

# Planning Applications: October to December 2011 (England)

In the period October to December 2011 authorities undertaking district level planning in England:

- received 111,500 applications for planning permission, an increase of 1 per cent compared with the corresponding quarter in 2010;
- decided 108,600 planning applications, 1 per cent lower than in the same quarter in the previous year;
- granted 88,700 permissions, a small decrease compared to the same quarter in 2010;
- and decided 10 per cent fewer major residential decisions compared to the December quarter 2010.

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

- received 472,800 applications, a decrease of 2 per cent on the year ending December 2010 figure;
- decided 430,700 planning applications, a decrease of 2 per cent on the year ending December 2010 figure;
- granted 350,400 permissions, a decrease of 1 per cent on the figure for the year to December 2010;
- decided 60 per cent of major applications in 13 weeks, 71 per cent of minors and 83 per cent of others in 8 weeks. This compares to 68 per cent for majors, 76 per cent for minors and 86 per cent for others in the year ending December 2010;
- and decided 7 per cent fewer major residential decisions compared to the year ending December 2010.

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# planning

## Introduction

This Statistical Release presents National Statistics on authorities that undertake district 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 October to December 2011 reported to Communities and Local Government as at 20 March 2012. The *Definitions* 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 October to December 2011, authorities undertaking district level planning in England received 111,500 applications for planning permission (**Table P120**). This represents an increase of 1 per cent compared with the corresponding quarter in 2010. In the year ending December 2011, authorities received 472,800 applications, a decrease of 2 per cent on the year ending December 2010 figure.

### Planning decisions

In October to December 2011 authorities decided 108,600 planning applications, 1 per cent lower than in the same quarter in the previous year. In the year ending December 2011 authorities decided 430,700 planning applications, a decrease of 2 per cent on the year ending December 2010 figure. (**Tables P121/P122**)

### Applications granted

In October to December 2011, authorities granted 88,700 permissions, a slight decrease on the figure of 89,000 permissions granted in the same quarter in 2010. Authorities granted 87 per cent of all decisions, an increase of 1 percentage point when compared with the December quarter 2010. Overall, 85 per cent of major and minor decisions were granted. (**Tables P121/P131**)

Over the 12 months to December 2011, 350,400 applications were granted, a decrease of 1 per cent on the figure for the year to December 2010. Authorities granted 87 per cent of all decisions in the year to December 2011, an increase of 1 percentage point from the figure for the year to December 2010. Overall, 84 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
2005-06	Jun	170	-8%	164	-5%	130	-6%
	Sep	161	-8%	158	-11%	125	-11%
	Dec	147	-8%	143	-8%	112	-9%
	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%
	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	-4%	94	-3%
	Dec	112	1%	109	-1%	89	0%
Year to Dec 2010		482		439		354	
Year to Dec 2011 <sup>P</sup>		473	-2%	431	-2%	350	-1%

