



Department for  
Communities and  
Local Government

# Planning Applications: October to December 2014 England

Between October and December 2014, district level planning authorities in England:

- received 111,100 applications for planning permission, up two per cent from 108,400 in the corresponding quarter of 2013;
- granted 88,900 permissions, up four per cent from the same quarter in 2013;
- granted 87 per cent of applications, down one percentage point from the same quarter of 2013;
- decided 77 per cent of major applications within 13 weeks or within the agreed time, up from 74 per cent a year earlier; and
- made seven per cent more residential decisions than in the December quarter 2013

In the year ending December 2014, district level planning authorities:

- granted 354,800 permissions, up two per cent from the figure for the year to December 2013; and
- granted 88 per cent of decisions, unchanged from the previous year.
- 42,300 of these permissions were for residential developments: 5,300 for major developments and 37,000 for minors.

Of 8,500 applications reported for prior approval for permitted development rights during October to December 2014:

- prior approval was not required for 4,800, with permission being granted for 2,000 applications and refused for 1,800;
- 67 per cent of applications related to larger householder extensions, with 12 per cent relating to applications for office to residential changes and 11 per cent relating to agricultural to residential changes.



## Planning *Statistical Release*

19 March 2015

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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 authority level and are based on information reported for the relevant quarters as at 13 February 2015 for the PS1/2 return (District) and the CPS1/2 return (County Matters). The *Definitions* section provides details on 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 1** and Figure 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

In October to December 2014, authorities undertaking district level planning in England received 111,100 applications for planning permission, up two per cent from the corresponding quarter in 2013. In the year ending December 2014, authorities received 472,600 planning applications, an increase of one per cent compared to the year ending December 2013. (**Table P120 and Table 1**)

### Planning decisions

Authorities reported 101,800 decisions on planning applications in October to December 2014, three per cent lower than in the same quarter in the previous year. This decrease was, however, largely due to a change in definition as a result of the review of the relevant statistical return, with applications which can neither be granted nor refused (e.g. notifications and certificates of lawful development) no longer being counted as decisions with effect from 1 April 2014. In the year ending December 2014, authorities decided 410,000 planning applications, a decrease of three per cent compared to the year ending December 2013. This comparison is, however, also affected by the above definition change, albeit to a more limited extent. (**Table P120 and Table 1**)

### Applications granted

In October to December 2014, authorities granted 88,900 permissions, up four per cent from the same quarter in 2013. Authorities granted 87 per cent of all decisions, excluding those which could neither be granted nor refused, one percentage point lower than in the December quarter 2013. Overall, 84 per cent of major and minor decisions were granted. (**Tables P120/P131**)

Over the 12 months to December 2014, 354,800 applications were granted, up two per cent from the year to December 2013. Authorities granted 88 per cent of all decisions in the year to

December 2014, unchanged from the year to December 2013. **(Table P122/P132)**

### **Historical context**

**Table 1** and **Figure 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.

Looked at another way, the number of applications received in the year to December 2014 was 472,600, up one per cent on the year to December 2013. This was still below the peak of 689,400 in 2004/05. **(Table P120/P132)**.

