

## PLANNING ACTIVITY REPORT – Q2 2024/25

### 1. Background

- 1.1 The Ebbsfleet Development Corporation (EDC), as a Local Planning Authority, has a requirement to collect and submit data to the Department for Levelling Up, Housing and Communities (DLUHC) on the time taken to determine planning applications and the quality of decisions.
- 1.2 The approach to planning performance is published by the government in a document entitled 'Improving Planning Performance – Criteria for designation'. This document covers performance in relation to both speed and quality of decisions and was most recently updated in October 2022.
- 1.3 The performance thresholds for the reporting period are: -
  - Speed Major Developments: to determine 60% of applications within 13 weeks.
  - Speed Non-Major Developments: to determine 70% of applications within 8 weeks.
  - Quality Major Developments: to have no more than 10% of appeals overturned.
  - Quality Non-Major Developments: to have no more than 10% of appeals overturned.
- 1.4 It should be noted that the quality of decision making in relation to appeals is calculated on the basis of the number of schemes overturned in the context of the overall number of decisions made by an authority during the assessment period.
- 1.5 This paper provides EDC's Planning Committee with the statistics for Q2 of 2024/25.

### 2. Statistics

- 2.1 Annex A contains a series of charts showing data concerning the determination of planning applications.
- 2.2 Figure 1 shows the number of applications received and determined for the year by quarter. During the period 1<sup>st</sup> July 2024 to 30<sup>th</sup> September 2024 the Corporation received 7no. planning applications which fall within the statutory returns. During this same period the Corporation determined 15no. such planning applications.
- 2.3 Applications can be subject to a bespoke determination timescale which is agreed between the applicant and the local planning authority. These can be in the form of a Planning Performance Agreement (PPA) or a Planning Extension Agreement (PEA). Of the decisions this quarter 10no. were subject to either a PPA or PEA.
- 2.4 Figures 2 & 3 show performance against the targets for major and non-major applications set out in paragraph 1.3. The overall performance for the period 1<sup>st</sup> July 2024 to 30<sup>th</sup> September 2024 is:
  - 'Major application' within time or within time agreed is 100%.
  - 'Non-major applications' within time or within time agreed is 86%.
- 2.5 The Corporation received no planning appeal decisions during Q2.

### **3. Advice and Analysis**

- 3.1 This report is submitted for information and enables EDC's Planning Committee to monitor the work of the Planning Team.
- 3.2 It should be noted that the activity outlined in these performance statistics relates to only those applications which are covered under the statutory reporting process. The Corporation considers a substantial number of other applications including pre-application enquiries, condition discharge applications and non-material amendment applications which do not get captured in these numbers.
- 3.3 The overall activity for the quarter including those applications not formally reported shows 56no. being received and 54no. being determined.

### **4. Planning Enforcement**

- 4.1 In relation to planning enforcement, 4no. formal notices were served during Q2. Two of the notices were Breach of Condition Notices issued to Bellway Homes (Thames Gateway) Ltd for their sites at Harbour Village and Croxton & Garry in respect of their failure to provide the twice-yearly reporting required by the Local Training and Employment Plan – such details have subsequently been submitted and are currently under review by officers. The other two notices were enforcement notices relating to unauthorised householder works as follows:
- 6 Danzey Close located in Castle Hill which requires the removal of a rear extension; and
  - 4 Baronial Gardens located in Cable Wharf which requires the removal of two air conditioning units that have been installed on the front of the property.
- 4.2 7no. new enforcement cases were received and no existing cases were closed.

### **5. Financial and Legal Implications**

- 5.1 Planning income for 1<sup>st</sup> July 2024 to 30<sup>th</sup> September 2024 was £70,691.00. Annex B (Figure 1) shows the planning application fees received.
- 5.2 The most significant application fee received during this quarter relates to a Reserved Matters Application for Ashmere (Western Village) Phase 3, which comprises 216 dwellings in the Whitecliffe development (£61,736). The quarterly breakdown is given as follows:
- Apr - Jun 2024 = £43,454.00
  - Jul – Sept 2024 = £70,691.00
- 5.3 If the Local Planning Authority is designated as non-performing then applicants would have the choice of submitting applications to the Planning Inspectorate, which would include the fee. This would not only take control away from the Corporation but would reduce income.
- 5.4 There are no legal implications arising directly from this report.

