



Ministry of Housing,
Communities &
Local Government

Planning Applications in England: October to December 2017

Between October and December 2017, district level planning authorities in England:

- received 112,300 applications for planning permission, unchanged from the corresponding quarter of 2016;
- granted 93,200 decisions, unchanged from the same quarter in 2016; this is equivalent to 88 per cent of decisions, up from 87 per cent for the same quarter of 2016;
- decided 88 per cent of major applications within 13 weeks or the agreed time, up from 87 per cent a year earlier;
- granted 12,600 residential applications, down one per cent on a year earlier: 1,700 for major developments and 10,900 for minors;
- granted 2,600 applications for commercial developments, down 10 per cent on a year earlier; and
- received 8,900 applications for prior approval for permitted development rights, down five per cent from the same quarter of 2016. Of these, 1,400 applications were for changes to residential use, of which 1,000 were given the go-ahead without having to go through the full planning process.

In the year ending December 2017, district level planning authorities:

- granted 380,300 decisions, down one per cent on the year ending December 2016;
- granted 49,600 decisions on residential developments: 6,500 for major developments and 43,100 for minors, up on the year ending December 2016 by three per cent and one per cent respectively; and
- granted 10,200 applications for commercial developments, down nine per cent on the year ending December 2016.



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Introduction

This Statistical Release presents National Statistics on authorities that undertake district and county level planning activities in England. It covers information on planning applications received and decided, including decisions on applications for residential developments (dwellings) and enforcement activities. Data are provided at national and local planning authority level and are based on information reported for the relevant quarters as at 9 February 2018 for the PS1/2 return ('District matters') and the CPS1/2 return ('County matters'). The Definitions section provides details on the main terms used within this release and associated live tables.

Authorities undertaking district level planning

A summary of the trends in applications, decisions and permissions granted is provided in **Figure 1** and **Table 1**. The number of applications, decisions and permissions at district level in this publication is given to the nearest hundred; more detailed figures are available in the accompanying Live Tables.

Planning applications

During October to December, authorities undertaking district level planning in England received 112,300 applications for planning permission, unchanged from the corresponding quarter in 2016. In the year ending December 2017, authorities received 476,500 planning applications, down one per cent on the year ending December 2016 (**Live Tables P120/P132/P134 and Table 1**).

Planning decisions

Authorities reported 106,500 decisions on planning applications in October to December 2017, a decrease of one per cent on the 107,100 decisions in the same quarter of the previous year. In the year ending December 2017, authorities decided 433,700 planning applications, down one per cent on the number in the year ending December 2016 (**Live Tables P120/P133/P134 and Table 1**).

Applications granted

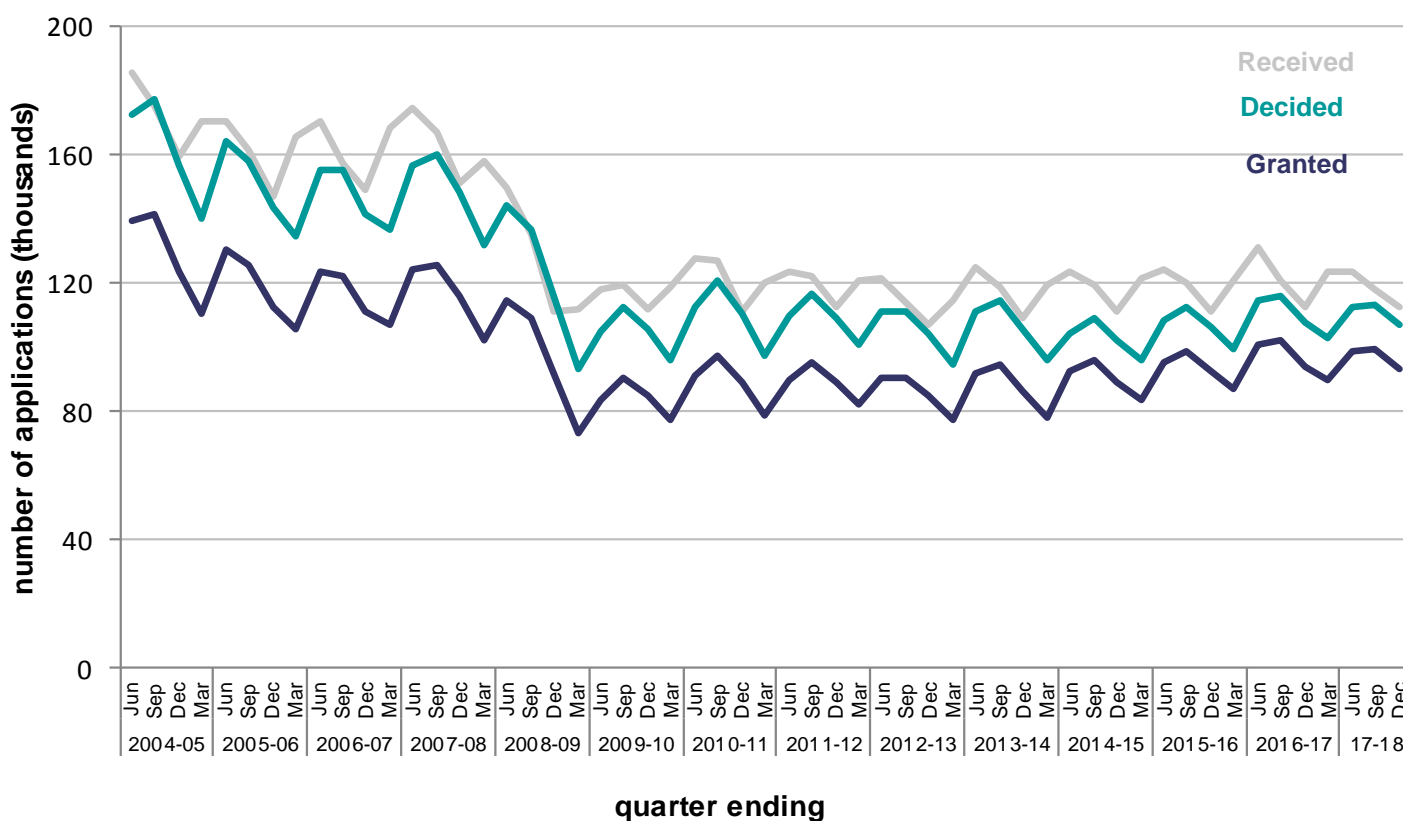
During October to December 2017, authorities granted 93,200 decisions, unchanged from the same quarter in 2016. Authorities granted 88 per cent of all decisions, up from 87 per cent in the December quarter of 2016 (**Live Tables P120/P133**). Overall, 83 per cent of major and minor decisions were granted. The percentage of decisions granted varied between local planning authorities, ranging this quarter from 25 to 100 per cent for major developments, 41 to 100 per cent for minor developments and 64 to 100 per cent for other developments (**Live Tables P120/P131**). Over the 12 months to December 2017, 380,300 decisions were granted, down one per cent on the figure for the year to December 2016 (**Live Tables P122/P132 and Table 1**).

Historical context

Figure 1 and **Table 1** show that, since 2005, the numbers of applications received, decisions made and applications granted have each followed a similar pattern. As well as the usual within-year pattern of peaks in the Summer and troughs in the Winter, there was a clear downward trend during the 2008 economic downturn, with figures remaining broadly level since then, albeit with numbers granted showing a slight upward trend. Figure 1 shows that the numbers of applications received in recent years are some way below the peak in 2004/05.

Historical figures for all district level decisions dating back to 2004 are set out in **Live Table P120**, with separate breakdowns for residential and commercial decisions being shown in **Live Tables P120A** and **P120B** respectively. These latter two tables are discussed below in the sections on residential and commercial decisions¹.

Figure 1: Number of planning applications received, decided and granted by district authorities
England, quarter ending June 2004 to quarter ending December 2017



¹ Tables P120A and P120B do not between them cover the totality of decisions included in P120, which also includes decisions on Traveller caravan pitches and various 'Other developments'.