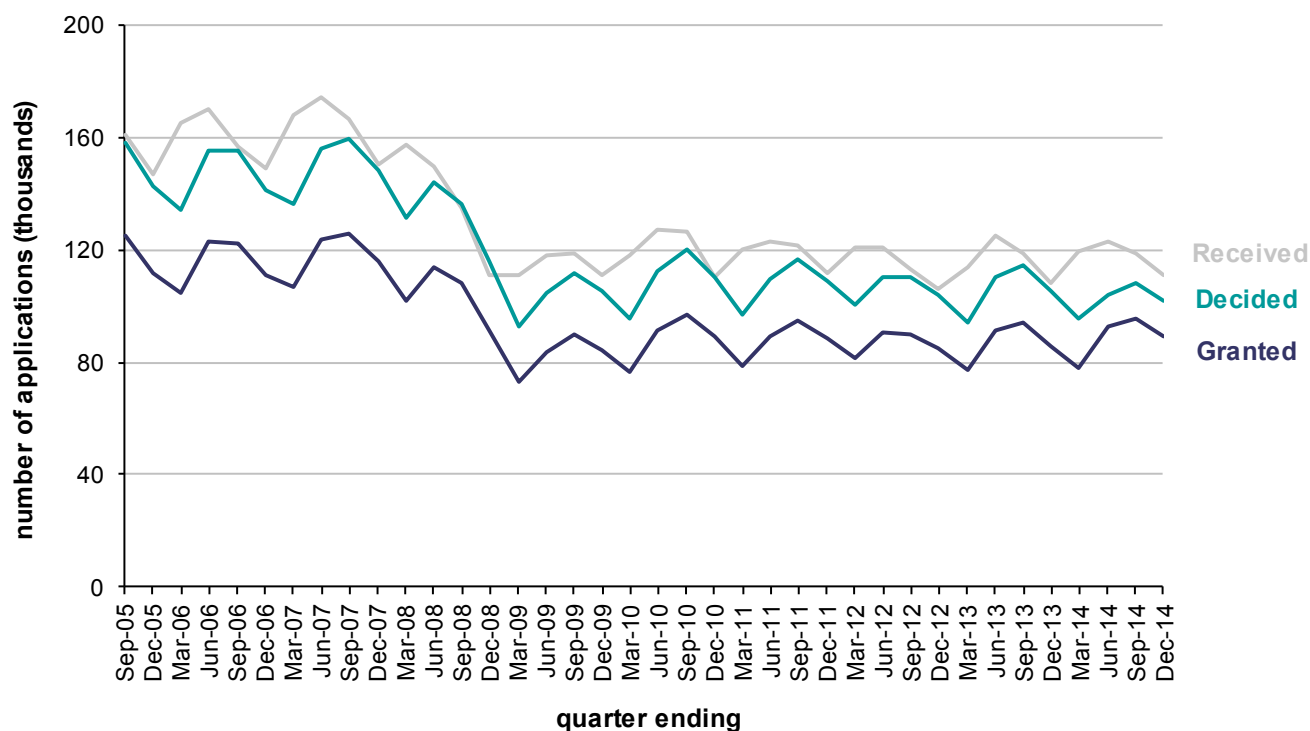
**Table 1: District level planning applications received, decided and granted, England**

Financial Year	Quarter	Received		Decided <sup>1</sup>		Granted <sup>2</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	120	1%	97	1%	78	2%
2011-12	Jun	123	-3%	110	-3%	89	-2%
	Sep	122	-4%	117	-3%	95	-3%
	Dec	112	1%	109	-2%	89	0%
	Mar	121	1%	100	4%	82	4%
2012-13	Jun	121	-2%	111	1%	90	1%
	Sep	113	-7%	111	-5%	90	-5%
	Dec	106	-5%	104	-4%	85	-4%
	Mar	114	-6%	94	-6%	77	-5%
2013-14	Jun	125	3%	111	0%	92	1%
	Sep	119	5%	115	4%	94	4%
	Dec	108	2%	105	1%	86	1%
	Mar	119	5%	96	2%	78	1%
2014-15	Jun	123	-1%	104	-6%	92	1%
	Sep	119	0%	108	-5%	96	2%
	Dec	111	2%	102	-3%	89	4%
Year to Dec 2013		465.8		424.7		348.5	
Year to Dec 2014		472.6	1%	410.0	-3%	354.8	2%

<sup>1</sup> Decisions do not include applications that can neither be granted nor refused with effect from 1 April 2014.

<sup>2</sup> Percentage figures in Table P120 exclude 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.