### **6. Recommendation**

- 6.1 This report is submitted for information to assist EDC's Planning Committee in monitoring Development Management activity and therefore there are no recommendations for the committee to consider.

## Annex A: Applications

Figure 1: Number of applications received and determined per quarter

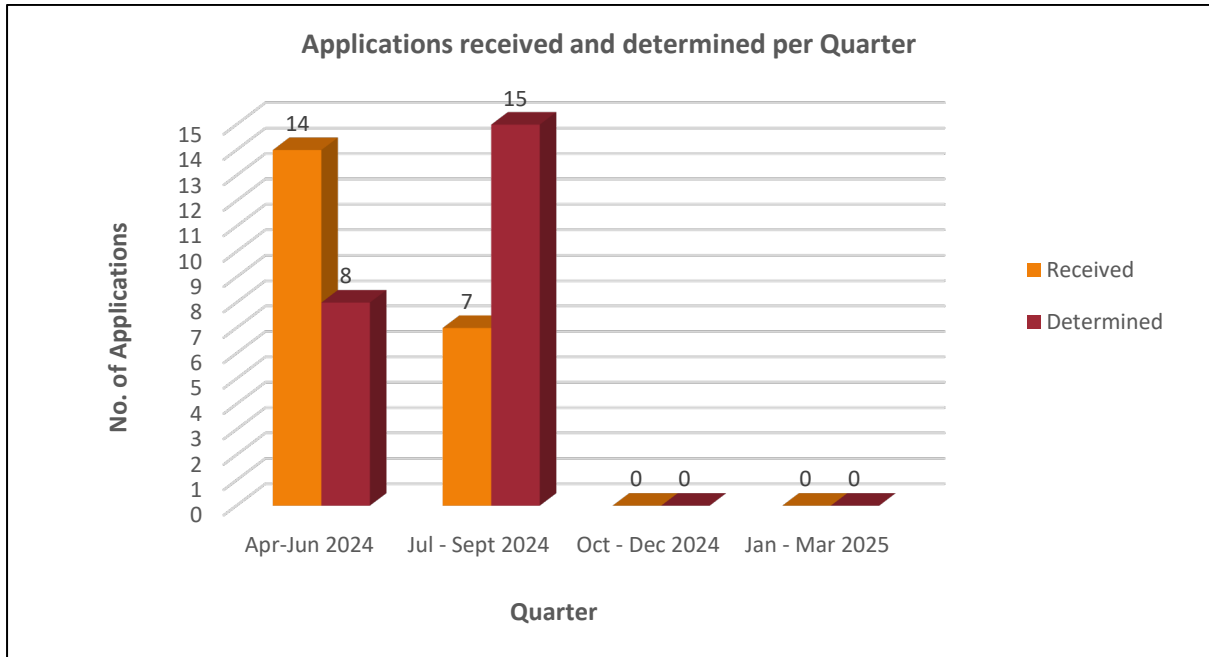


Figure 2: Percentage of Major Applications determined against the statutory performance target per quarter.

