

## PLANNING ACTIVITY REPORT – Q4 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 Ministry of Housing Communities and Local Government (MHCLG) 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 December 2024.
- 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 Q4 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> January 2025 to 31<sup>st</sup> March 2025 the Corporation received 8no. planning applications which fall within the statutory returns. During this same period the Corporation determined 14no. 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 7no. 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> January 2025 to 31<sup>st</sup> March 2025 is:
  - 'Major applications' determined within time or within agreed time is 100%.
  - 'Non-major applications' determined within time or within agreed time is 100%.
- 2.5 In addition to the above, as this is the final quarterly report for 2024/25, the following provides a summary of the overall annual 2024/25 performance for the year:

- 'Major applications' determined within time or within agreed time is 100% (comprising 15 major applications);
- 'Non-major applications' determined within time or within agreed time is 97% (comprising 31 minor/non-major applications, one of which was not determined within time).
- Quality Major Developments – there have been no appeals relating to major applications.
- Quality Non-Major Developments - 3no. appeals have been allowed equating to 6.5% of the 46no. applications determined during the year, which is within the threshold to have no more than 10% of decisions overturned on appeal.

2.6 The Corporation received 1no. planning appeal decision during Q4 (see section 4 below).

### **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 only to 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 Q4 including those applications not formally reported shows 53no. being received and 40no. being determined.

3.4 During 2024/25 in total the annual performance figures, including those applications not formally reported, shows 221no. being received and 180no. being determined.

### **4. Planning Appeals**

4.1 During Q4 the Corporation received 1no. planning appeal decision in relation to an application for a retrospective part conversion of garage into a habitable room in Castle Hill, which was allowed by the appointed Planning Inspector.

4.2 During 2024/25 the annual performance figures for planning appeal decisions show 3no. planning appeal decisions in total. These comprised 2no. advertisement appeals and 1no. householder appeal. There 3no. appeals were allowed by the appointed Planning Inspector.

### **5. Planning Enforcement**

5.1 In relation to planning enforcement matters, no notices were served during Q4.

5.2 Although no notices were served in Q4 there were two notices with compliance deadlines that fell within this quarter. These related to an enforcement notice for an unauthorised extension at 6 Danzey Close in Castle Hill and a breach of condition notice concerning a requirement to erect a revised boundary enclosure at 37 Cherry Orchard in Castle Hill. Neither were complied with and accordingly are subject to ongoing enforcement action.

5.3 4no. new enforcement cases were received and 5no. existing cases were closed during Q4. A notable closed case related to a banner advertisement being hung across a balcony at Aragon House in Castle Hill without advertisement consent. Following

communication with the owner the advertisement was removed to address the breach without requiring formal enforcement action.

- 5.4 During 2024/25 the Corporation received 16no. new enforcement cases and 18no. existing cases were closed. A total of 3no. Enforcement Notices were served and 3no. Breach of Condition Notices were served.

## **6. Financial and Legal Implications**

- 6.1 Planning income for 1<sup>st</sup> January 2025 to 31<sup>st</sup> March 2025 was £55,268.00. Annex B (Figure 1) shows the planning application fees received.

- 6.2 The most significant application fee received during this quarter related to a full planning application in relation to a temporary educational facility at the Alkerden Education Campus site which proposed construction of a 5FE secondary school facility (£16,428.08). The quarterly breakdown is given as follows:

- Apr - Jun 2024 = £43,454.00
- Jul – Sept 2024 = £70,691.00
- Oct – Dec 2024 = £24,951.58
- Jan – March 2025 = £55,268.00

- 6.3 The total fee income during the year was £194,364.58.

- 6.4 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.

- 6.4 There are no legal implications arising directly from this report.