Table 1: District level planning applications received, decided and grantedEngland, quarter ending March 2006 to quarter ending December 2017 ^P

| | | Number / Percentage | | | | | |
|-------------------------------|------------------|---------------------|---|----------------------|---|----------------------|---|
| Financial year | Quarter ending | Received | | Decided ¹ | | Granted ² | |
| | | Number ('000s) | % change on corresponding quarter last year | Number ('000s) | % change on corresponding quarter last year | Number ('000s) | % change on corresponding quarter last year |
| 2005-06 | Mar | 165 | -3% | 134 | -4% | 105 | -5% |
| 2006-07 | Jun | 170 | 0% | 155 | -5% | 123 | -5% |
| | Sep | 157 | -2% | 155 | -2% | 122 | -2% |
| | Dec | 149 | 1% | 141 | -1% | 111 | -1% |
| 2007-08 | Mar | 168 | 2% | 136 | 1% | 107 | 3% |
| | Jun | 174 | 2% | 156 | 1% | 124 | 1% |
| | Sep | 166 | 6% | 160 | 3% | 126 | 2% |
| | Dec | 151 | 1% | 148 | 5% | 116 | 5% |
| 2008-09 | Mar | 158 | -6% | 132 | -3% | 102 | -5% |
| | Jun | 150 | -14% | 144 | -8% | 114 | -8% |
| | Sep | 135 | -19% | 136 | -15% | 108 | -14% |
| | Dec | 111 | -26% | 116 | -22% | 91 | -21% |
| 2009-10 | Mar | 111 | -29% | 93 | -29% | 73 | -28% |
| | Jun | 118 | -21% | 105 | -27% | 84 | -27% |
| | Sep | 119 | -12% | 112 | -18% | 90 | -17% |
| | Dec | 111 | 0% | 105 | -9% | 85 | -7% |
| 2010-11 | Mar | 118 | 6% | 96 | 3% | 77 | 5% |
| | Jun | 127 | 8% | 113 | 8% | 91 | 9% |
| | Sep | 126 | 6% | 120 | 7% | 97 | 8% |
| | Dec | 111 | -1% | 110 | 5% | 89 | 5% |
| 2011-12 | Mar | 120 | 1% | 97 | 1% | 78 | 2% |
| | Jun | 123 | -3% | 110 | -3% | 89 | -2% |
| | Sep | 122 | -4% | 117 | -3% | 95 | -3% |
| | Dec | 112 | 1% | 109 | -2% | 89 | 0% |
| 2012-13 | Mar | 121 | 1% | 100 | 4% | 82 | 4% |
| | Jun | 121 | -2% | 111 | 1% | 90 | 1% |
| | Sep | 113 | -7% | 111 | -5% | 90 | -5% |
| | Dec | 107 | -5% | 104 | -4% | 85 | -4% |
| 2013-14 | Mar | 114 | -6% | 94 | -6% | 77 | -5% |
| | Jun | 125 | 3% | 111 | 0% | 92 | 1% |
| | Sep | 119 | 5% | 115 | 4% | 94 | 4% |
| | Dec | 109 | 2% | 105 | 1% | 86 | 1% |
| 2014-15 | Mar | 119 | 5% | 96 | 2% | 78 | 1% |
| | Jun | 123 | -1% | 104 | -6% | 92 | 1% |
| | Sep | 119 | 0% | 109 | -5% | 96 | 2% |
| | Dec | 111 | 2% | 102 | -3% | 89 | 4% |
| 2015-16 | Mar | 121 | 1% | 95 | 0% | 83 | 7% |
| | Jun | 124 | 0% | 108 | 4% | 95 | 3% |
| | Sep | 120 | 1% | 112 | 3% | 99 | 3% |
| | Dec | 111 | 0% | 106 | 4% | 92 | 4% |
| 2016-17 | Mar | 120 | -1% | 99 | 3% | 86 | 4% |
| | Jun | 131 | 6% | 114 | 6% | 101 | 6% |
| | Sep | 121 | 1% | 116 | 3% | 102 | 3% |
| | Dec | 112 | 1% | 107 | 1% | 94 | 1% |
| 2017-18 | Mar | 123 | 3% | 102 | 4% | 90 | 4% |
| | Jun ^R | 123 | -6% | 112 | -2% | 99 | -2% |
| | Sep ^R | 118 | -2% | 113 | -3% | 99 | -3% |
| | Dec ^P | 112 | 0% | 106 | -1% | 93 | 0% |
| Year to Dec 2016 ^R | | 484 | | 436 | | 383 | |
| Year to Dec 2017 ^P | | 477 | -1% | 434 | -1% | 380 | -1% |

¹ Decisions do not include certificates of law ful development and notifications with effect from 1 April 2014.² For quarters before 1 April 2014, the percentages of decisions granted that can be derived using the numbers on decisions and decisions granted in this table differ from the percentage figures in Table P120. This is because the decisions shown in Table P120 for this period exclude conservation area consents, certificates of law ful development and notifications, whereas the numbers of decisions granted shown in this table include such applications.

R = Revised; P = provisional

Speed of decisions

- In October to December 2017, 88 per cent of major applications were decided within 13 weeks or within the agreed time², compared with 87 per cent in the same quarter a year earlier.
- In October to December, 85 per cent of minor applications and 90 per cent of other applications were decided within eight weeks or the agreed time. These figures show increases, compared with 83 per cent and 89 per cent a year earlier respectively.

The percentage of decisions made in time varied between local planning authorities, ranging this quarter from 25 to 100 per cent for major developments, 37 to 100 per cent for minor developments and 28 to 100 per cent for other developments (**Live Tables P120, P123 and P131**).

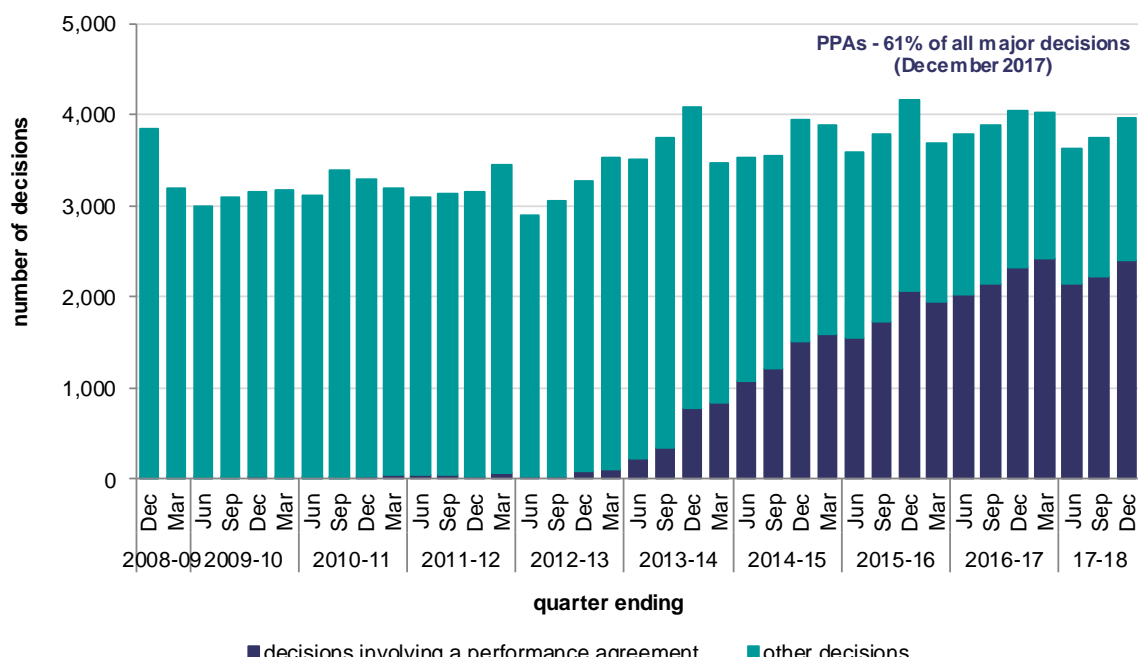
Use of performance agreements

Because the most consistent reporting of the use of performance agreements³ is for major applications, **Figure 2** and **Table 2** show, from 2008, numbers of decisions on major developments made involving a performance agreement, both in absolute terms and as a percentage of all decisions on major developments. Notwithstanding definitional changes, there has been a marked increase in the use of agreements since early 2013, although the increases have slowed down in recent quarters. In reality, this longer upward trend has been driven by both the additional scope for recording them and their additional use. The proportion of major decisions subject to an agreement was 61 per cent during October to December 2017 (**Table 2**).

² This is the agreed time for applications for major developments associated with a Planning Performance Agreement (PPAs), Extension of Time (EoT) or Environmental Impact Assessment (EIA).

³ 'Performance agreement' is an umbrella term used to refer to Planning Performance Agreements, Extensions of Time and Environmental Impact Assessments,

Figure 2: Use of performance agreements with applications for major developments¹
 England, quarter ending December 2008 to quarter ending December 2017



¹ Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013.

The three final columns in Table P120 give corresponding figures for planning applications involving a planning agreement for all types of development (major, minor and ‘other’ combined), showing numbers of decisions and percentages decided within time.

