

PLANNING ACTIVITY REPORT – Q3 2025/26

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 based on 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 Q3 of 2025/26.

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 1st October 2025 to 31st December 2025 the Corporation received 5no. planning applications which fall within the statutory returns. During this same period the Corporation determined 6no. 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 4no. 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 1st October 2025 to 31st December 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 The Corporation received no planning appeal decisions during Q3.

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 Q3, including those applications not formally reported, shows 60no. being received and 44no. being determined.

4. Planning Appeals

- 4.1 During Q3 the Corporation received no planning appeal decisions.
- 4.2 No new planning appeals were lodged during Q3.

5. Planning Enforcement

- 5.1 In relation to planning enforcement matters, no formal notices were served during Q3.
- 5.2 During this quarter, 2no. new enforcement cases were received and 5no. existing cases were closed.
- 5.3 A notable case to report from Q3 was an investigation into a possible HMO located at a residential property in Ashmere. The investigation confirmed the presence of an HMO but, following a site visit, it was identified that the size and nature of the use was such that it fell within the definition of "permitted development" and so did not require planning permission. Another notable case that was closed during Q3 relates to a residential property in Castle Hill which, following a neighbour complaint, was suspected of using a garage as a self-contained residential dwelling. The garage benefitted from a planning permission to convert it to a habitable room and, following an investigation including a site visit, it was concluded that the garage was being used as ancillary accommodation to the main dwelling and therefore did not constitute a breach of planning control.

6. Financial and Legal Implications

- 6.1 Planning income for 1st October 2025 to 31st December 2025 was £15,122.00. Annex B (Figure 1) shows the planning application fees received.
- 6.2 The majority of fees received this quarter were smaller amounts relating to condition discharge or householder application fees with no significantly large application fees received.
- 6.3 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.
- 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

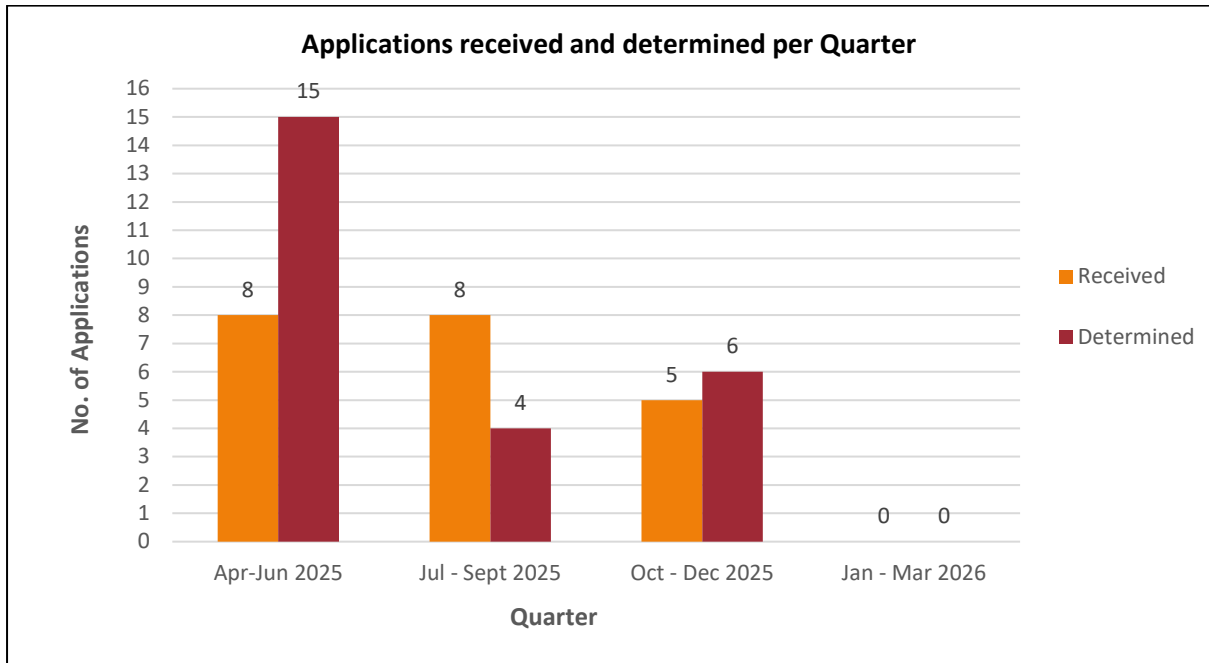


Figure 2: Percentage of Major Applications determined against the statutory performance target per quarter