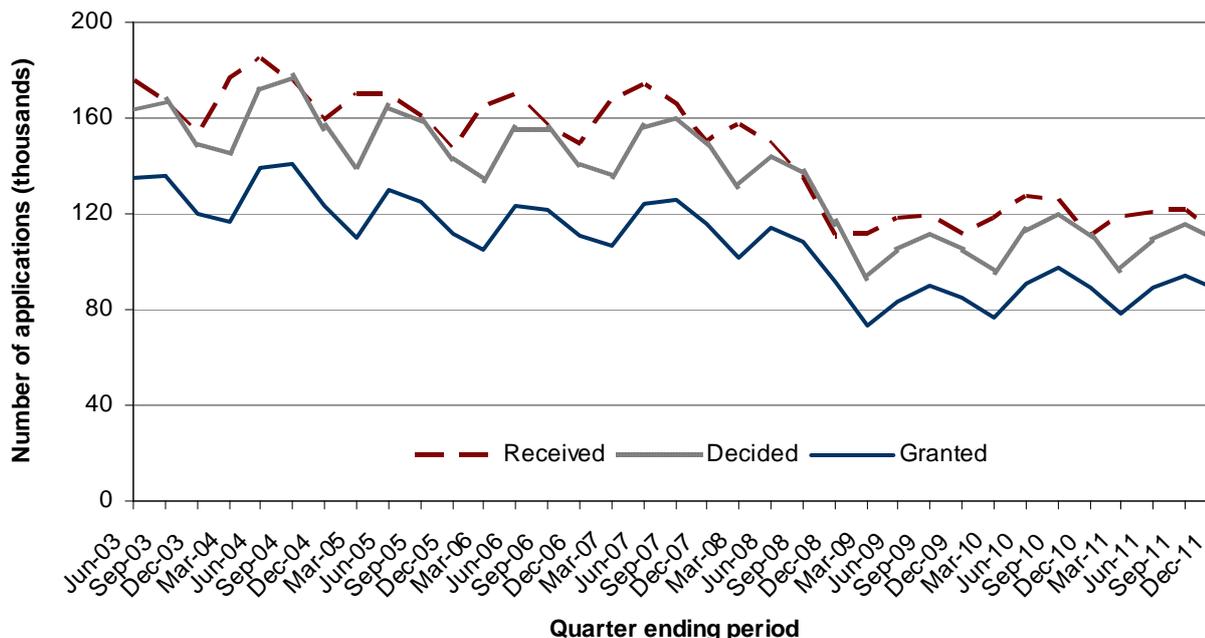
<sup>1</sup> Excludes planning applications which can neither be granted nor refused.

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 October to December 2011, 58 per cent of major applications were processed within 13 weeks compared with 65 per cent in the December 2010 quarter. Also, 70 per cent of minor applications and 82 per cent of other applications were processed within 8 weeks compared with 74 per cent and 85 per cent respectively for the quarter ending December 2010. **(Table P121)**. In the first quarter of 2011 the percentage of major applications processed within 13 weeks stood at 62 per cent – after rising to 63 per cent in the second quarter it then fell 5 percentage points to 58 per cent in the third and fourth quarters. Overall, since the second quarter of 2010 this indicator has fallen 12 percentage points from 70 per cent to 58 per cent.

In the quarter ending December 2011, district level planning authorities decided 46 per cent of large-scale major applications, and 61 per cent of small-scale major applications within 13 weeks compared with 61 per cent and 66 per cent respectively for the quarter ending December 2010. Also, 91 per cent of all major decisions were within 52 weeks compared to the figure of 92 per cent in the corresponding quarter of the previous year. **(Table P125)**.

In the year ending December 2011, 60 per cent of major applications were processed within 13 weeks, compared with 68 per cent in the year ending December 2010. 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 in the year ending December 2010. **(Table P122)**.

In the year ending December 2011, district level planning authorities decided 52 per cent of large-scale major applications, and 62 per cent of small-scale major applications within 13 weeks compared with 60 per cent and 70 per cent respectively in the year ending December 2010. Also 92 per cent of all major decisions were within 52 weeks, unchanged from the previous year **(Table P126)**.

## Residential Decisions

In October to December 2011, there were 12,700 decisions on applications for residential developments, compared with around 13,400 decisions in the December quarter 2010, a decrease of 4 per cent. The number of major residential decisions decreased by 10 per cent compared to the December quarter 2010, while minor residential decisions fell by 4 per cent. Authorities granted 81 per cent of major residential applications, a 2 percentage point increase from the December quarter 2010, and determined 49 per cent of them within 13 weeks, down from 59 per cent in the corresponding quarter of the previous year. Authorities granted 74 per cent of decisions on minor residential applications and determined 62 per cent within 8 weeks, compared with 72 per cent and 67 per cent respectively in the December quarter 2010. **(Table P123)**.