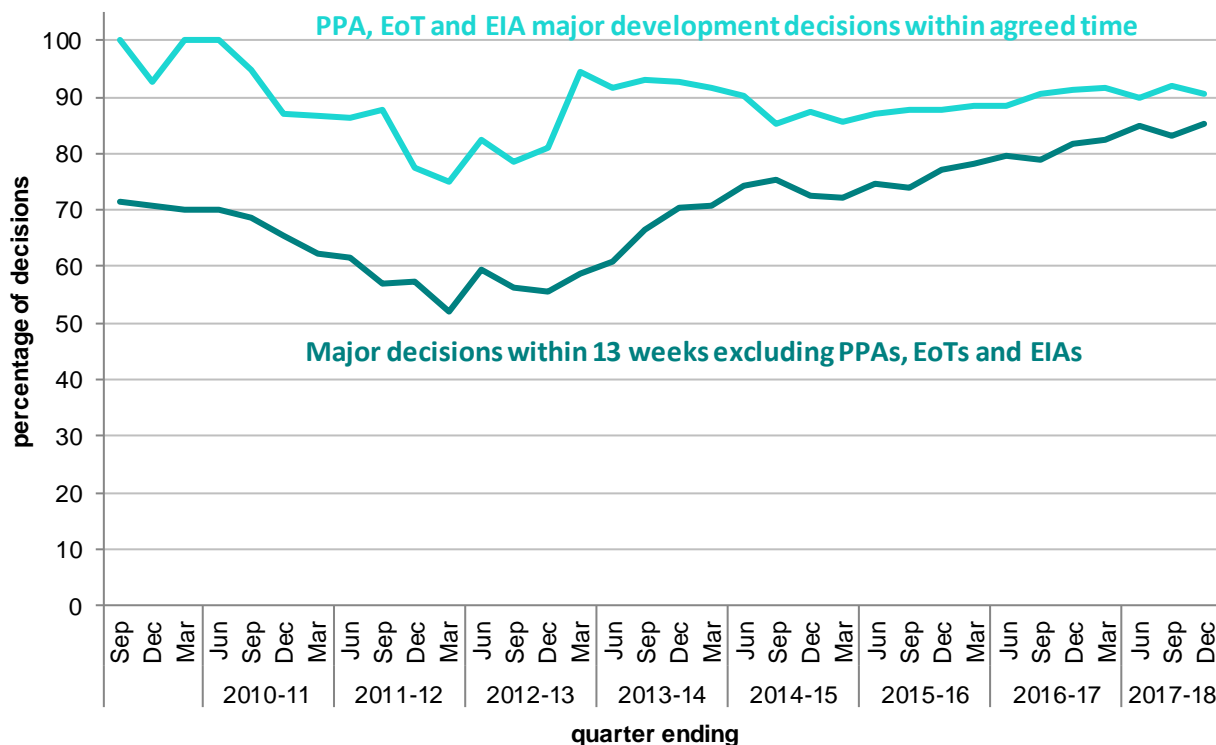
Figure 3 and **Reference Table 2** show that in the quarter to December 2017, 91 per cent of major development decisions involving performance agreements were made on time. In comparison, 85 per cent of major decisions not involving performance agreements were made within the statutory time limit of 13 weeks.

Table 2: Use of performance agreements with applications for major developments ¹England, quarter ending December 2008 to quarter ending September 2017 ^P

| | | | | Number / Percentage | |
|----------------|------------------|---|---------------------------------|--|--|
| Financial year | Quarter ending | Major decisions involving a performance agreement | Total number of major decisions | <i>Major decisions involving a performance agreement as a % of the total number of decisions</i> | |
| 2008-09 | Dec | 8 | 3,840 | 0 | |
| | Mar | 2 | 3,197 | 0 | |
| 2009-10 | Jun | 9 | 2,998 | 0 | |
| | Sep | 11 | 3,087 | 0 | |
| | Dec | 27 | 3,148 | 1 | |
| | Mar | 18 | 3,177 | 1 | |
| 2010-11 | Jun | 19 | 3,108 | 1 | |
| | Sep | 19 | 3,400 | 1 | |
| | Dec | 23 | 3,292 | 1 | |
| | Mar | 53 | 3,191 | 2 | |
| 2011-12 | Jun | 51 | 3,099 | 2 | |
| | Sep | 41 | 3,140 | 1 | |
| | Dec | 31 | 3,150 | 1 | |
| | Mar | 68 | 3,445 | 2 | |
| 2012-13 | Jun | 23 | 2,892 | 1 | |
| | Sep | 28 | 3,048 | 1 | |
| | Dec | 85 | 3,271 | 3 | |
| | Mar | 106 | 3,523 | 3 | |
| 2013-14 | Jun | 226 | 3,517 | 6 | |
| | Sep | 343 | 3,744 | 9 | |
| | Dec | 772 | 4,080 | 19 | |
| | Mar | 846 | 3,464 | 24 | |
| 2014-15 | Jun | 1,069 | 3,541 | 30 | |
| | Sep | 1,216 | 3,547 | 34 | |
| | Dec | 1,507 | 3,942 | 38 | |
| | Mar | 1,583 | 3,887 | 41 | |
| 2015-16 | Jun | 1,557 | 3,584 | 43 | |
| | Sep | 1,737 | 3,794 | 46 | |
| | Dec | 2,075 | 4,171 | 50 | |
| | Mar | 1,948 | 3,684 | 53 | |
| 2016-17 | Jun ^R | 2,027 | 3,787 | 54 | |
| | Sep | 2,140 | 3,880 | 55 | |
| | Dec ^R | 2,315 | 4,038 | 57 | |
| | Mar ^R | 2,423 | 4,035 | 60 | |
| 2017-18 | Jun ^R | 2,148 | 3,640 | 59 | |
| | Sep ^R | 2,219 | 3,747 | 59 | |
| | Dec ^P | 2,413 | 3,963 | 61 | |

¹ Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013^R Revised^P Provisional

Figure 3: Percentage of major development decisions made within time¹
 England, quarter ending September 2009 to quarter ending December 2017



¹ Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013.

Performance of individual district level local planning authorities

Live Tables P151a and P153 present data on the performance of district level local planning authorities against the published criterion in [Improving planning performance: criteria for designation](#) on the speed of decision-making for informing decisions on the designation of poorly performing local planning authorities under section 62B of the Town and Country Planning Act 1990. In particular, **Live Table P151a** gives detailed figures for the time taken for **major** decisions to be made over the eight most recent quarters and **Live Table P153** presents data for the time taken by district level local planning authorities for decisions on ‘**non-major developments**’ (previously ‘minor and other developments’, and defined as minor developments, changes of use and householder developments) to be made over the eight most recent quarters.

Similarly, **Live Table P152a**, presents data on the performance of district level local planning authorities against the published criterion in [Improving planning performance: criteria for designation](#) on the quality of decision-making for assessing performance under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the percentage of **major** decisions subject to a successful planning appeal, by matching eight quarters of the Department’s data on decisions and all available quarters of Planning Inspectorate data on appeals. This table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Live Table P154 presents data for the percentage of decisions on minor and other developments (as defined for Table P153) subject to a successful planning appeal, by matching eight quarters of the Department's data on decisions and all available quarters of Planning Inspectorate data on appeals. Like Table P152a, this table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Residential decisions

The figures collected by the department are numbers of decisions on planning applications submitted to local planning authorities rather than the number of units included in each application, such as the number of homes in the case of housing developments. The department supplements this information by obtaining statistics on housing permissions from a contractor. The latest figures show that permission for 338,000 homes was given in the rolling year to 31 December 2017, down three per cent compared to the 349,000 homes granted permission in the rolling year to 30 September 2017.⁴ The number of homes granted permission during the rolling year to 31 December 2017 was eight per cent higher than in the rolling year to 31 December 2016. On an ongoing basis, figures are revised to ensure that any duplicates are removed, and also to include any projects that local planning authorities may not have processed: they are therefore subject to change. These figures are provided to give contextual information, and have not been designated as National Statistics.

Regarding the figures reported by local planning authorities to the Department on PS1/2 returns, in October to December 2017, 16,900 decisions were made on applications for residential⁵ developments, of which 12,600 (75 per cent) were granted. The total number of residential decisions made decreased by one per cent from the December quarter 2016, with the number granted also dropping one per cent. The number of major residential decisions granted decreased by five per cent to 1,700, whereas the number of minor residential decisions granted was unchanged from last year at 10,900 (**Live Tables P120A, P123 and P135**). In the year ending December 2017, authorities granted 6,500 major and 43,100 minor residential applications, up by three and one per cent respectively on the year ending December 2016 (**Live Tables P120A and P136**).

Commercial⁶ decisions

In October to December 2017, 2,800 decisions were made on applications for commercial developments, of which 2,600 (91 per cent) were granted. The total number of commercial decisions made decreased by ten per cent on the same quarter of 2016. In the year ending December 2017, 10,200 applications for commercial developments were granted, down nine per cent on the year ending December 2016 (**Live Table P120B**).

⁴ Glenigan routinely collects data on planning applications submitted to all English local planning authorities and records the information by maintaining a 'planning application' for every project. The data have been updated over time as subsequent applications are submitted and decisions made, with all new applications being matched against the existing database at entry stage. This has involved an automated process supplemented by manual checking to identify any further matching projects. More details are given in the Definitions section of this release.