## **7. Recommendation**

- 7.1 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

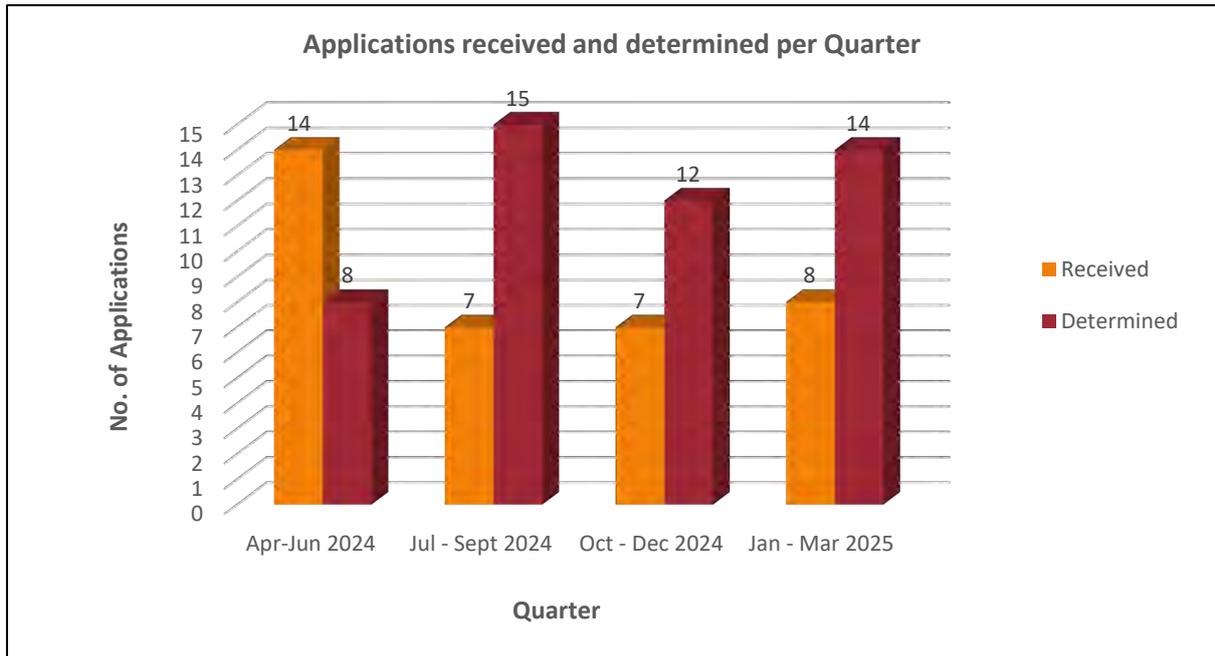


Figure 2: Percentage of Major Applications determined against the statutory performance target per quarter