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



## Speed of decisions

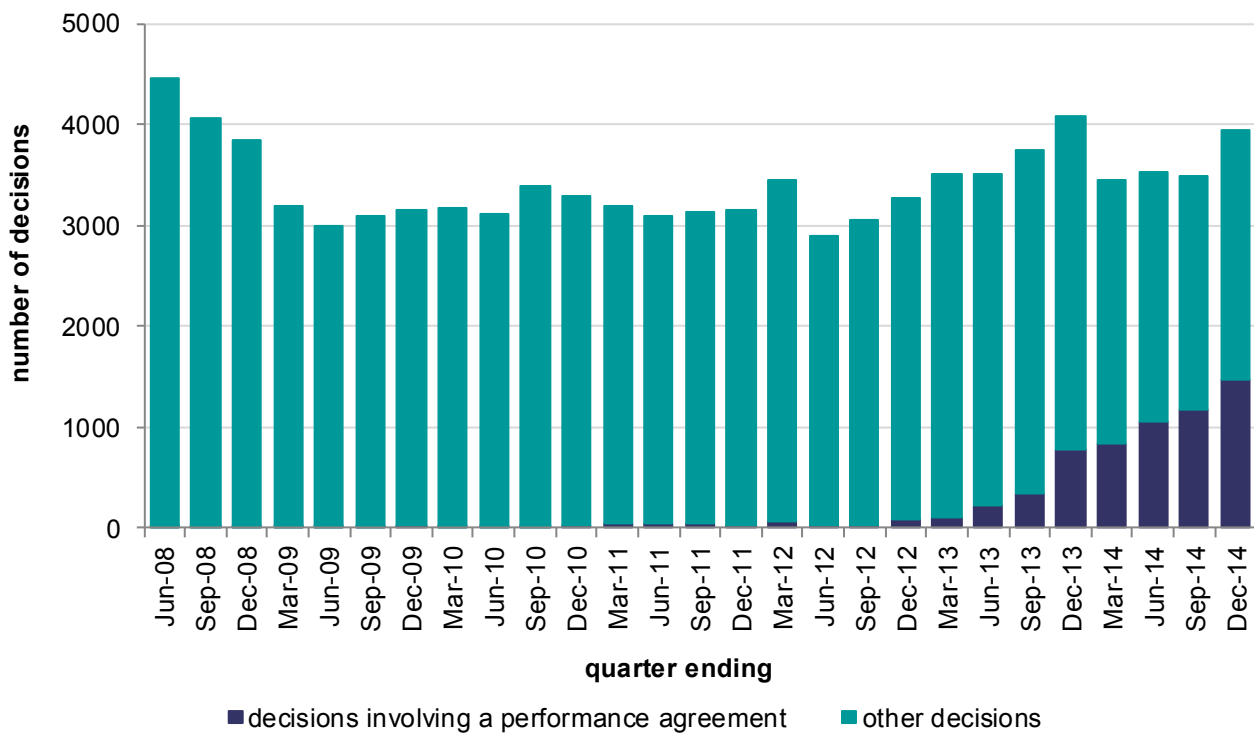
In October to December 2014, 77 per cent of major applications were decided within 13 weeks or within the agreed time for Planning Performance Agreements, Extensions of Time and Environmental Impact Assessments, compared with 74 per cent in the December quarter 2013. In the December quarter 2014, 70 per cent of minor applications and 82 per cent of other applications were decided within 8 weeks or the agreed time. These figures include applications involving Planning Performance Agreements, Extensions of Time and Environmental Impact Assessments made for minor developments and some 'other' developments that were collected for the first time for the June quarter 2014, and so are not directly comparable with figures for previous quarters. (Tables P120 and P123)

Section 1 of the Growth and Infrastructure Act 2013 amended the Town and Country Planning Act 1990 to allow planning applications to be submitted directly to the Secretary of State if a local planning authority has been designated on the basis of under-performance. One of two criteria used relates to the speed of decision-making. Because deciding an application on time can include the use of a performance agreement, the calculation of the proportion of decisions made within the agreed time was changed to include planning performance agreements (PPAs) from April 2008 for major and some 'other' developments, and to also include agreed extensions of time and environmental impact assessments from April 2013. Applications since April 2014 for minor developments and for changes of use, householder developments and advertisements can now also be recorded as having included a performance agreement. Because the most consistent reporting of agreements 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 these definitional changes, there has been a marked increase in the use of agreements from 2013/14: in reality this has been driven by both the additional scope for recording them and their additional use. The proportion of major decisions subject to an agreement increased to 37 per cent during the December 2014 quarter, from 6 per cent in the April to June quarter of 2013.