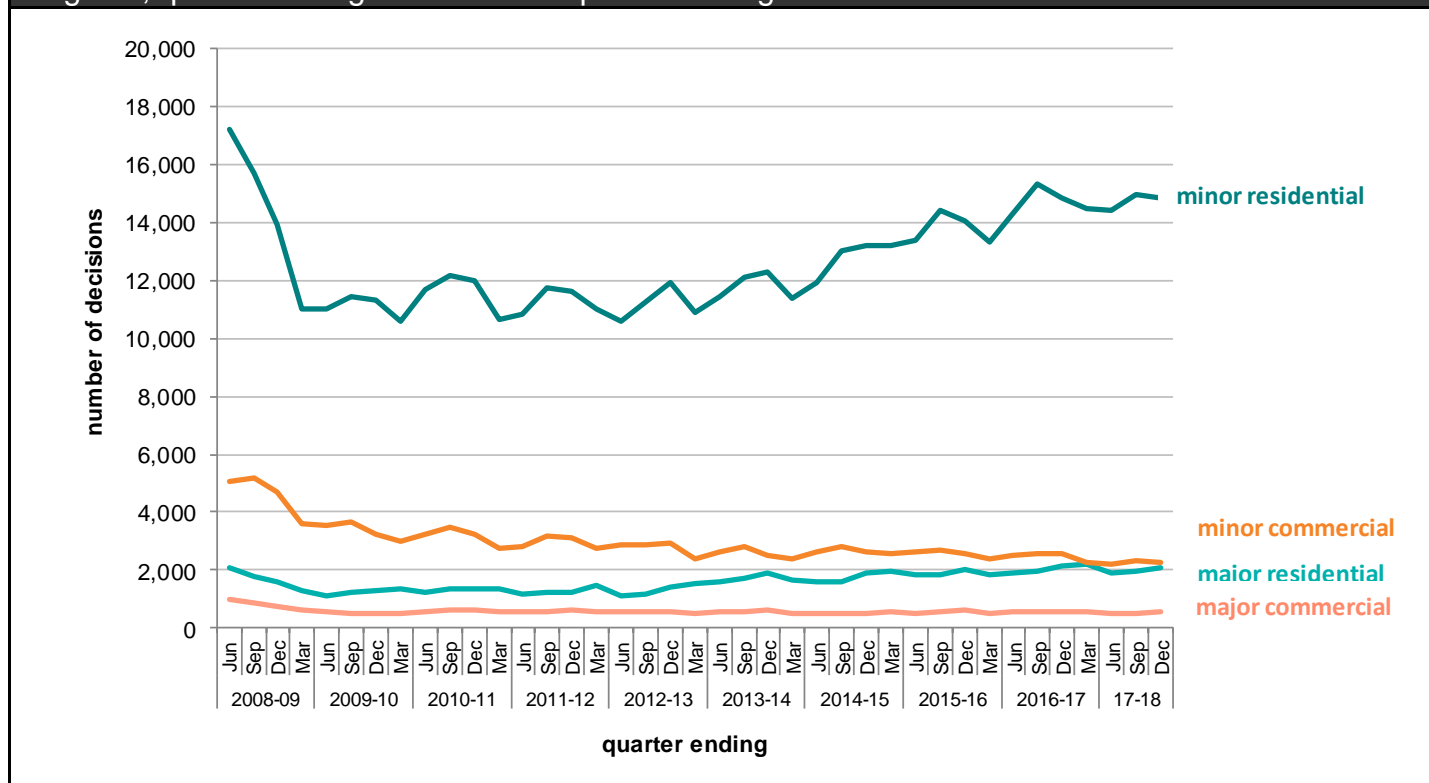
⁵ 'Residential' is used in this release to refer only to developments involving the construction or conversion of dwellings, rather than also including other developments involving people's homes, such as householder developments and some changes of use.

⁶ Commercial developments are defined in this release as: 'Offices, research and development, light industry', 'General industry, storage, warehousing' and 'Retail and service'.

Trends in numbers of residential and commercial decisions

Historically, numbers of **residential** decisions dropped sharply during 2008 (particularly for minor decisions) but have been increasing since 2012. Numbers of **commercial** decisions made also decreased sharply during 2008, and have since stabilised at around 2,200 per year for major and 10,000 per year for minor commercial developments. In 2016/17, numbers of minor commercial decisions were at about 45 per cent of the pre-recession peak, with the numbers of major developments being at about 62 per cent (**Live Tables P120A and P120B, Figure 4**)⁷.

Figure 4: Number of planning applications decided by district authorities, by type of development England, quarter ending June 2008 to quarter ending December 2017

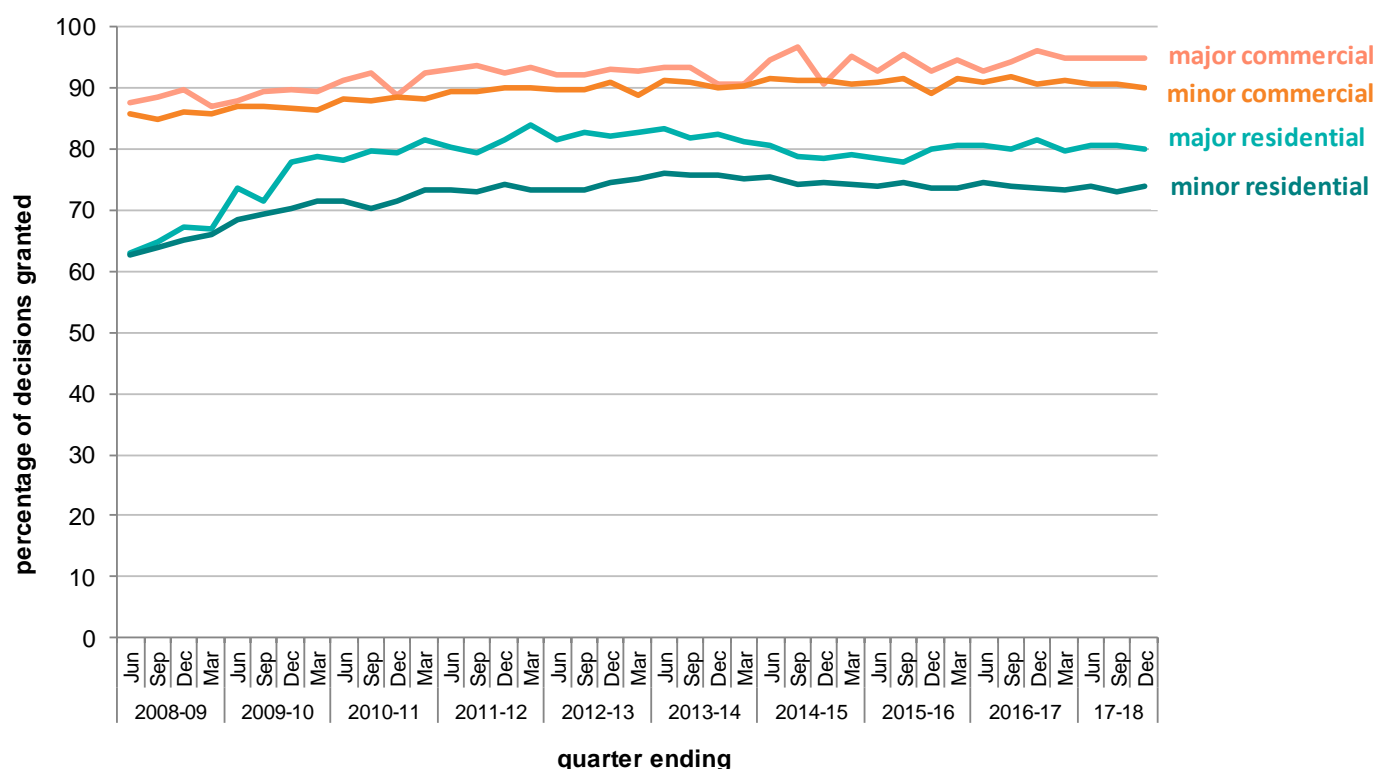


Trends in the percentage of residential and commercial decisions granted

The percentages of major and minor **residential** decisions granted increased between 2008/09 (from about 65 per cent for each type) and 2010/11 (to about 80 per cent for majors and about 75 per cent for minors), and have stabilised since then. The percentages of major and minor **commercial** decisions granted have been increasing steadily, from 88 and 86 per cent respectively in 2008/09, to 94 and 91 per cent respectively in 2016/17 (**Live Tables P120A and P120B, Figure 5**).

⁷ The pre-recession peak referred to differs for major and minor commercial decisions; the pre-recession peak occurred in 2006/07 for major decisions and 2007/08 for minor decisions.

Figure 5: Percentage of planning applications granted by district authorities, by type of development
 England, quarter ending June 2008 to quarter ending December 2017



Householder developments

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions and conservatories (more details are in the *Definitions* section). The number of decisions on householder developments increased by one per cent, from 51,500 decisions in the quarter ending December 2016 to 52,200 decisions in the corresponding quarter in 2017, when they accounted for 49 per cent of all decisions. Authorities granted 90 per cent of these applications and decided 92 per cent within eight weeks or the agreed time (**Live Table P123**).

Prior approvals for permitted developments

The results for the latest quarter for which they have been collected (October to December 2017) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 8,900 applications reported in the October to December quarter of 2017, prior approval was not required for 4,800, and permission was granted for 2,400 and refused for 1,700. This resulted in an overall acceptance rate⁸ of 81 per cent. Sixty-eight per cent of applications (6,100) related to larger householder extensions, with seven per cent relating to office to residential changes and six per cent to agricultural to residential changes. 16 per cent related to 'all other' permitted

⁸ The acceptance rate is defined as the number of applications for which prior approval was not required, or for which permission was granted, as a percentage of the total number of applications.

development rights, up from 13 per cent a year earlier.

Taking i) granted applications and ii) those for which prior approval was not required together, 7,200 applications were approved without having to go through the full planning process, down four per cent from a year earlier.

