

# Planning Applications: April to September 2011 (England)

In the period April to June 2011 authorities undertaking district level planning in England:

- received 120,600 applications for planning permission;
- decided 109,200 planning applications;
- and granted 89,000 permissions.

In the period July to September 2011 district level planning authorities:

- received 121,300 applications for planning permission, a decrease of 4 per cent compared with the corresponding quarter in 2010;
- decided 116,100 planning applications, 3 per cent lower than in the same quarter in the previous year;
- and granted 94,200 permissions, down 3 per cent on the same quarter in 2010.

In the year ending September 2011, district level planning authorities:

- received 471,900 applications, a decrease of 2 per cent on the year ending September 2010 figure;
- decided 432,300 planning applications, a slight decrease on the figure of 433,800 decisions in the year ending September 2010;
- granted 350,700 permissions, a slight increase on the figure of 349,700 permissions granted in the year to September 2010;
- decided 62 per cent of major applications in 13 weeks, 72 per cent of minors and 84 per cent of others in 8 weeks. This compares to 70 per cent for majors, 77 per cent for minors and 87 per cent for others in the year ending September 2010.



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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, regional and local authority level and are based on information for April to September 2011 reported to Communities and Local Government as at 5 January 2012. The *Background Notes* section provides more detail of the terms used within this release.

## Authorities undertaking district level planning

A summary of the trends in applications, decisions and permissions granted is provided in Table A. More detailed figures are available in the accompanying Live Tables (P120-P138).

### Planning applications

In April to June 2011, authorities undertaking district level planning in England received 120,600 applications for planning permission. In July to September 2011, authorities undertaking district level planning in England received 121,300 applications for planning permission **(Table P120)**. This represents a decrease of 4 per cent compared with the corresponding quarter in 2010. In the year ending September 2011, authorities received 471,900 applications, a decrease of 2 per cent on the year ending September 2010 figure.

### Planning decisions

District level planning authorities decided 109,200 planning applications in April to June 2011. In July to September 2011 authorities decided 116,100 applications, 3 per cent lower than in the same quarter in the previous year. In the year ending September 2011 authorities decided 432,300 applications, a decrease of 0.3% on the figure of 433,800 decisions in the year ending September 2010. **(Tables P121/P122)**

### Applications granted

In April to June 2011, 89,000 permissions were granted. In July to September 2011, 94,200 permissions were granted, down 3 per cent on the same quarter in 2010, and 87 per cent of all decisions were granted, an increase of 1 percentage point when compared with the September quarter 2010. Overall, 84 per cent of major and minor decisions were granted. **(Tables P121/P131)**

Over the 12 months to September 2011, 350,700 applications were granted, an increase of 0.3 per cent on the figure of 349,700 permissions granted in the year to September 2010. 86 per cent of all decisions were granted in the year to September 2011 unchanged from the figure for the year to September 2010. Overall, 83 per cent of major and minor decisions were granted. **(Tables P122/P132)**

**Table 1: District level planning applications received, decided and granted**

Financial Year	Quarter	Received		Decided		Granted <sup>1</sup>	
		Number ('000s)	% change on corresponding quarter last year	Number ('000s)	% change on corresponding quarter last year	Number ('000s)	% change on corresponding quarter last year
2006-07	Jun	170	0%	155	-5%	123	-5%
	Sep	157	-2%	155	-2%	122	-2%
	Dec	149	1%	141	-1%	111	-1%
	Mar	168	2%	136	1%	107	3%
2007-08	Jun	174	2%	156	1%	124	1%
	Sep	166	6%	160	3%	126	2%
	Dec	151	1%	148	5%	116	5%
	Mar	158	-6%	132	-3%	102	-5%
2008-09	Jun	150	-14%	144	-8%	114	-8%
	Sep	135	-19%	136	-15%	108	-14%
	Dec	111	-26%	116	-22%	91	-21%
	Mar	111	-29%	93	-29%	73	-28%
2009-10	Jun	118	-21%	105	-27%	84	-27%
	Sep	119	-12%	112	-18%	90	-17%
	Dec	111	0%	105	-9%	85	-7%
	Mar	118	6%	96	3%	77	5%
2010/11	Jun	127	8%	113	8%	91	9%
	Sep	126	6%	120	7%	97	8%
	Dec	111	-1%	110	5%	89	5%
	Mar	119	1%	97	1%	78	2%
2011/12 <sup>P</sup>	Jun	121	-5%	109	-3%	89	-2%
	Sep	121	-4%	116	-3%	94	-3%
Year to Sep 2010		483		434		350	
Year to Sep 2011 <sup>P</sup>		472	-2%	432	-0.3%	351	0.3%