The three final columns in Table P120 give corresponding figures for all types of development, together with the numbers and percentages decided within time. In the December quarter 2014, a total of 7,000 decisions involving performance agreements were made, of which 5,800 (83 per cent) were decided on time. The notes to Table 120 describe how the scope of the information collected has changed over time, in terms of the types of agreement and the types of development covered.

**Figure 2: Use of performance agreements with applications for major developments<sup>1</sup>**



<sup>1</sup> Figures cover planning performance agreements from April 2008 and agreed extensions of time environmental impact assessments from 1 April 2013

**Table 2: Use of performance agreements with applications for major developments<sup>1</sup>**

<b>Financial year</b>	<b>Quarter</b>	<b>Decisions involving a performance agreement</b>	<b>Total number of decisions</b>	<b>Decisions involving a performance agreement as a % of the total number of decisions</b>
2008-09	Apr-Jun	1	4,454	0.0
	Jul-Sep	2	4,065	0.0
	Oct-Dec	8	3,840	0.2
	Jan-Mar	2	3,197	0.1
2009-10	Apr-Jun	9	2,998	0.3
	Jul-Sep	11	3,087	0.4
	Oct-Dec	27	3,148	0.9
	Jan-Mar	18	3,177	0.6
2010-11	Apr-Jun	19	3,108	0.6
	Jul-Sep	19	3,400	0.6
	Oct-Dec	23	3,292	0.7
	Jan-Mar	53	3,191	1.7
2011-12	Apr-Jun	51	3,099	1.6
	Jul-Sep	41	3,140	1.3
	Oct-Dec	31	3,150	1.0
	Jan-Mar	68	3,445	2.0
2012-13	Apr-Jun	23	2,892	0.8
	Jul-Sep	28	3,048	0.9
	Oct-Dec	84	3,274	2.6
	Jan-Mar	105	3,521	3.0
2013-14	Apr-Jun	222	3,512	6.3
	Jul-Sep	338	3,747	9.0
	Oct-Dec	773	4,082	18.9
	Jan-Mar	844	3,461	24.4
2014-15	Apr-Jun	1,051	3,525	29.8
	Jul-Sep	1,181	3,498	33.8
	Oct-Dec	1,469	3,939	37.3

<sup>1</sup> Figures cover planning performance agreements from April 2008 and agreed extensions of time environmental impact assessments from 1 April 2013

**Table 151a** presents data on the performance of district level local planning authorities against the [published criteria](#) for assessing performance under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the time taken for major decisions to be made over the eight most recent quarters.

**Table 153** has been produced for the first time this quarter and presents data for the time taken by district level local planning authorities for decisions on minor developments and other developments (defined as changes of use and householder developments) to be made over the eight most recent quarters.

## Residential decisions

The figures collected by the Department are numbers of 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 purchasing numbers of housing approvals from a contractor. The figures show that approval for 253,000 homes was given in the year to 31 December 2014, compared to 240,000 homes approved in the year to 30 September 2014<sup>1</sup>. The number of homes granted permission during 2014 was around 12 per cent higher than over the course of 2013. These figures are provided to give contextual information, and have not been designated as a National Statistic.