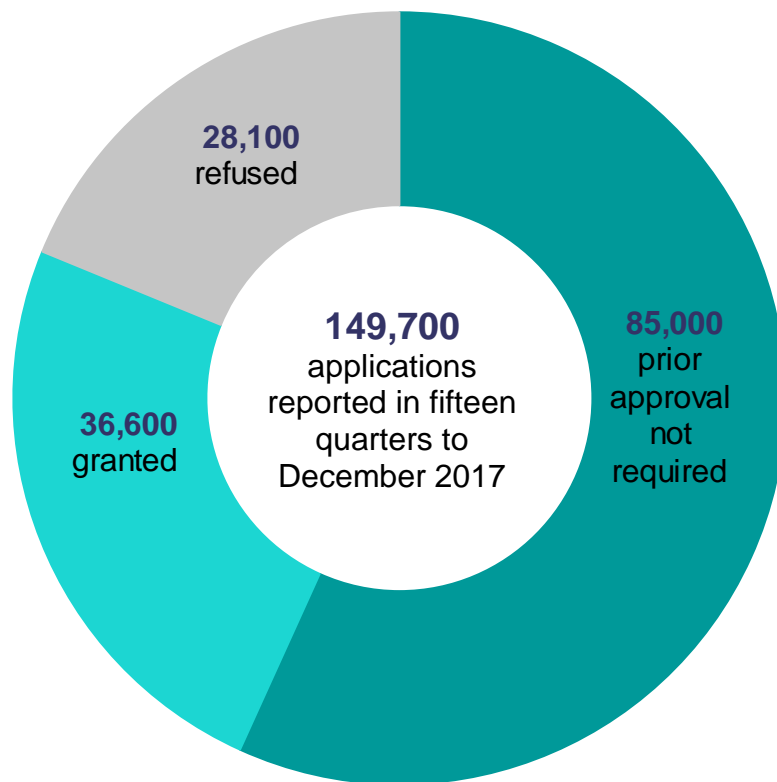
Within an overall decrease of five per cent in the reported total number of PDR applications between October to December 2016 and October to December 2017:

- larger householder extensions decreased by seven per cent;
- office to residential changes decreased by 13 per cent;
- agricultural to residential changes decreased by 17 per cent; and
- 'all other' permitted development rights increased by 16 per cent.

Figures for the total number of permitted development right applications made for changes to residential for quarters from October to December 2016 onwards are given in **Live Table PDR1**, which show that a total of 1,400 applications for changes to residential use were reported in October to December 2017, of which 1,000 (70 per cent) were given the go-ahead without having to go through the full planning process.

The overall acceptance rate for the fifteen quarters between the collection of detailed data started in April 2014 and the end of December 2017 is 81 per cent. The rate initially dropped from 85 per cent in the quarter ending June 2014 to 79 per cent in the quarter ending December 2014, and has broadly stabilised since then (**Live Table PDR2**). Overall during the fifteen quarters ending December 2017, district planning authorities reported 150,000 applications for prior approvals for permitted developments. For 85,000 (57 per cent) of them prior approval was not required, 36,600 (24 per cent) were granted and 28,100 (19 per cent) were refused (**Figure 6**).

Figure 6: Applications for prior approvals for permitted development rights reported by district planning authorities
England, fifteen quarters from April 2014 to December 2017



Component figures may not sum to the total due to rounding.

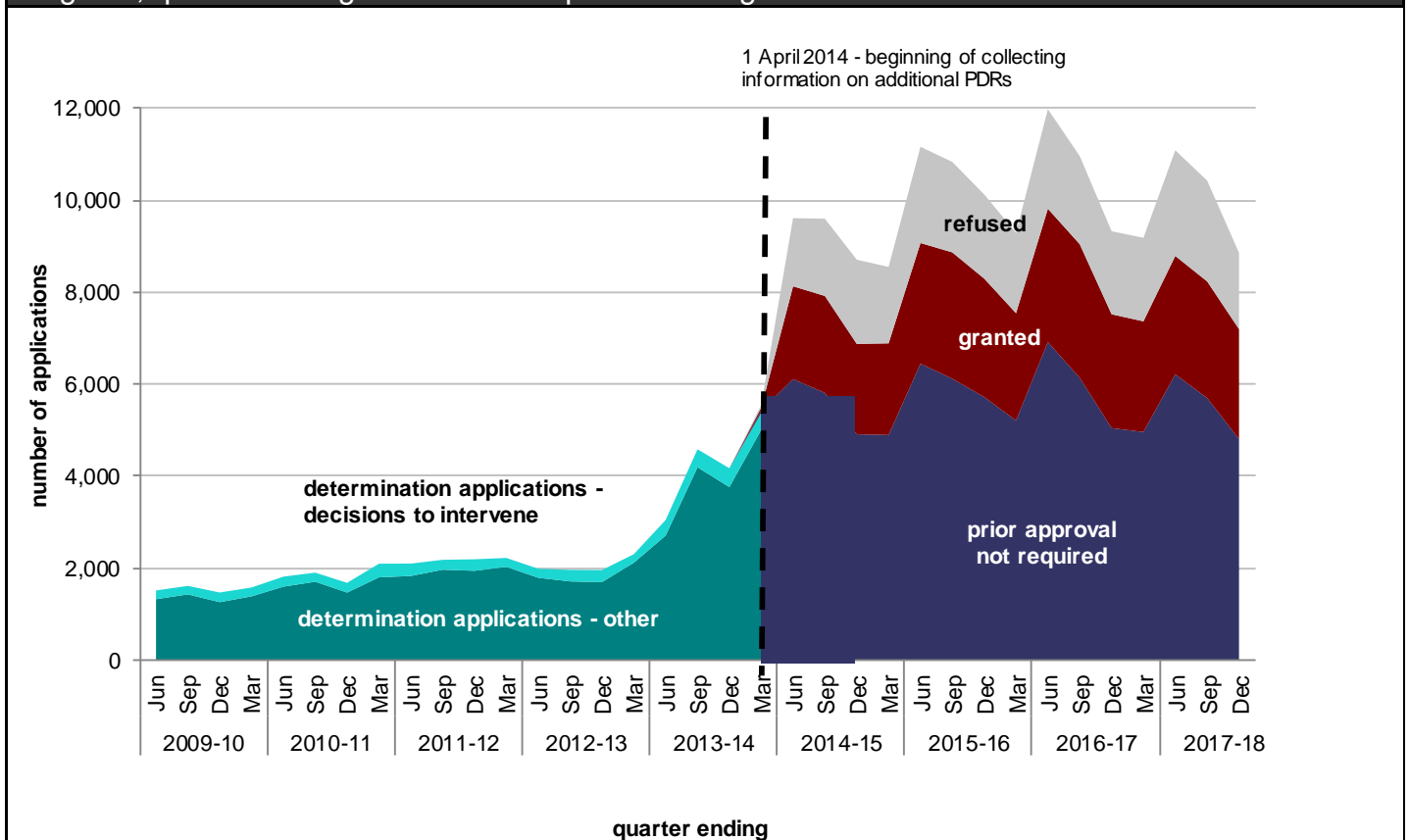
To put these recent figures into context, **Live Table P128** and **Figure 7** show how the number of ‘determination applications’ received remained broadly stable at around 5,000 to 8,000 per year from 2004/05 to 2012/13, but approximately doubled to 15,700 in 2013/14, following the creation of the new permitted development right categories in May 2013.

Since April 2014, there have been 36,500 applications in 2014/15, 41,400 in 2015/16 and 41,500 in 2016/17. The quarterly pattern since April 2014 reflects a combination of both: i) the introduction of new permitted development right categories in May 2013 and April 2015; and ii) the seasonal peaks and troughs that have previously also been observed for planning applications, as shown earlier in this release, in Figure 1 (**Live Table PDR 2** and **Figure 7**).

This significant increase in numbers of applications is consistent with the annual increases in the number of dwellings added to the net housing supply through change of use of: 65 per cent in 2014/15, 48 per cent in 2015/16 and 22 per cent in 2016/17⁹.

⁹ Sources: statistical releases on *Housing Supply: net additional dwellings* at: <https://www.gov.uk/government/collections/net-supply-of-housing>

Figure 7: Applications for determination and prior approvals for permitted development rights decided by district planning authorities
 England, quarter ending June 2009 to quarter ending December 2017



Other information

England totals for all the items of information collected on the PS1 and PS2 returns for October to December 2017 are given in **Reference Tables 1 and 2** respectively. These include the following:

Delegated decisions

- Of the 106,500 decisions made during the quarter, 100,100 (94 per cent) were delegated to officers. Also see **Live Table P133**.

Enforcement activity

- During the quarter, authorities issued 984 enforcement notices and served 1,242 planning contravention notices, 179 breach of condition notices, 23 stop notices and 57 temporary stop notices, while 13 enforcement injunctions were granted by the High/County Court and no injunctive applications were refused. Also see **Live Table P127**.

Regulation 3 and 4 decisions

- 342 'Regulation 3' and 71 'Regulation 4' decisions were made. Also see **Live Table P128**.

Traveller pitches

- During the quarter, authorities decided seven major applications for traveller pitches, granting two of them, and deciding three within 13 weeks or the agreed time.
- They also decided 80 minor applications for traveller pitches, granting 37 of them and deciding 36 of them within eight weeks or the agreed time. Also see **Live Table P137**.

Authorities undertaking county level planning

Authorities that undertake county level planning activity – which includes counties, unitary authorities, London boroughs, metropolitan districts, national parks and development corporations - received 1,213 ‘county matters’ applications in the year ending December 2017 (**Table 3** and **Live Table P144**). This compares with around 476,500 planning applications received by authorities that undertake district level planning activities. Statistics for ‘county matters’ decisions are therefore likely to be more volatile than those for districts because of the smaller numbers of such decisions.

County level figures are unrounded in this publication. Summary statistics on numbers of applications, decisions and permissions granted are shown in **Table 3**. More detailed figures are given in the accompanying **Live Tables**.