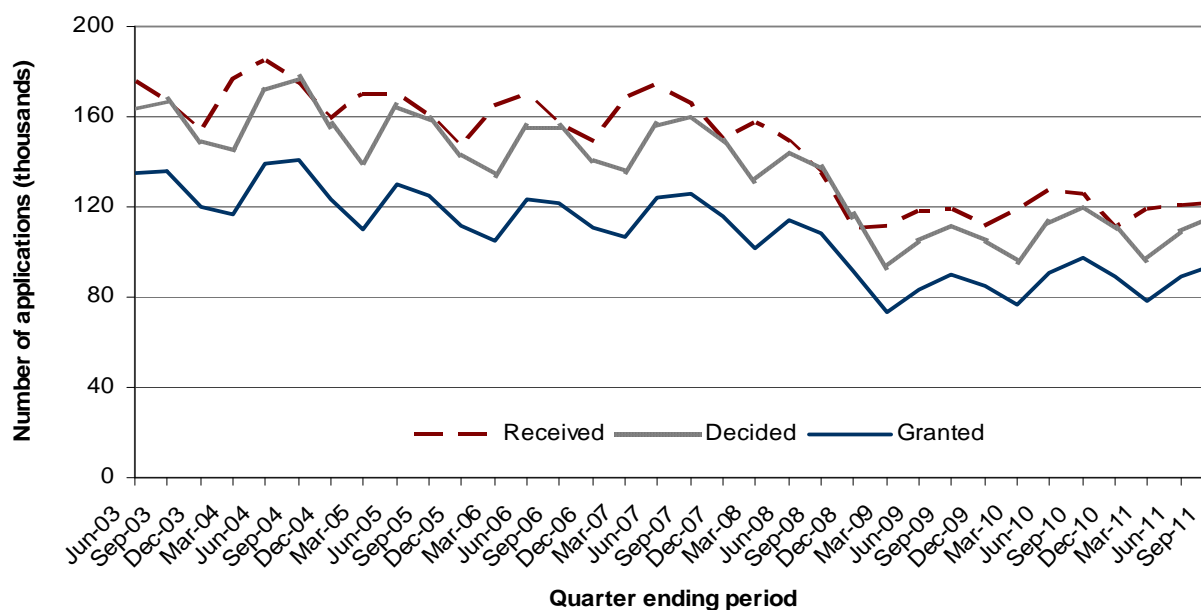
<sup>1</sup> Excludes planning applications which can neither be granted nor refused.

Figures are rounded and the components do not necessarily sum to the independently rounded totals.

Percentages are calculated using unrounded figures.

P Provisional.

**Figure 1: Number of planning applications received, decided and granted by district authorities**



### Speed of applications

In April to June 2011, 63 per cent of major applications were processed within 13 weeks, with 57 per cent of large-scale major applications, and 64 per cent of small-scale major applications were decided within 13 weeks.

In July to September 2011, 58 per cent of major applications were processed within 13 weeks compared with 68 per cent in the September 2010 quarter. Also, 71 per cent of minor applications and 83 per cent of other applications were processed within 8 weeks compared with 76 per cent and 86 per cent respectively for the quarter ending September 2010. **(Table P121).**

In the quarter ending September 2011, district level planning authorities decided 49 per cent of large-scale major applications, and 60 per cent of small-scale major applications within 13 weeks compared with 55 per cent and 72 per cent respectively for the quarter ending September 2010. Also, 91 per cent of all major decisions were within 52 weeks in June to September 2011 compared with 93 per cent in the corresponding quarter of the previous year. **(Table P125).**

In the year ending September 2011, 62 per cent of major applications were processed within 13 weeks, compared with 70 per cent in the year ending September 2010. Also, 72 per cent of minor applications and 84 per cent of other applications were processed within 8 weeks compared with 77 per cent and 87 per cent respectively in the year ending September 2010. **(Table P122).**

In the year ending September 2011, district level planning authorities decided 56 per cent of large-scale major applications, and 63 per cent of small-scale major applications within 13 weeks compared with 60 per cent and 72 per cent respectively in the year ending September 2010. Also 92 per cent of all major decisions were within 52 weeks, unchanged from the previous year **(Table P126).**

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## Residential Decisions

In April to June 2011 there were 11,800 decisions on applications for residential development.