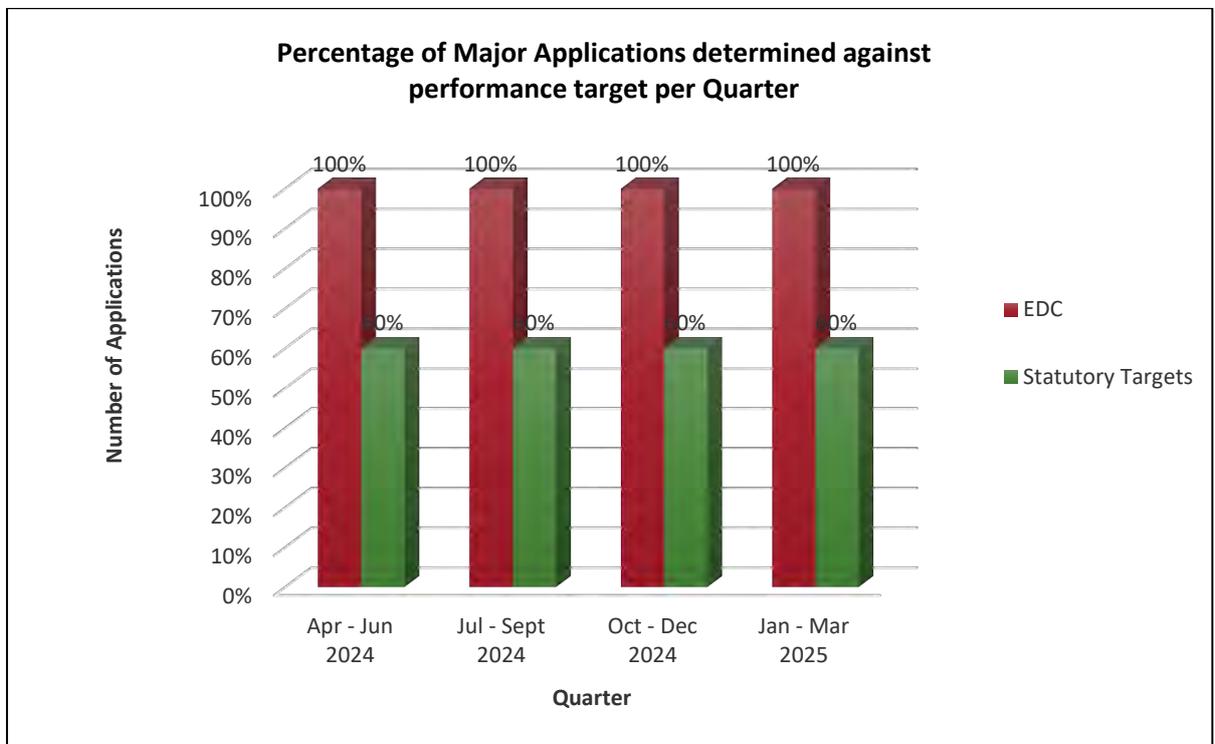
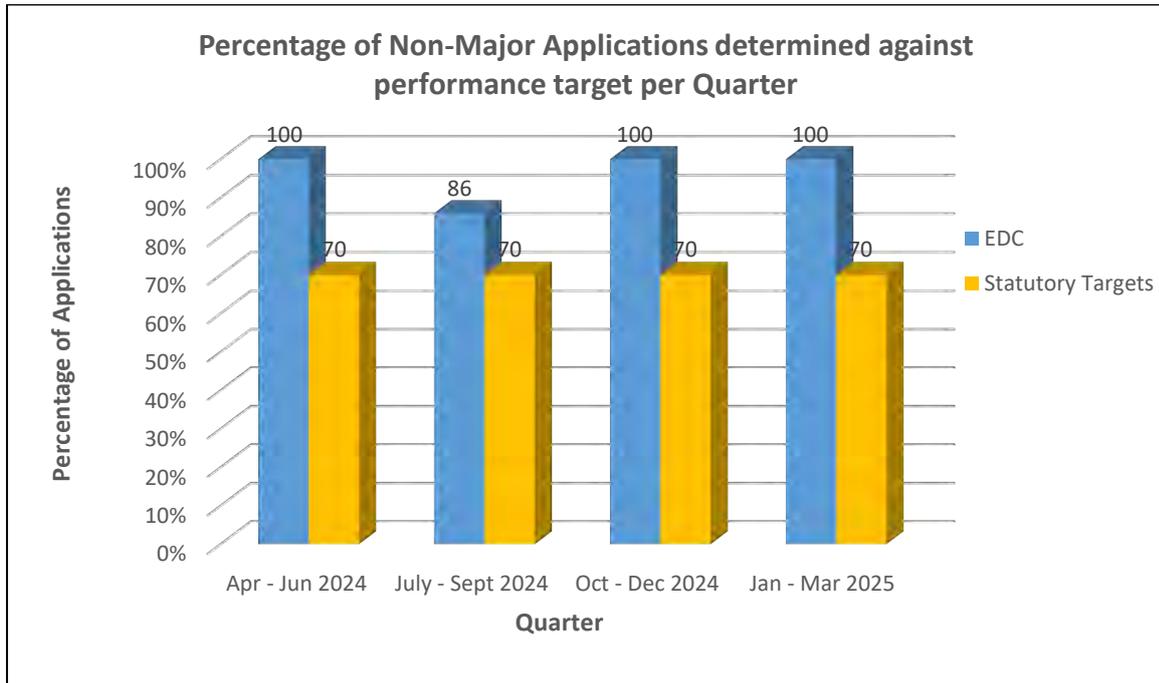


Figure 3: Percentage of Non-Major Applications determined against the statutory performance target per quarter



### Annex B: Planning Fees

Figure 1: Planning application fees received per quarter