Planning applications

In the December quarter of 2017, authorities received 298 ‘county matter’ applications, down five per cent from the same quarter last year. County councils accounted for 74 per cent of total applications received, unitary authorities for 17 per cent, metropolitan districts for six per cent and London boroughs and national parks each for one per cent. The highest number of applications was received by Nottinghamshire County Council (18 applications). 100 out of the 163 responding authorities (61 per cent) did not receive any ‘county matter’ applications (**Live Table P143**).

Planning decisions

‘County matters’ authorities made decisions on 291 planning applications in the December quarter of 2017, up nine per cent on the same quarter a year earlier. Of these, 97 per cent (282) were granted (**Live Table P143**), a three percentage point increase on the same quarter last year. Waste developments accounted for 58 per cent of the total decisions, minerals developments for 38 per cent and other developments for three per cent (**Live Table P140**).

Speed of decisions

In the quarter ending December 2017, ‘county matters’ planning authorities determined 92 per cent of applications within 13 weeks or the agreed time (**Live Table P143**).

Performance of individual county level local planning authorities

Live Table 151b presents data on the performance of county level local planning authorities against the published criterion in [Improving planning performance: criteria for designation](#) (revised 2016) on the speed of decision-making for informing decisions on the designation of poorly performing local planning authorities under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the time taken for decisions to be made over the eight most recent quarters.

Similarly, **Live Table P152b** presents data on the performance of county level local planning authorities against the published criterion in [Improving planning performance: criteria for designation](#) on the quality of decision-making for assessing performance under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the percentage of decisions subject to a successful planning appeal, by matching eight quarters of the department's data on decisions and all available quarters of Planning Inspectorate data on appeals. This table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Live Table P155 presents data on the time taken by county level local planning authorities to make decisions on oil and gas developments, using data from the eight most recent available quarters. The table has been produced to enable local planning authority performance to be measured, as set out in the Written Ministerial Statement of 16 December 2015, available at <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-09-16/HCWS201/>.

Prior approval for permitted developments

Although most activity relating to permitted development rights is concerned with 'district matters', it is also relevant for 'county matters', with the CPS1 return having been amended to collect information on prior approvals for permitted developments with effect from 1 April 2014. The results for the fifteenth quarter of data (October to December 2017) are given as additional columns in **Live Table PDR3**, which show that six applications for prior approval for permitted development were reported for the October to December quarter of 2017, down from seven in the October to December 2016 quarter.

Other information

England totals for the items of information collected on the CPS1 returns for October to December 2017 are given in **Reference Table 3**. These include the following:

Delegated decisions

- Of the 291 decisions made during the quarter, 208 (71 per cent) were delegated to officers.

Enforcement activity

- Authorities issued 10 enforcement notices during the quarter, and served 12 planning contravention notices, no stop notices, three temporary stop notices and five breach of condition notices. No enforcement injunctions were granted by the High Court or county courts and no injunctive applications were refused. Also see **Live Table P145**.

Regulation 3 and 4 decisions

- 159 'Regulation 3' and no 'Regulation 4' decisions were made. Also see **Live Table P143**.

Table 3: County level planning applications received, decided and grantedEngland, quarter ending March 2006 to quarter ending December 2017 ^P

| Financial year | Quarter ending | Number / Percentage | | | | | |
|------------------------------------|-------------------|--------------------------------|---|--------------------|---|----------------------|---|
| | | Planning applications received | | Planning decisions | | Applications granted | |
| | | Number | % change on corresponding quarter last year | Number | % change on corresponding quarter last year | Number | % change on corresponding quarter last year |
| 2005-06 | Mar | 483 | -7% | 419 | -1% | 386 | 0% |
| 2006-07 | Jun | 450 | -3% | 408 | 5% | 369 | 5% |
| | Sep | 448 | -12% | 389 | -6% | 347 | -7% |
| | Dec | 441 | 11% | 399 | -13% | 349 | -16% |
| | Mar | 466 | -4% | 387 | -8% | 363 | -6% |
| 2007-08 | Jun | 467 | 4% | 392 | -4% | 365 | -1% |
| | Sep | 448 | 0% | 379 | -3% | 351 | 1% |
| | Dec | 452 | 2% | 390 | -2% | 358 | 3% |
| | Mar | 473 | 2% | 341 | -12% | 317 | -13% |
| 2008-09 | Jun | 392 | -16% | 374 | -5% | 344 | -6% |
| | Sep | 439 | -2% | 379 | 0% | 347 | -1% |
| | Dec | 405 | -10% | 361 | -7% | 334 | -7% |
| | Mar | 431 | -9% | 393 | 15% | 358 | 13% |
| 2009-10 | Jun | 355 | -9% | 313 | -16% | 293 | -15% |
| | Sep | 406 | -8% | 336 | -11% | 304 | -12% |
| | Dec | 406 | 0% | 376 | 4% | 343 | 3% |
| | Mar | 408 | -5% | 312 | -21% | 294 | -18% |
| 2010-11 | Jun | 355 | 0% | 314 | 0% | 291 | -1% |
| | Sep | 400 | -1% | 299 | -11% | 275 | -10% |
| | Dec | 433 | 7% | 319 | -15% | 295 | -14% |
| | Mar | 415 | 2% | 374 | 20% | 340 | 16% |
| 2011-12 | Jun | 399 | 12% | 357 | 14% | 334 | 15% |
| | Sep | 482 | 21% | 363 | 21% | 338 | 23% |
| | Dec | 452 | 4% | 431 | 35% | 404 | 37% |
| | Mar | 498 | 20% | 372 | -1% | 347 | 2% |
| 2012-13 | Jun | 404 | 1% | 431 | 21% | 400 | 20% |
| | Sep | 468 | -3% | 397 | 9% | 371 | 10% |
| | Dec | 415 | -8% | 427 | -1% | 403 | 0% |
| | Mar | 384 | -23% | 363 | -2% | 342 | -1% |
| 2013-14 | Jun | 413 | 2% | 355 | -18% | 339 | -15% |
| | Sep | 408 | -13% | 341 | -14% | 330 | -11% |
| | Dec | 451 | 9% | 428 | 0% | 397 | -1% |
| | Mar | 402 | 5% | 341 | -6% | 318 | -7% |
| 2014-15 | Jun | 367 | -11% | 329 | -7% | 307 | -9% |
| | Sep | 394 | -3% | 332 | -3% | 312 | -5% |
| | Dec | 345 | -24% | 346 | -19% | 328 | -17% |
| | Mar | 313 | -22% | 306 | -10% | 285 | -10% |
| 2015-16 | Jun | 302 | -18% | 287 | -13% | 254 | -17% |
| | Sep | 353 | -10% | 287 | -14% | 275 | -12% |
| | Dec | 321 | -7% | 302 | -13% | 284 | -13% |
| | Mar | 290 | -7% | 291 | -5% | 271 | -5% |
| 2016-17 | Jun | 330 | 9% | 299 | 4% | 284 | 12% |
| | Sep | 276 | -22% | 268 | -7% | 255 | -7% |
| | Dec | 315 | -2% | 266 | -12% | 250 | -12% |
| | Mar | 342 | 18% | 262 | -10% | 245 | -10% |
| 2017-18 | Jun | 276 | -16% | 278 | -7% | 268 | -6% |
| | Sept ^R | 297 | 8% | 292 | 9% | 284 | 11% |
| | Dec ^P | 298 | -5% | 291 | 9% | 282 | 13% |
| Year to December 2016 ^R | | 1,211 | | 1,124 | | 1,060 | |
| Year to December 2017 ^P | | 1,213 | 0% | 1,123 | 0% | 1,079 | 2% |

R = revised; P = provisional

Accompanying tables

The accompanying tables updated and available to download alongside this release are:

District planning authorities

- P120** District planning authorities - planning applications received, decided, granted, performance agreements and speed of decisions, England (time series - quarterly and financial years' data)
- P120A** District planning authorities – residential planning applications decided, granted, performance agreements and speed of decisions, England (time series - quarterly and financial years' data)
- P120B** District planning authorities – commercial planning applications decided, granted, performance agreements and speed of decisions, England (time series - quarterly and financial years' data)
- P121/P122** District planning authorities - planning applications decided, granted and speed of decisions, by type of authority, England (P121 quarterly, P122 yearly data)
- P123/P124** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions, by type of development, England (P123 quarterly, P124 yearly data)
- P124A** District planning authorities - planning decisions by development type and local planning authority (yearly data)
- P127** District planning authorities - enforcement action, England (quarterly and financial years' data)
- P128** District planning authorities - regulation 3 and 4 decisions made and applications for determination, England (quarterly and financial years' data)
- P129/P130** District planning authorities - enforcement action by local planning authority (P129 quarterly, P130 yearly data)
- P131/P132** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions, by development type and local planning authority (P131 quarterly, P132 yearly data)
- P133** District planning authorities - applications received, decided, granted and delegated, environmental statements received and flow of applications by local planning authority (quarterly data)
- P134** District planning authorities - applications received, decided, granted and delegated and environmental statements received, by local planning authority (yearly data)
- P135/P136** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions on major and minor residential developments, by local planning authority (P135 quarterly, P136 yearly data)

P137/P138 District planning authorities - planning applications decided, granted and speed of decisions on major and minor traveller caravans, by local planning authority (P137 quarterly, P138 yearly data)