In July to September 2011, there were 12,900 decisions on applications for residential developments, compared with around 13,500 decisions in the September quarter 2010, a decrease of around 4 per cent. The number of major residential decisions decreased by around 8 per cent compared to the September quarter 2010. Authorities granted 80 per cent of major residential applications, unchanged from the September quarter 2010, and determined 48 per cent of them within 13 weeks, down from 62 per cent in the corresponding quarter of the previous year. 73 per cent of decisions on minor residential applications were granted and 64 per cent determined within 8 weeks, compared with 70 per cent and 69 per cent respectively in the September quarter 2010. **(Table P123)**.

In the year to September 2011, residential decisions decreased by 1 per cent from 50,900 to 50,200 compared with the 12 months to September 2010. Major and minor residential decisions decreased by 2 per cent and 1 per cent respectively. Authorities granted 80 per cent of major residential applications, compared with 79 per cent in the year ending September 2010, and determined 54 per cent of them within 13 weeks, down from 65 per cent in the previous year. 72 per cent of decisions on minor residential applications were granted and 65 per cent determined within 8 weeks, compared with 71 per cent and 71 per cent respectively in the previous year. **(Table P124)**

## Householder Developments

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions, conservatories, and so on. The number of decisions on householder developments decreased by 5 per cent from 56,000 decisions in the September quarter 2010 to 53,100 decisions in July to September 2011 (when they accounted for 46 per cent of all decisions). 88 per cent were granted and 85 per cent decided within 8 weeks, compared with 88 per cent and 88 per cent respectively in June to September 2010. **(Table P123)**

In the year ending September 2011, the number of householder developments decided fell by 1 per cent from 198,600 householder development decisions in the year ending September 2010 to 196,600 decisions (accounting for 45 per cent of all decisions). 88 per cent were granted and 86 per cent decided within 8 weeks, compared with 87 per cent and 90 per cent respectively in the year to September 2010 **(Table P124)**.

## Planning Applications for Gypsy and Traveller Pitches

From April 2008, local authorities have been required to provide information on decisions relating to planning applications for Gypsy and Traveller pitches. Information on Gypsy and Traveller pitches are shown in **Table P137/Table P138** and are as reported by local planning authorities.

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In the year ending September 2011, authorities determined 27 major applications for Gypsy and Traveller pitches. 56 per cent of the major applications were granted and 41 per cent were determined within 13 weeks. Also, authorities determined 238 minor applications on Gypsy and Traveller pitches. 52 per cent of the minor applications were granted and 34 per cent were determined within 8 weeks.

The highest number of applications for major Gypsy and Traveller pitches determined in the year ending September 2011 was in the East of England (9 decisions), with 22 per cent granted and 44 per cent determined in 13 weeks. Authorities in the South East determined the highest number of minor applications (72 decisions), with 38 per cent granted and 31 per cent determined within 8 weeks.

### **Enforcement action**

**Table P127** shows statistics on formal enforcement action taken by responding authorities. In the September quarter 2011, authorities issued 1,099 Enforcement Notices and served 1,127 Planning Contravention Notices, 238 Breach of Condition Notices, 30 Stop Notices and 46 Temporary Stop Notices, while 18 Enforcement Injunctions were granted and 1 refused by the High/County Court.

### **Regulation 3 and 4 consents**

**Table P128** shows the number of Regulation 3 and 4 Consents granted since 2000-01. 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. 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.

In the September 2011 quarter, 670 Regulation 3 consents and 44 Regulation 4 consents were granted.

### **Applications for determination**

Authorities received 1,884 applications for determination on whether local authority approval is required for certain works in the September quarter 2011 (**Table P128**). Local authorities decided to intervene in 206 cases (11 per cent).

