an urgent meeting with senior management.
- 7.8 On 13 July 2026, officers met senior management from Miller Homes and representatives of Grainger. On 16 July 2026, Miller Homes provided a written response setting out additional measures, including:
- instructions to contractors on working hours
 - a delivery booking system
 - a banksman
 - additional on-site contractor parking
 - enhanced dust suppression and monitoring
 - a named contact responsible for compliance.
- 7.9 Since then, the Council has continued to receive complaints about on-street parking and site access. It has also received further reports of work taking place outside the permitted hours between August and early October 2026, including on a Sunday.
- 7.10 On 28 September 2026, the Council wrote to Miller Homes' Regional Managing Director, setting out these further concerns. The letter asked for an urgent meeting with Miller Homes' senior management and Grainger, and made clear that the Council is considering formal enforcement action. Miller Homes' response is awaited.

Bellway Homes – Zones H and I, Stanhope Lines West and School End (Alexander Park) (Ref: 26/00085/CONDS)

- 7.11 Officers are investigating complaints that construction work has taken place outside the hours permitted by Condition 22 of reserved matters approval 24/00236/REMPP. The complaints allege work before 08:00 on weekdays, after 13:00 on Saturdays, and on Sundays and Bank Holidays. They also raise noise from music being played on site.
- 7.12 The concerns were raised on a number of occasions between June and September 2026, including through the Council's Environmental Health team.

On 16 September 2026, the Council wrote formally to Bellway Homes asking for details of:

- the measures in place to ensure compliance with Condition 22
- how these measures are communicated to site personnel
- any action Bellway Homes proposes to take to address the concerns.

7.13 Bellway Homes responded on 18 September 2026. The response confirmed that:

- site operating hours are communicated to all personnel through site inductions and management briefings
- site management monitors compliance
- the requirements of Condition 22 are being reiterated to all personnel
- amplified music and other unnecessary noise are not permitted.

7.14 Officers are assessing the response, together with any further reports received, and will consider the appropriate next steps in line with the Council's planning enforcement procedures.

7.15 Members will be updated on both investigations in future reports.

8 Update on National Scheme of Delegation

8.1 This section is to provide an update on the implementation of the National Scheme of Delegation, following the DMC Member briefing on 9th September, and the reporting of this matter to Council on 1st October 2026.

8.2 From 31st October 2026, a new National Scheme of Delegation for planning applications will come into effect, which will establish a mandatory national framework for determining which planning applications must be determined by officers and which may be referred to committee. The changes are being introduced under the Town and Country Planning (Discharge of Local Planning Authority Functions) (England) Regulations 2026 and will apply to Rushmoor and all local planning authorities in England.

8.3 The Scheme of Delegation in relation to the Development Management Committee will be updated to incorporate the new legislation. The Regulations contain two Schedules which direct how the different planning matters are to be dealt with: Schedule 1 lists the planning applications that must be delegated to an officer, and Schedule 2 sets out applications that may go to Committee. In addition, an application by the Council or an officer or member of the Council, referred to as 'own interest applications' may also be determined by a Planning Committee - whether they fall in Schedule 1 or 2 - in the interests of transparency and public accountability.

8.4 For Schedule 2 matters, there is a presumption for delegation to a planning officer. In keeping with the prescribed arrangements, the gateway process will involve a 'referral' meeting between the Chair of the Development Management Committee or their nominated deputy (usually this will be the Vice-Chair of the

Committee) and the Executive Head of Property and Growth or their nominated deputy. Together they can jointly agree to refer a Schedule 2 application to Development Management Committee if in their view the proposal raises:

(a) one or more issues of economic, social or environmental significance to the local area, or;

(b) one or more significant planning matters having regard to the development plan and any other material considerations.

- 8.5 To support the referral meeting, and to meet requirements for transparency and record keeping, the planning case officer will prepare an Assessment of Significance (AoS) for Schedule 2 applications utilising any guidance issued by the Secretary of State and applying the local protocol. The AoS will include recommendations as to whether the matter meets the criteria for determination by committee.
- 8.6 Government guidance advises that every effort should be made to reach agreement on which cases should be referred to committee. However, where agreement is not possible, the case must be determined by officers in accordance with the Regulations. In addition, the Guidance sets out in determining a referral, the presumption should be that decisions are delegated to officers and only exceptionally are referred to committee.
- 8.7 The weekly list of planning applications will continue to be circulated to Members each week on a Tuesday and will be updated to identify which Schedule each application falls within. The Regulations do not allow for call-in or referral of Schedule 2 applications by Members. However, ward Members will continue to be able to make representations on planning applications, and these will be taken into account as part of the decision-making process.
- 8.8 In future quarterly performance reports, a summary of Schedule 2 applications determined under delegated authority will be provided in a new section of this report.

9. Recommendation

- 9.1 That the report be NOTED

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BACKGROUND PAPERS: None.