County planning authorities

P139 'County matters' planning authorities - planning applications received, decided and granted, by type of authority, England (quarterly and financial years' data)

P140/P141 'County matters' planning authorities - planning applications decided and granted, by type of authority and type of development, England (P140 quarterly, P141 yearly data)

P142 'County matters' planning authorities - planning decisions, by speed of decision, England (quarterly and financial years' data)

P143/P144 'County matters' planning authorities - planning applications received, decided and granted, speed of decisions and regulation 3 and 4 decisions, by local planning authority (P143 quarterly, P144 yearly data)

P145 'County matters' planning authorities - enforcement action, England (quarterly and financial years' data)

P146 'County matters' planning authorities - decisions on minerals applications, by type of development, England (financial years' data)

P147 'County matters' planning authorities - decisions on waste planning applications, by type of development, England (financial years' data)

P148 'County matters' planning authorities - planning applications decided and granted, by nature of site, and type of development, England (yearly data)

P149 'County matters' planning authorities - planning applications decided, granted and speed of decisions, by type of development, England (yearly data)

Local planning authority performance tables

P151a/b District and 'county matters' planning authorities' performance - speed of major development decisions (24 months' data)

P152a/b District and 'county matters' planning authorities' performance - quality of major development decisions (24 months' data)

P153 District planning authorities' performance - speed of non-major development decisions (24 months' data)

P154 District planning authorities' performance - quality of non-major and other development decisions (24 months' data)

P155 'County matters' planning authorities' performance - speed of decisions on oil/gas developments (24 months' data)

Permitted development rights

PDR1 District planning authorities - applications for prior approvals for permitted developments, by local planning authority (all available quarters)

- PDR2** District planning authorities - applications for prior approvals for permitted developments, England (all available quarters)
- PDR3** 'County matters' planning authorities - applications for prior approvals for permitted developments, by local planning authority (all available quarters)

Reference Tables

- 1** PS1 – England totals: October to December 2017
- 2** PS2 – England totals: October to December 2017
- 3** CPS1 – England totals: October to December 2017

These tables can be accessed at

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

The following tables remain available from the link above but cannot be updated for the reasons given below.

- P125/P126** District planning authorities – major planning decisions by speed, performance agreements and type of development: separate data on large- and small-scale major developments have not been collected since April 2014
- P150** 'County matters' planning authorities – reasons given for decisions taking over 8 weeks: data have not been collected since April 2014

A planning statistics **email alert** is sent to anyone wishing to be informed each time some MHCLG planning application statistics are published. To sign up for this free service, please send an email to planning.statistics@communities.gsi.gov.uk.

Data held on Open Data Communities

The following linked open data is held on **Open Data Communities** at <http://opendatacommunities.org>:

- Data for every question of the PS1 return as reported by each local planning authority for each quarter from 1 April 2014 to 31 December 2017; and
- A selection of derived data on planning developments as included in planning live tables P124A and P132, at local planning authority level.

The **Open Data mobile app** provides a range of statistics published by the department for the locality and is available for download free of charge from the [Windows App Store](#) and [Google Playstore](#). Any enquiries about the app should be sent to ODC@communities.gsi.gov.uk.

Definitions

The *Plain English guide to the Planning System* explains how the planning system in England works. It is available at <https://www.gov.uk/government/publications/plain-english-guide-to-the-planning-system>. In particular, the flow chart in Annex C on page 20 shows the stages in the planning application process.

Information on the definitions most relevant to the statistics included in this release and to the associated live tables is given below, in alphabetical order.

Advertisements

These are decisions on applications for consent to display advertisements under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended).

Applications received

The following applications are included:

(a) Valid applications for planning permission for development under Articles 5,6 and 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, SI 2015/595 (as amended) namely:

- (i) Applications for outline planning permission;
- (ii) Applications for approval of reserved matters;
- (iii) Applications for full planning permission.

This includes any application for time limited permission and any application that is accompanied by an environmental statement.

(b) Applications under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions (including applications for minor material amendments).

(c) Developments which would normally have been permitted under the Town and Country Planning (General Permitted Development) Order 1995 but have come before the local planning authority for determination because they require an Environmental Impact Assessment;

(d) Valid applications for listed building consent under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(e) Valid applications for planning permission for relevant demolition of an unlisted building in a conservation area under section 70 of the Town and Country Planning Act 1990.

(f) Valid applications for consent to display advertisements under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 SI 2007/783 (as amended).

(g) Valid applications under regulations 3 and 4 of the Town and Country Planning General Regulations 1992 SI 1992/1492 (as amended).

Change of use

Many developments involve some change of land use, but a decision is classified as 'Change of Use' only if:

- (i) the application does not concern a major development; and
- (ii a) no building or engineering work is involved; or
- (ii b) the building or engineering work would be permitted development were it not for the fact that the development involved a change of use (such as the removal of internal dividing walls in a dwelling house to provide more spacious accommodation for office use).

Conservation area consents

Decisions on applications for conservation area consent under section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

County level planning is currently undertaken by county councils, metropolitan districts, unitary authorities, London boroughs, national park authorities and the Ebbsfleet, London Legacy and Old Oak and Royal Park development corporations.

County matters - major developments

Applications for developments which are described as 'county matters' are – broadly - those which relate to minerals, waste and associated developments. A more detailed definition is contained in:

- (a) Schedule 1 of the Town and Country Planning Act 1990; and
- (b) Town & Country Planning (Prescription of County Matters) (England) Regulations 2003 (SI 2003 /1033).

For the purpose of the CPS1/2 form, all 'county matter' development is regarded as 'major development'. The Development Management Procedure Order (DPMO) 2010 defines 'major development' as including:

- (i) the winning and working of minerals or the use of land for mineral-working deposits;
- (ii) waste development;
- (iii) the provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; and
- (iv) development carried out on a site having an area of one hectare or more.

District level planning is currently undertaken by metropolitan and non-metropolitan districts, unitary authorities, London boroughs, national park authorities and Ebbsfleet, London Legacy and Old Oak and Royal Park development corporations. These authorities include applications for planning permissions on residential, offices, industrial, retail and householder developments.

District matters – major developments

For district matters applications, 'major development' means development involving any one or more of the following:

- The provision of dwellings where –
 - The number of dwellings to be provided is ten or more: or
 - The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the number of dwellings to be provided is ten or more.

- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more: or
- Development carried out on a site having an area of one hectare or more.

Before 1 April 2014, the statistical returns distinguished between large-scale and small-scale major developments, but this breakdown of figures is no longer requested from local planning authorities as a result of a review of the returns.

District matters - minor developments

For dwellings, a minor development is one where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare. Where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be created is less than 1,000 square metres or where the site area is less than one hectare. Decisions are classified as relating to a major/minor development on the basis of the development covered by the application which was decided.

Enforcement activity

Local planning authorities have discretionary powers to take formal enforcement action if, in their view, an unacceptable breach of planning control has occurred. Where it is necessary to stop a breach immediately, the authority may issue a Temporary Stop Notice. This will halt development for 28 days while the alleged breach is investigated and further enforcement action is considered, without the need for the authority to issue an associated enforcement notice.

The authority may issue an Enforcement Notice requiring the alleged breach to be remedied. If an authority considers that any activity alleged in an Enforcement Notice should cease before the end of the specified compliance period, they may serve a Stop Notice prohibiting continuation of that activity. Where conditional planning permission has been granted for a development of land and there has been a failure to comply with one or more of the conditions, an authority may serve a Breach of Condition Notice on any person who is carrying out or has carried out development, or anyone having control of the land, requiring compliance with the conditions specified in the notice.

Householder developments

Householder developments (as referred to in some of the live tables, such as P123) are defined as those within the curtilage of a dwelling house which require an application for planning permission and are not a change of use. **Included** in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes. Granny annexes have been included with effect from 1 July 2014, having previously been recorded under dwellings. **Excluded** from householder developments are: applications relating to any work to one or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, or anything outside the garden of the property (including stables if in a separate paddock).

By definition, householder developments that *do not require* an application for planning permission are also excluded – e.g. for extensions, these include those for which permitted development rights exist, including larger householder extensions (as defined under ‘Permitted development rights’ in the *Definitions* section) for which local authority prior approval is needed, and those that satisfy other conditions within the General Permitted Development Order, for which prior approval is not needed, and for which data are therefore not collected.

Listed building consents

Decisions by the district planning authority on:

- (i) applications for listed building consent to extend and/or alter under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and
- (ii) applications for listed building consent to demolish under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Permitted development rights

Planning permission for some types of development has been granted nationally through the Town and Country Planning (General Permitted Development) (England) Order 2015. In some cases, if the legislation is complied with, developments can go ahead without the requirement to notify the local planning authority and hence no way of capturing data exists. In other cases, the General Permitted Development Order requires an application to the local planning authority to determine whether prior approval is required, and figures for seven such categories are collected for district matters:

- Larger householder extensions (greater than four metres but less than eight metres for detached dwelling houses, or three metres but less than six metres for other dwelling houses, as covered by the neighbour notification scheme as set out in paragraph A.4 of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1)
- Offices to residential (Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class O)
- Retail and *sui generis* uses to residential (Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Classes M and N)
- Agricultural to residential (Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class Q)
- To state-funded school or registered nursery from various and provision of temporary school buildings on vacant commercial land¹⁰ (Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class S; Class T and Part 4, Class CA of Schedule 2)

¹⁰ The permitted development right for the provision of temporary school buildings on vacant land was introduced in April 2017.

