

PLANNING ACTIVITY REPORT – Q4 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 during the preceding 2 year period.
 - Quality Non-Major Developments: to have no more than 10% of appeals overturned during the preceding 2 year period.
- 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 applicable decisions made by an authority during the assessment period.
- 1.5 This paper provides EDC's Planning Committee with the statistics for Q4 of 2025/26, and includes an overall summary of annual statistics for the year.

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 January 2026 to 31st March 2026 the Corporation received 9no. planning applications which fall within the statutory returns. During this same period the Corporation determined 5no. such planning applications. A notable decision this quarter was the outline planning permission for Ebbsfleet Central East which was issued following completion of s.106 Agreements with the local authorities and which follows a positive resolution to approve at planning committee in July 2024.
- 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 2no. 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 January 2026 to 31st March 2026 is:
 - 'Major applications' determined within time or within agreed time is 100%.

- 'Non-major applications' determined within time or within agreed time is 80%.
- 2.5 In addition to the above, as this is the final quarterly report for 2025/26, the following provides a summary of the overall annual 2025/26 performance for the year:
- 'Major applications' determined within time or within agreed time is 100% (comprising 1 major application).
 - 'Non-major applications' determined within time or within agreed time is 96% (comprising 24 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 - No appeals have been allowed equating to 0% of the 24no. non-major applications determined during the year, which is within the threshold to have no more than 10% of decisions overturned on appeal measured over the preceding 2 year period. For information, 1no. appeal was dismissed during the period.
- 2.6 The Corporation received no planning appeal decisions 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 46no. being received and 45no. being determined.
- 3.4 During 2025/26 in total the annual performance figures, including those applications not formally reported, shows 229no. being received and 206no. being determined.

4. Planning Appeals

- 4.1 During Q4 the Corporation received no planning appeal decisions.
- 4.2 During 2025/26 the annual performance figures for planning appeal decisions show 1no. change of use appeal which was dismissed by the Planning Inspector.

5. Planning Enforcement

- 5.1 In relation to planning enforcement matters, 1no. notice was served during Q4. This related to a Breach of Condition Notice issued to Bellway Homes Limited due to the failure to comply with planning conditions at their Croxton and Garry development in relation to planting of soft landscaping and installation of boundary railings, play equipment and heritage interpretation boards.
- 5.3 During Q4 6no. new enforcement cases were received and 2no. existing cases were closed. A notable closed case during this quarter related to a property in Castle Hill who were alleged to be using their garage as a commercial dance studio. However,

following an investigation, which including issuing of a Planning Contravention Notice, it was determined that the main use of the garage was still ancillary to the main property and as such was not a breach of planning control because it did not result in a material change of use of the property.

- 5.4 In terms of an annual summary, during 2025/26 the Corporation received 23no. new enforcement cases and 20no. existing cases were closed. During the year 1no. Breach of Condition Notice was served and no Enforcement Notices were served.

6. Financial and Legal Implications

- 6.1 Planning income for 1st January 2026 to 31st March 2026 was £60,405.00. Annex B (Figure 1) shows the planning application fees received.

- 6.2 The most significant application fee received during this quarter related to a reserved matters planning application in relation to erection of 143 residential dwellings and associated infrastructure within the Ashmere development (£48,962.00). The quarterly breakdown is given as follows:

- Apr - Jun 2025 = £51,591.00
- Jul – Sept 2025 = £78,870.00
- Oct – Dec 2025 = £15,122.00
- Jan – March 2026 = £60,405.00