Turning to the figures reported on PS1/2 returns, in October to December 2014, there were 15,100 decisions on applications for residential<sup>2</sup> developments, an increase of seven per cent compared with December quarter 2013. The number of major residential decisions decreased by one per cent from the October to December 2013 to October to December 2014, to almost 1,900, while the number of minor residential decisions increased by 8 per cent to 13,200. Authorities granted 79 per cent of major residential applications, down from 82 per cent in the December quarter 2013, deciding 73 per cent of them within 13 weeks or within the agreed time. Authorities granted 74 per cent of decisions on minor residential applications, deciding 64 per cent of them within 8 weeks or within the agreed time. (**Tables P123 and P135**). In the year ending December 2014, authorities granted 5,300 major and 37,000 minor residential applications, with 80 and 75 per cent of applications being granted respectively (**Table P136**)

## Householder developments

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions and conservatories. The number of decisions on householder developments increased by seven per cent from 44,200 decisions in the December quarter 2013 to 47,500 decisions in the corresponding quarter in 2014 (when they accounted for 47 per cent of all decisions). Authorities granted 89 per cent of applications and decided 85 per cent within 8

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<sup>1</sup> DCLG analysis of Glenigan data. Glenigan is a private provider of planning application data.

<sup>2</sup> 'Residential' is used in this release to refer only to developments involving the construction of dwellings, rather than also including other developments involving people's homes, such as householder developments and some changes of use.



weeks or within the agreed time. (**Table P123**).

### **Prior approvals for permitted developments**

Following the creation of some additional permitted development right categories in May 2013 and consultation with local authorities, the Department increased the level of detailed information on prior approvals for permitted developments collected on the PS1 return with effect from 1 April 2014. The results for the third quarter for which they have been collected (October to December 2014) are given in **Experimental Tables E1** (local authority level figures) and **E2** (England totals). They show that of the 8,500 applications reported in the October to December quarter of 2014, prior approval was not required for 4,800 applications, and that permission was granted for 2,000 applications and refused for 1,800, with the difference being due to rounding. This resulted in an overall acceptance rate<sup>3</sup> of 79 per cent. 67 per cent of applications (5,700) related to larger householder extensions, with 12 per cent relating to applications for office to residential changes, and 11 per cent relating to agricultural to residential changes.

The total number of applications during October to December 2014 decreased by 1,100 (11 per cent) from the previous quarter. Within this total, the number of refusals increased by seven per cent, the number of cases where prior approval was not required decreased by 17 per cent and the number of granted applications decreased by eight per cent.

The overall acceptance rate has dropped six percentage points over the three quarters for which the figures have been collected, from 85 to 79 per cent. Within this, larger householder extensions and office to residential changes have remained largely stable (at 85 to 83 per cent, and 81 to 83 per cent respectively), with the acceptance rate for agricultural to residential changes dropping from 48 to 42 per cent.

These are being regarded as experimental statistics at present because they relate to new questions, requiring local authorities to ensure that their reporting systems are amended as necessary to give robust figures.

To put these recent figures into context, **Table P128** shows 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 over 15,600 in 2013/14, following the creation of the new permitted development right categories in May 2013.

### **Other information**

England totals for all the items of information collected on the PS1/2 returns for October to December 2014 are given in **Reference Tables 1 and 2** respectively. These include the following:

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<sup>3</sup> 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.

### Delegated decisions

- Of the 101,800 decisions made during the quarter, 94,500 (93 per cent) were delegated to officers. Also see **Table P133**.

### Traveller pitches

- During the quarter, authorities decided twelve major applications for traveller pitches, granting nine of them and deciding nine of them within 13 weeks or within the agreed time.
- They also decided 72 minor applications for traveller pitches, granting 40 of them and deciding 23 of them within 8 weeks or within the agreed time. Also see **Table P137**.

### Enforcement activity

- Authorities issued 1,172 enforcement notices and served 1,222 planning contravention notices, 251 breach of condition notices, 38 stop notices and 54 temporary stop notices, while 12 enforcement injunctions were granted by the High/County Court and no injunctive applications was refused. Also see **Table P127**.

### Regulation 3 and 4 decisions

- 779 Regulation 3 and 70 Regulation 4 decisions were made. Also see **Table P128**.