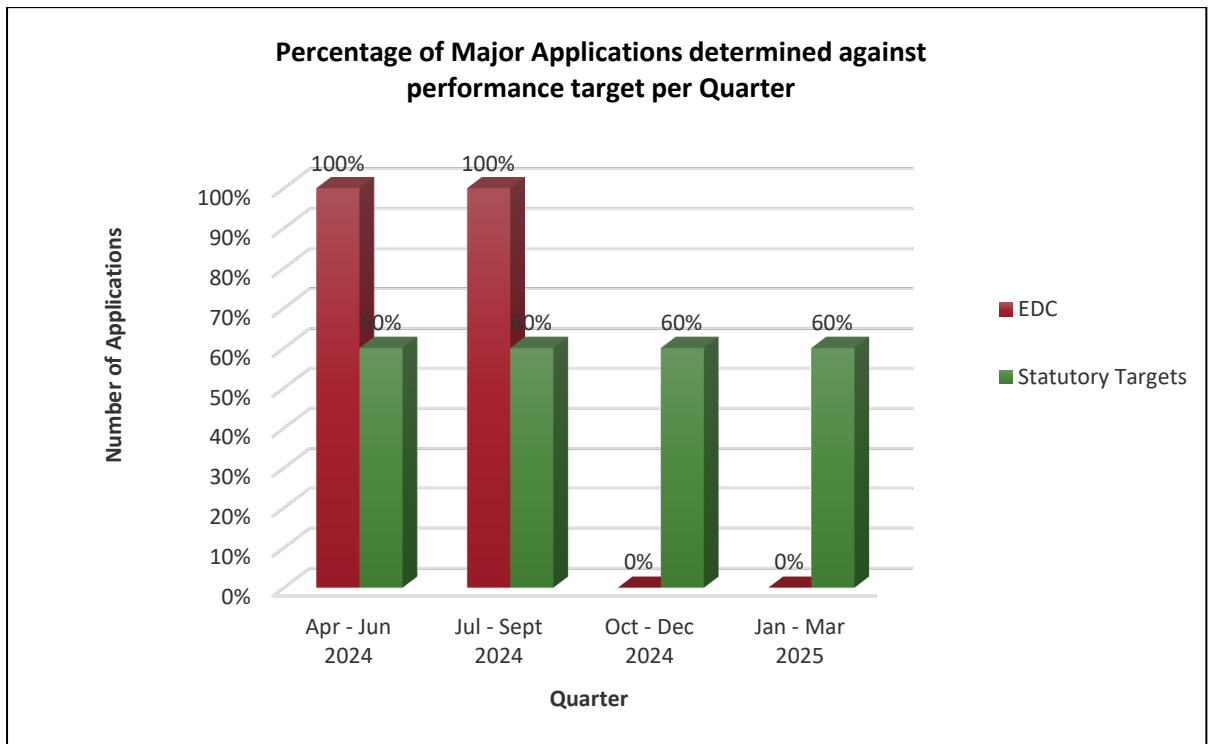
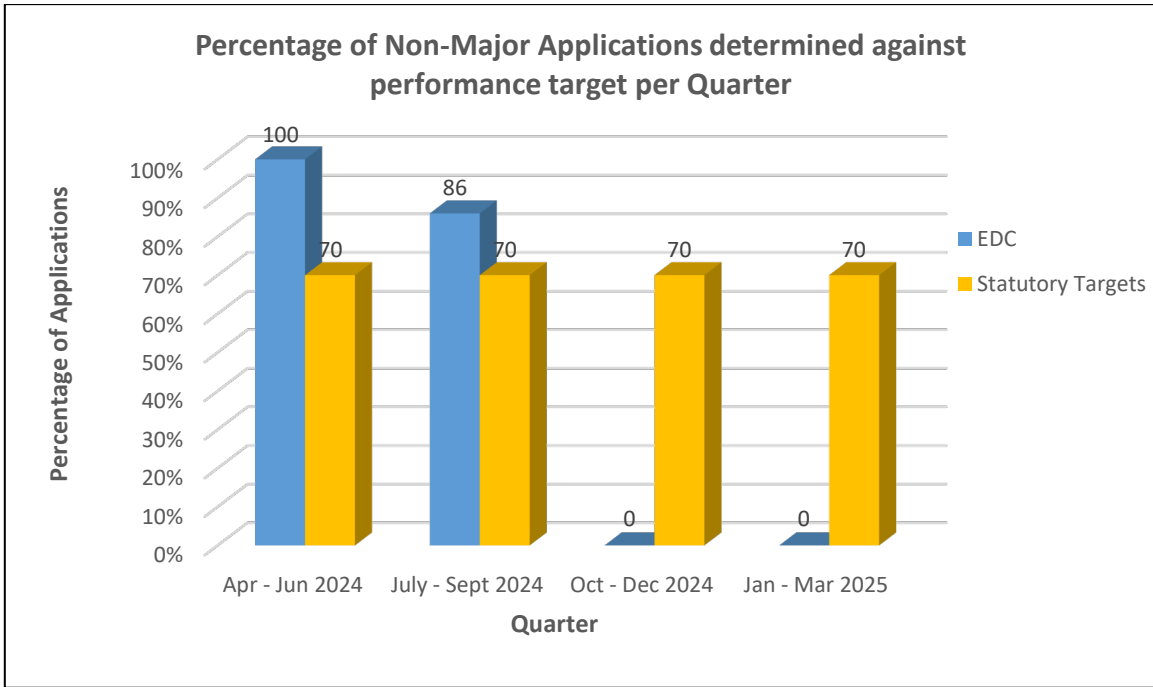


Figure 3: Percentage of Non-Major Applications determined against the statutory performance target per quarter.



## Annex B: Planning Fees

Figure 1: Planning application fees received per quarter