- 6.3 The total fee income during the year was £205,988.00

- 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

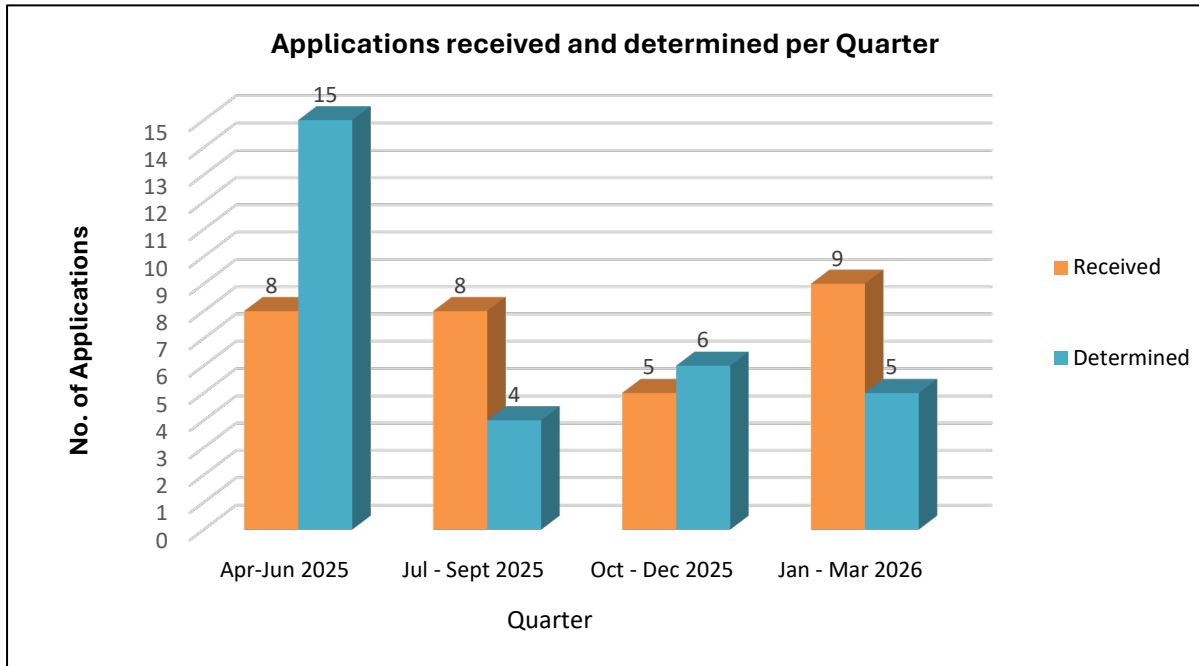


Figure 2: Percentage of Major Applications determined against the statutory performance target per quarter