## Authorities undertaking county level planning

Authorities that undertake county level planning activity – which includes counties, unitary authorities, London boroughs, metropolitan districts, national parks and the London Legacy Development Corporation - received 1,503 ‘county matters’ applications in the year ending December 2014. This compares with around 472,600 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 2014, authorities received 342 ‘county matter’ applications, down 24 per cent from the same quarter last year. County councils accounted for 74 per cent of total applications received, unitary authorities for 16 per cent and metropolitan districts for 8 per cent. The highest number of applications was received by Lincolnshire County Council (18 applications). (**Table P143**).

## Planning decisions

'County matters' authorities made decisions on 344 planning applications in the December quarter 2014, down 20 per cent on the same quarter last year. Of these, 95 per cent (326) were granted, a two percentage point increase compared with the same quarter last year (**Table P143**). Waste developments accounted for 67 per cent of the total decisions and minerals developments accounted for 28 per cent (**Table P140**).

## Speed of decisions

In the December quarter 2014, 'county matters' planning authorities determined 86 per cent of applications within 13 weeks or within the agreed time (**Table P143**).

**Table 151b** presents data on the performance of 'county matters' planning authorities against the [published criteria](#) for assessing performance 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.

## Prior approvals 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 third quarter of data (October to December 2014) are given as three additional columns in **Experimental Table E3**, which show that four applications were reported for the October to December quarter of 2014. This compares with 85 applications in the July to September 2014 quarter.

## Other information

England totals for the items of information collected on the CPS1 returns for July to September 2014 are given in **Reference Table 3**. These include the following:

### Delegated decisions

- Of the 344 decisions made during the quarter, 240 were delegated to officers.

### Enforcement activity

- Authorities issued 21 enforcement notices during the quarter, and served 11 planning contravention notices, five breach of condition notices, three stop notices and eight temporary stop notices. No enforcement injunctions were granted by the High/County Court and no applications were refused. Also see **Table P145**.

### Regulation 3 and 4 decisions

- 302 Regulation 3 and 13 Regulation 4 decisions were made. Also see **Table P143**.

**Table 3: County level planning applications received, decided and granted, England**

Financial Year	Quarter	Planning Applications		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	Jun	466	-14%	390	-3%	353	-4%
	Sep	510	-6%	416	-17%	375	-19%
	Dec	398	-22%	458	-1%	417	0%
	Mar	483	-7%	419	-1%	386	0%
2006-07	Jun	450	-3%	416	7%	376	7%
	Sep	448	-12%	389	-6%	347	-7%
	Dec	441	11%	399	-13%	349	-16%
	Mar	466	-4%	387	-8%	363	-6%
2007-08	Jun	464	3%	393	-6%	364	-3%
	Sep	446	0%	375	-4%	348	0%
	Dec	444	1%	389	-3%	357	2%
	Mar	473	2%	341	-12%	317	-13%
2008-09	Jun	392	-16%	374	-5%	344	-13%
	Sep	439	-2%	379	1%	347	0%
	Dec	405	-9%	361	-7%	334	-6%
	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	5%	319	-18%	295	-17%
	Mar	415	-3%	374	16%	340	13%
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%	430	20%	400	20%
	Sep	468	-3%	396	9%	371	10%
	Dec	415	-8%	425	-1%	403	0%
	Mar	384	-23%	363	-2%	342	-1%
2013-14	Jun	415	3%	355	-17%	339	-15%
	Sep	408	-13%	341	-14%	330	-11%
	Dec	451	9%	429	1%	398	-1%
	Mar	400	4%	340	-6%	317	-7%
2014-15	Jun	367	-12%	329	-7%	307	-9%
	Sep	394	-3%	332	-3%	312	-5%
	Dec	342	-24%	344	-20%	326	-18%
Year to Dec 2013		1,658		1,488		1,409	
Year to Dec 2014		1,503	-9.3%	1,345	-10%	1,262	-10%

# Accompanying tables

The accompanying tables available to download alongside this release are:

- P120** District planning authorities – Planning applications received and decided by speed of decision (quarterly and financial years' data)
- P121/P122** District planning authorities - Planning decisions by type of authority and speed of decision (P121 quarterly, P122 yearly data)
- P123** District planning authorities – Planning decisions by speed, performance agreements and type of development (quarterly data)
- P124** District planning authorities – Planning decisions by speed, performance agreements and type of development (yearly data)
- P124A** District planning authorities – Planning decisions by development type and local planning authority (yearly data)
- P127** District planning authorities – Enforcement action (quarterly and financial years' data)
- P128** District planning authorities – Regulation 3 and 4 consents granted and applications for determination (quarterly and financial years' data)
- P129/P130** District planning authorities – Enforcement action by local planning authority (P121 quarterly, P122 yearly data)
- P131** District planning authorities – Planning decisions, by development type, speed of decision and local planning authority (quarterly data)
- P132** District planning authorities – Planning decisions, by development type, speed of decision and local planning authority (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, environmental statements received and flow of applications by local planning authority (yearly data)
- P135** District planning authorities – Planning decisions on major and minor residential development by local planning authority (quarterly data)
- P136** District planning authorities – Planning decisions on major and minor residential development by local planning authority (yearly data)
- P137/P138** District planning authorities – Planning decisions on major and minor traveller caravan pitches by local planning authority (P137 quarterly, P138 yearly)
- P139** 'County matters' planning authorities – Planning applications received, decided and granted by type of authority (quarterly and financial years' data)
- P140** 'County matters' planning authorities – Planning applications decided and granted by type of authority and type and size of development (quarterly data)
- P141** 'County matters' planning authorities – Planning decisions decided and granted by type of authority and type and size of development (yearly data)
- P142** 'County matters' planning authorities – Planning decisions by speed of decision (quarterly and financial years' data)

<b>P143</b>	'County matters' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents, by local planning authority (quarterly data)
<b>P144</b>	'County matters' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents by local planning authority (yearly data)
<b>P145</b>	'County matters' planning authorities – Enforcement action (quarterly and financial years' data)
<b>P148</b>	'County matters' planning authorities – planning decisions decided and granted by nature of site, type of development and nature of application (yearly data)
<b>P149</b>	'County matters' planning authorities – planning decisions by speed, size of site and type of development (yearly data)
<b>P151a</b>	'District Matters' planning authorities - performance table for speed of major decisions (24 months' data)
<b>P151b</b>	'County Matters' planning authorities - performance table for speed of major decisions (24 months' data)
<b>P153</b>	'District Matters' planning authorities - performance table for speed of decisions on minor and other developments (24 months' data)
<b>P154</b>	'District Matters' planning authorities - performance table for quality of decisions on minor and other developments, where 'other developments' are defined as changes of use and householder developments (24 months' data)

This is the first quarter in which **Tables P153** and **P154** have been produced

### Experimental tables

<b>E1</b>	'District matters' decisions on applications for prior approvals for permitted developments by local planning authority (all available quarters)
<b>E2</b>	'District matters' decisions on applications for prior approvals for permitted developments (all available quarters)
<b>E3</b>	'County matters' decisions on applications for prior approvals for permitted developments by local planning authority (all available quarters)

### Reference Tables

<b>1</b>	PS1 – England totals: October to December 2014
<b>2</b>	PS2 – England totals: October to December 2014
<b>3</b>	CPS1 – England totals: October to December 2014

These tables can be accessed at

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

In addition, **P152a** and **P152b: 'district matters' and 'county matters' planning authorities performance - quality of decisions** is updated on a different timescale from the other tables, depending upon the publication by the Planning Inspectorate on data on planning appeals. It was updated most recently on 11 February.

The following tables remain available from the link above but have not been updated this quarter 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 are no longer collected
- P146** 'County matters' planning authorities – Decisions on minerals applications by type of development: to be updated next when figures for 2014/15 are available
- P147** 'County matters' planning authorities – Decisions on waste planning applications by type of development: to be updated next when figures for 2014/15 are available
- P150** 'County matters' planning authorities – Reasons given for decisions taking over 8 weeks: data are no longer collected

In addition, a selection of open data on local authorities' planning application decisions is available from **Open Data Communities** at <http://opendatacommunities.org>.