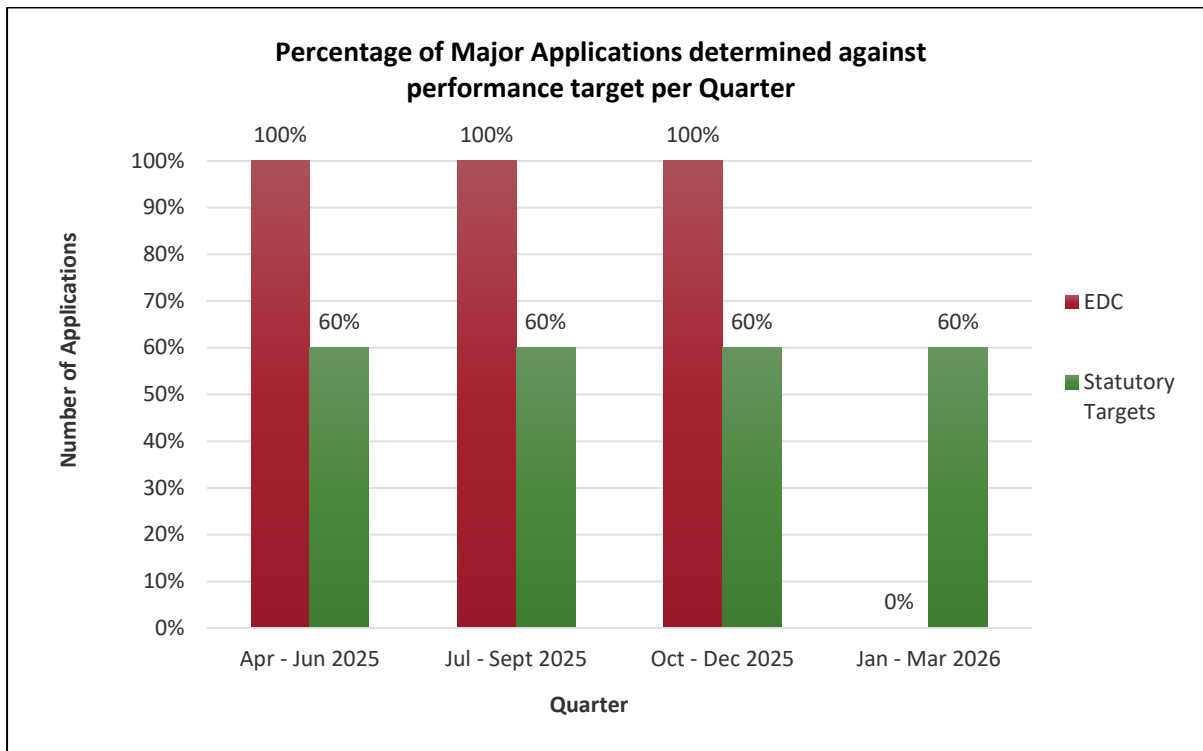
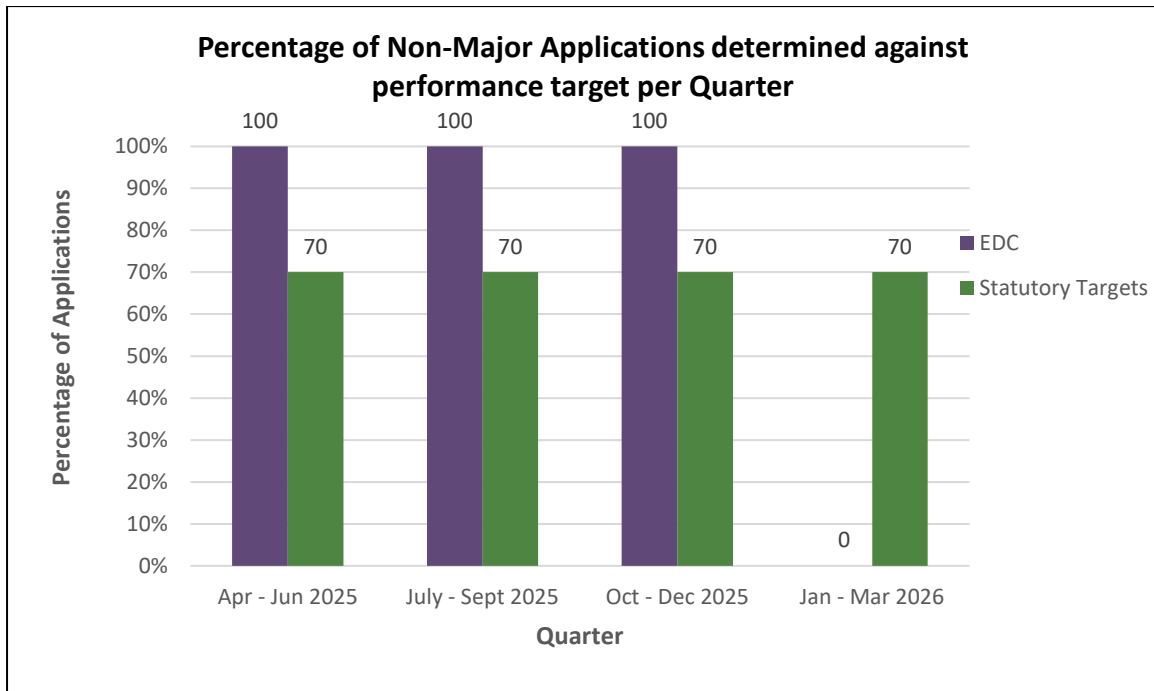


Figure 3: Percentage of Non-Major Applications determined against the statutory performance target per quarter



Annex B: Planning Fees

Figure 1: Planning application fees received per quarter