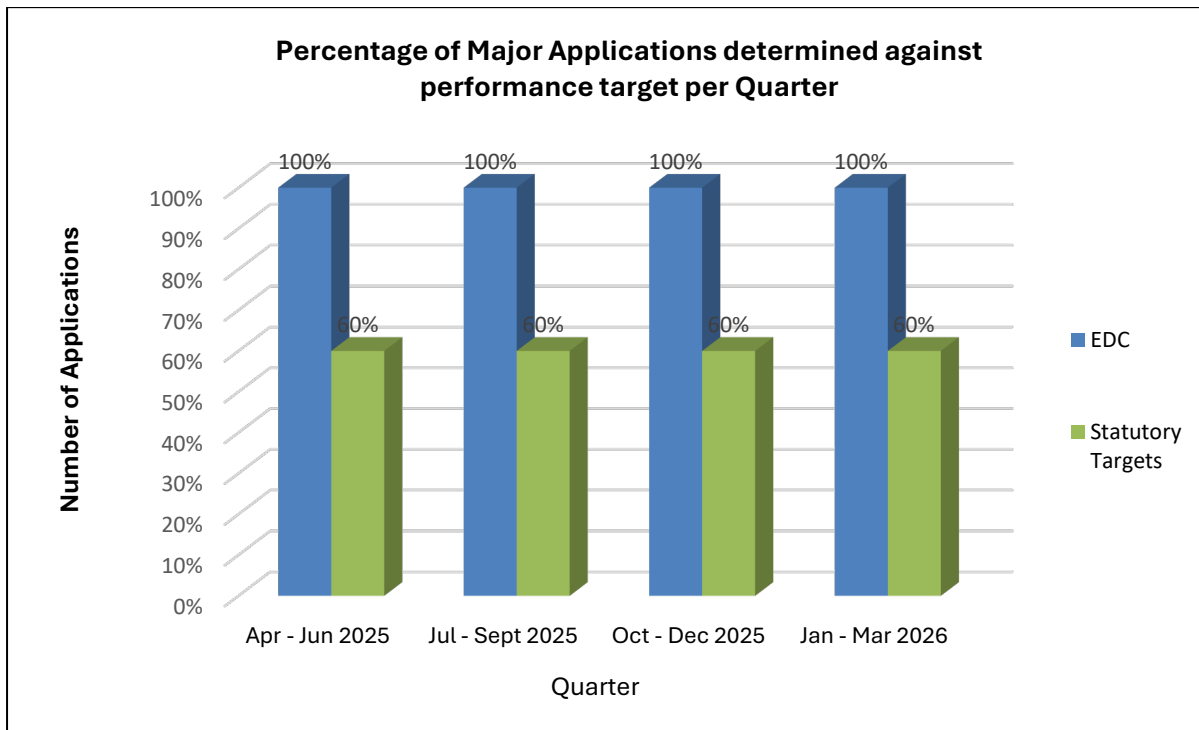
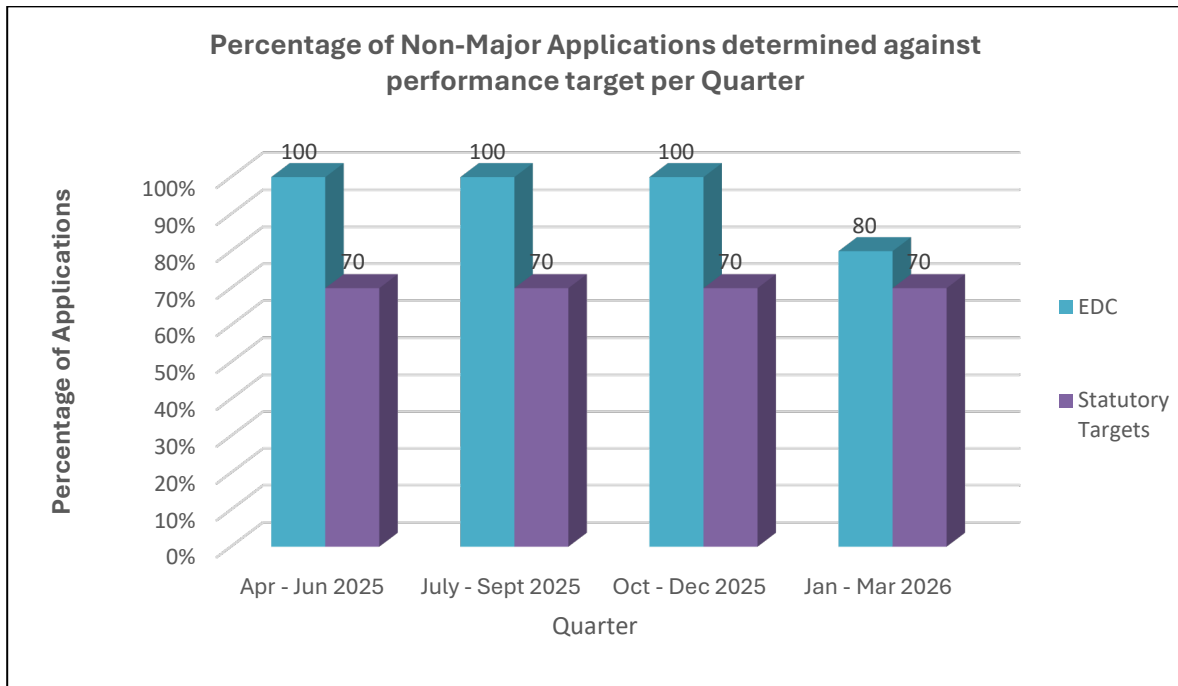


Figure 3: Percentage of Non-Major Applications determined against the statutory performance target per quarter



Annex B: Planning Fees

Figure 1: Planning application fees received per quarter