In the year to December 2011, residential decisions decreased by 4 per cent from 51,700 to 49,700 compared with the 12 months to December 2010. Major and minor residential decisions decreased by 7 per cent and 4 per cent respectively. Authorities granted 81 per cent of major residential applications, compared with 79 per cent in the year ending December 2010, and determined 51 per cent of them within 13 weeks, down from 62 per cent in the previous year. Authorities granted 73 per cent of decisions on minor residential applications and determined 64 per cent within 8 weeks, compared with 71 per cent and 69 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 49,500 decisions in the December quarter 2010 to 46,900 decisions in the corresponding quarter in 2011 (when they accounted for 43 per cent of all decisions). Authorities granted 88 per cent and decided 85 per cent within 8 weeks, compared with 88 per cent and 88 per cent respectively in October to December 2010. **(Table P123)**

In the year ending December 2011, the number of householder developments decided fell by 4 per cent from 201,000 householder development decisions in the year ending December 2010 to 193,900 decisions (accounting for 45 per cent of all decisions). Authorities granted 88 per cent and decided 85 per cent within 8 weeks, compared with 88 per cent and 89 per cent respectively in the year to December 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.

In the year ending December 2011, authorities determined 29 major applications for Gypsy and Traveller pitches. Authorities granted 62 per cent of the major applications and determined 34 per cent within 13 weeks. Also, authorities determined 230 minor applications on Gypsy and Traveller pitches. Authorities granted 50 per cent of the minor applications and 34 per cent were determined within 8 weeks.

### **Enforcement action**

**Table P127** shows statistics on formal enforcement action taken by responding authorities. In the December quarter 2011, authorities issued 1,061 Enforcement Notices and served 1,079 Planning Contravention Notices, 178 Breach of Condition Notices, 26 Stop Notices and 62 Temporary Stop Notices, while 13 Enforcement Injunctions were granted 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. In the December 2011 quarter, 799 Regulation 3 consents and 74 Regulation 4 consents were granted.

### **Applications for determination**

Authorities received 1,795 applications for determination on whether local authority approval was required for certain works in the December quarter 2011 (**Table P128**). Local authorities decided to intervene in 242 cases (13 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 December quarter 2011 authorities delegated 90 per cent of decisions to planning officers. In the year ending December 2011 authorities also delegated 90 per cent of decisions to planning officers.

## 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 December quarter, 314 authorities (93 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 the Live 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>).

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) are only 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>

The next publication – scheduled for July 2012 – will publish statistics on the March quarter 2012, as well as the final information on 2011-12. It will also include information on county level planning applications for 2011-12.

## Accompanying tables

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

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

## Definitions

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.

### Largescale Major Developments

For dwellings, a largescale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a largescale major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

## **Smallscale Major Developments**

For dwellings, a smallscale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

## **Minor Developments**

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, 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 built is less than 1,000 square metres or where the site area is less than 1 hectare.

Decisions are classified as relating to a Major/Minor Development on the basis of the development covered by the application which was decided.

## **Use categories**

Decisions relating to largescale major, smallscale 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 and servicing'.

## **Change of Use**

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

- (i) the application does not concern a major development; and
- (iia) no building or engineering work is involved; or
- (iib) 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).

## **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, or anything outside the garden of the property (including stables if in a separate paddock).

## **Advertisements**

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

## **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.

## **Conservation Area Consents**

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

## **Certificates of lawful development and certificates of appropriate alternative development**

These include all decisions relating to:

- (a) applications for certificates of lawful development;
- (b) applications for certificates of appropriate alternative development

## **Notifications**

These include all decisions relating to notifications under Circular 14/90 (electricity generating stations and overhead lines), applications by the British Coal Corporation under Class A, Part 21 of the Town and Country Planning (General Permitted Development Order) and other notifications.

## **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.

### **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. 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.

## **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

<http://www.communities.gov.uk/corporate/researchandstatistics/statistics/prereleaseaccess/>

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.

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

<http://www.communities.gov.uk/publications/corporate/statistics/planningapplicationsq42011>

Previous publications can be accessed at:

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

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>

## Date of next publication

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

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[www.statistics.gov.uk](http://www.statistics.gov.uk)

Information about DCLG is available via the Department's website: [www.communities.gov.uk](http://www.communities.gov.uk)

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