### **Applications decided under delegated powers**

**Table P133/P134** show the percentage of applications decided by planning officers under a scheme of delegation and without referral to committee or councillors on such decisions. In the September quarter 2011 authorities delegated 91 per cent of decisions to planning officers. In the year ending September 2011 authorities delegated 90 per cent of decisions to planning officers.

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## 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, the PS1, PS2 and the Fee1 (revenue collected in respect of PS1 and PS2) returns, are now combined as a single return, the PSF return. 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). These are reported to the department via *Interform* - the department's housing and planning electronic data collection system.

## Data quality

Both the PSF 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. Where a response rate of 100% is not achieved estimates are imputed for non-responding authorities.

In the June quarter 2011, 305 out of 339 (90 per cent) of authorities that undertake district level planning activities submitted data in time for this publication. In the September quarter, 322 authorities (95 per cent) submitted data in time for this publication. Authorities for which partial or no data has been received over the year (i.e. they did not submit information for one or more quarters) are not shown in annual tables. The data includes imputation for the small number of non-responding district level authorities and are included in Tables P120-P124 where national and regional totals are presented. Data for individual local authorities are presented in tables P129 to P138.

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

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

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (found at <http://www.communities.gov.uk/publications/corporate/statisticalnoticerevisionspolicy>).



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There are two types of revisions 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 update their PSF and CPS 1/2 returns following publication of the data. At the end of each financial year the figures for the four quarters of the previous year will be reviewed for revision. 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) should only be made where there is a substantial revision, such as a change in methodology or definition. Where there are small changes that do not substantially change historic data, internal updates are maintained.

## **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: <http://www.communities.gov.uk/publications/corporate/statistics/engagementstrategystatistics>

The Department's *Draft Statistics Plan for 2011/12* (see link below) was available for user consultation from 13 April to 3 June and described proposals for collecting and publishing official statistics over the period April 2011 to March 2012, including reducing the frequency of publication of the Planning Applications Statistics to annual. It has now, however, been decided to continue quarterly reporting subject to further review.

<http://www.communities.gov.uk/publications/corporate/statistics/plan201112consultation>

This publication therefore provides statistics for the June and September quarters in 2011. The next publication - scheduled for April 2012 - will publish statistics on the December quarter 2011.



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## Accompanying tables

Accompanying tables are available to download alongside this release. These are:

- P120** District planning authorities - Planning applications received and decided by speed of decision
- P121/P122** District planning authorities - Planning decisions by Region, type of authority and speed of decision
- P123/P124** District planning authorities - Planning decisions by speed, performance agreements and type of development
- P125/P126** District planning authorities - Major planning decisions by speed, performance agreements and type of development
- P127** District planning authorities - Enforcement action
- P128** District planning authorities - Regulation 3 and 4 consents granted and applications for determination
- P129/P130** District planning authorities - Enforcement action by authority
- P131/P132** District planning authorities - Planning decisions, by development type, speed of decision and authority
- P133/P134** District planning authorities - Applications received, decided, granted and delegated, environmental statements received and flow of applications by authority
- P135/P136** District planning authorities - Planning decisions on Major and Minor residential development by authority
- P137/P138** District planning authorities - Planning decisions on Major and Minor Gypsy and Traveller Pitches by authority

These tables can be accessed in the 'Live Tables' section ("Live Tables on Development Control Statistics") at

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/>

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## Background notes

1. District level planning is undertaken by metropolitan and non-metropolitan districts, unitary authorities, national park authorities and urban development corporations. These authorities deal with all other planning applications that are not classified as county matters and mainly include applications for planning permissions on residential, offices, industrial, retail and householder developments.

2. **Householder Developments:** Householder developments are defined as those within the curtilage of a dwellinghouse 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. **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, anything outside the garden of the property (including stables if in a separate paddock).

3. This Release is a web-only publication.

4. Details of officials who receive pre-release access to this statistical release 24 hours before publication can be found at <http://www.communities.gov.uk/corporate/researchandstatistics/statistics/prereleaseaccess/>

5. National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure they meet customer needs.

6. This Statistical Release can be accessed from the Communities and Local Government website at:

<http://www.communities.gov.uk/publications/corporate/statistics/planningapplicationsq22011>

7. Previous publications can be accessed at:

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/statisticsplanning/>

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## Date of next publication

The next publication of this Statistical Release will be in April 2012.

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