- Storage or distribution centre and light industrial¹¹ to residential (Town and Country Planning (Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 3, Class P)
- All others - refers to all other types of development for which decisions on applications for prior approval had been made during the quarter.

Prior approvals for permitted developments

Prior approval means that a developer has to seek approval from the local planning authority that specified elements of the development are acceptable before work can proceed. The matters for prior approval vary depending on the type of development and these are set out in full in the relevant parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application.

Regulation 3 and 4 consents

Under Regulation 3 of the Town and Country Planning General Regulations 1992, SI 1992/1492, a local planning authority makes an application to itself for permission to develop land within its area, and determines that application – such as for a school. Regulation 4 is concerned with planning permission for development of land in which the local planning authority has an interest but which it does not itself propose to carry out.

Sui generis uses

This is the term used for uses that do not fall into any planning use class. According to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use, such uses include: betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards, petrol filling stations and shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

Use categories

Decisions relating to major or minor developments are classified by reference to the principal use within the development (i.e. the use on which other uses are considered to depend). Normally this is the one which accounts for the greater proportion of the new floorspace (although in certain cases the principal use will be one that does not account for any floorspace as such).

If there is any doubt as to the principal use in a multi-storey block, the ground floor use is taken as the principal one. (This rule would apply where, for example, the amounts of floorspace taken up by two different uses were approximately equal). Proposed developments are classified on the basis of the principal use and not that of the complex of which they are part. Thus a development involving the construction of offices within the curtilage of a general industrial site would be classified as 'Offices/Research and Development/Light Industry'. Similarly, a dance-floor extension to a restaurant would be classified as 'All other minor developments' and not to 'Retail, distribution

¹¹ The permitted development right for light industrial use was introduced in October 2017.

and servicing’.

Data on housing approvals provided by Glenigan

Units granted residential planning permission are recorded when a residential development site receives:

- detailed residential planning permission; or
- approval of reserved matters.

The figures exclude elderly people’s homes, hostels and student accommodation. They include mixed use developments (commercial and residential) involving more than ten residential units. They are for England only.

Other details:

- Units from different phases of a single residential development site are included in these figures only when planning permission is obtained for that phase.
- To avoid double counting, units on residential development sites with planning permission are excluded where the residential development site has already received a planning permission within the previous twelve months. Only the units from the most recent planning permission are included.
- Where multiple planning permissions are given to a residential development site in the same quarter, only the most recent planning permission is included for the purpose of counting units with permission.

It is not possible to use these annual figures to estimate the total stock of units on uncompleted sites with permission.

Technical notes

Data collection

Statistics of planning applications received and decided by authorities that undertake district level planning activity have been collated, on a quarterly basis, since April 1979 on the PS1 and PS2 General Development Control statistical returns (District). From the March quarter 2008 until the March quarter 2014, the PS1, PS2 and the Fee1 (revenue collected in respect of PS1 and PS2) returns were combined as a single return, the PSF return, with the Fee element being dropped from the June quarter 2014 but the PS1 and PS2 continuing. Information on planning applications for authorities that undertake county level planning activities are collated on the CPS1/2 General Development Control statistical returns (County Matters). The PS1/2 and CPS1/2 forms are reported to the Department via *Interform* – the department’s housing and planning electronic data collection system.

The data collected have been chosen to provide useful and relevant information on the level and trends in planning applications and decisions to users while ensuring that the burden of completing the returns placed on local authorities is not excessive. The analysis carried out by the department aggregates the raw data and calculates percentages to allow comparison between authorities and

between different quarters or years. In particular, the percentage of decisions permitted, and the percentage of decisions made in a specified time period allow the performance and efficiency of local authorities to be judged.

Data quality

Both the PS1/2 and CPS1/2 returns submitted by local planning authorities undergo thorough validation and checks. Inconsistent data highlighted during validation and checks are verified by contacting the local authority. Late returns are pursued to ensure the overall response rate is as high as possible in advance of figures being published. Where a response rate of 100 per cent is not achieved, estimates are imputed for some variables for non-responding district level authorities.

In the October to December quarter of 2017, 338 out of 339 planning authorities (99.7 per cent) submitted district-level planning data and 163 out of 164 planning authorities (99.4 per cent) submitted county-level planning data in time for this publication.

Also, for this publication, district-level planning data have been refreshed and re-imputed for the previous seven quarters going back to the January to March quarter of 2016. This takes account of data submitted or revised since figures were last published and is in line with departmental statisticians' agreed revisions policy for housing and planning statistics.

Some variables for the small number of non-responding authorities are imputed using data from similar authorities, although some information, such as the number of enforcement notices issued are not imputed. No imputation is carried out for county level planning. Data for individual local authorities are presented in some of the accompanying tables.

All figures in the commentary have been calculated using unrounded data. As a result, there may be some apparent discrepancies with rounded figures shown in the accompanying tables.

From April 2007, an indication on the level of quality assurance undertaken by the local authority has been recorded as part of the final sign-off for these returns.

Authorities are supplied with comprehensive guidance to ensure that there is a common understanding of the various categories of planning application which are recorded on the PS1/2 and CPS1/2 forms. Possible sources of error include mistakes when submitting information, although we do ask authorities to indicate what quality assurance they have undertaken when completing the returns, as well as the errors caused by using imputed data because an authority has not submitted information in time. However, as we routinely achieve response rates of over 99 per cent, this error is minimised.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the Ministry of Housing, Communities and Local Government Revisions Policy (found at <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>). There are two types of revision that the policy covers:

Non-scheduled revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled revisions

Local authorities can submit missing data or revise their PS1/2 and CPS1/2 returns following publication of the data. Data are revised for the previous seven quarters each release. A decision on whether to revise will be made based on the impact of any change and the effect it has on the interpretation of the time series. Provisional figures are labelled in the tables with a “P”.

Revisions to historic data (all data older than that currently due for scheduled revision) are made only where there is a substantial revision, such as a change in methodology or definition. Where small changes have been identified that do not substantially change the data, and are not regarded as big enough to warrant a change to the published figures, internal updates are maintained by the department.

Previously published information is not revised unless there has been a systematic error.

Scale of revisions

Actual revisions to submitted data that are big enough to result in changes to published national figures are rare. However, due to the Government’s policy of designating authorities based on their performance over the past two years, there are circumstances where it is more important than usual for the detailed published figures to be accurate at a local authority level. In such circumstances, the department allows authorities to resubmit missing or incorrect data for previous quarters, particularly for Live Tables P151, P152, P153 and P154. These local authority level changes would not normally merit a non-scheduled revision but may be recorded or marked in the published table with a change or footnote. This is to improve the transparency of the performance system in this particular policy area rather than indicating a change to the general approach to making revisions to published statistics. In some cases, the department may require supporting evidence from a local planning authority before it makes these changes, as part of the data checking process.

Uses of the data

The data in this statistical release are used for a variety of purposes. Ministers and officials in the Ministry of Housing, Communities and Local Government use this information for policy formulation and development and for decisions on designating poorly-performing local planning authorities. The figures are also of interest to the Planning Inspectorate, local government, planning and development professionals, academics, house builders and developers, other businesses, charities and campaign groups, members of the public and the media. Examples of the uses made of the data by these users are given in the user engagement strategy and planning and land use statistics referred to below. The data are also used to ensure democratic accountability in answers to Parliamentary Questions, ministerial correspondence, Freedom of Information Act cases and queries from the public.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The department's engagement strategy to meet the needs of statistics users is published here: <https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

The user engagement strategy on planning and land use statistics can be found at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7514/1757090.pdf

Notes

This Release is a web-only publication. Details of officials who receive pre-release access to this statistical release 24 hours before publication can be found at

<https://www.gov.uk/government/organisations/ministry-of-communities-and-local-government/about/statistics>

National Statistics status means that official statistics meet the highest standards of trustworthiness, quality and public value. All official statistics should comply with all aspects of the Code of Practice for Official Statistics. They are awarded National Statistics status following an assessment by the Authority's regulatory arm. The Authority considers whether the statistics meet the highest standards of Code compliance, including the value they add to public decisions and debate. It is MHCLG's responsibility to maintain compliance with the standards expected of National Statistics.

This Statistical Release and previous publications can be accessed from:

<https://www.gov.uk/government/collections/planning-applications-statistics>

Devolved administration statistics

Information and statistics on planning applications for the devolved administrations can be accessed at the following links:

Scotland: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

Wales: <http://wales.gov.uk/topics/planning/planningstats/?lang=en>

Northern Ireland: <http://www.planningni.gov.uk/index/tools/about-statistics.htm>

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Email: newsdesk@communities.gsi.gov.uk

Public enquiries and Responsible Statistician:

Andrew Presland, 0303 444 3510

Email: planning.statistics@communities.gsi.gov.uk

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.gov.uk/government/statistics/announcements>

Information about statistics at MHCLG is available via the department's website:

www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government/about/statistics

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This document/publication is also available on our website at www.gov.uk/government/organisations/ministry-of-housing-communities-and-local-government

If you have any enquiries regarding this document/publication, email contactus@communities.gov.uk or write to us at:

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