A planning statistics **email alert** is sent to anyone wishing to be informed each time some DCLG planning application statistics are published. To sign up for this free service, please send an email to [planning.statistics@communities.gsi.gov.uk](mailto:planning.statistics@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>. Information on the definitions most relevant to the statistics included in this release is given below.

District level planning is currently undertaken by metropolitan and non-metropolitan districts, unitary authorities, London boroughs, national park authorities and the London Legacy Development Corporation, and previously also by urban development corporations when they were active. These authorities include applications for planning permissions on residential, offices, industrial, retail and householder developments.

### District matters – Major Developments

For dwellings, a major development is one where the number of residential units to be constructed is 10 or more. Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare or more should be used as the definition of a major development. For all other uses, a small-scale major development is one where the floor space to be built is 1,000 square metres or more or where the site area is 1 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 the recent review of the returns.

### District matters - Minor Developments

For dwellings, minor development is one where the number of dwellings to be constructed is between one and nine 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 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.

County level planning is currently undertaken by county councils, metropolitan districts, unitary authorities, London boroughs, national park authorities and the London Legacy Development Corporation.

### **County matters - Major Developments**

Applications for developments which are termed 'county matters' are, broadly, those which relate to minerals and 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 form CPS1/2 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;
- (iv) development carried out on a site having an area of one hectare or more;

### **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 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
- (ii) 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 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 are also to be 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).

## Prior approval for permitted development rights and applications for determination relating to permitted development rights

These are permitted development rights under the Town and Country Planning (General Permitted Development) Order 1995 as amended. Figures for seven mutually-exclusive 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) Order 1995 as amended, Schedule 2, Part 1)
- Offices to residential (Town and Country Planning (General Permitted Development) Order 1995 as amended, Schedule 2, Part 3, Class J)
- Retail to residential (Town and Country Planning (General Permitted Development) Order 1995 as amended, Schedule 2, Part 3, Class IA)
- Agricultural to residential (Town and Country Planning (General Permitted Development) Order 1995 as amended, Schedule 2, Part 3, Class MB)
- To state-funded school or registered nursery from various (Town and Country Planning (General Permitted Development) Order 1995 as amended, Schedule 2, Part 3, Class K; Class MA)
- From agricultural buildings to flexible uses (Town and Country Planning (General Permitted Development) Order 1995 as amended, Schedule 2, Part 3, Class M)

- All others - refers to all other types of development for which decisions on applications for prior approval had been made during the quarter

### **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.

### **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.

# 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 DCLG 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% is not achieved, estimates are imputed for some variables for non-responding district level authorities.

In the December quarter 2014, 335 out of 337 planning authorities (99.4 per cent) submitted district-level planning data and 160 out of 162 planning authorities (98.8 per cent) submitted county-level planning data in time for this publication.

Also, for this publication, data have been refreshed and re-imputed for the previous three quarters going back to the January to March quarter of 2014. This 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 is 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 98% 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 Department for 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 three quarters and for the Autumn designations data are revised for the past ten quarters. 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, we allow authorities to resubmit missing or incorrect data for previous quarters, particularly for Live Tables P151 and P152. 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 Department for 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.

The data in this statistical release are also used to monitor the Departmental Business Plan, first published on 8 November 2010 and refreshed on 31 May 2012. The plan includes an impact indicator on the number of planning permissions granted as a percentage of all applications for major and minor schemes. Between 1 October and 31 December 2014, 83.6 per cent of planning applications for major and minor schemes were granted (**Table P131**). The refreshed Business Plan can be seen at:

<https://www.gov.uk/government/publications/dclg-business-plan-2012-to-2015>

## 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](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/department-for-communities-and-local-government/about/statistics#pre-release-access-to-official-statistics>

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 and previous publications can be accessed from:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/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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Information on Official Statistics is available via the UK Statistics Authority website:  
[www.ukstatisticsauthority.gov.uk](http://www.ukstatisticsauthority.gov.uk)

Information about statistics at DCLG is available via the Department's website:  
[www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

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