



Department for  
Communities and  
Local Government

## Planning Applications: July to September 2014 England

Between July and September 2014, district level planning authorities in England:

- received 118,900 applications for planning permission, compared with 118,600 in the corresponding quarter of 2013;
- granted 95,600 permissions, up two per cent from the same quarter in 2013;
- granted 88 per cent of applications, unchanged from the same quarter of 2013;
- decided 78 per cent of major applications within 13 weeks or within the agreed time, up from 69 per cent a year earlier; and
- made 5 per cent more residential decisions than in the September quarter 2013

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

- granted 351,500 permissions, up 1 per cent from the figure for the year to September 2013; and
- granted 88 per cent of decisions, unchanged from the previous year.

41,800 of these permissions were for residential developments: 5,400 for major developments and 36,400 for minors.

Of 9,600 applications reported for prior approval for permitted development rights during the July to September quarter of 2014:

- prior approval was not required for 5,800, with permission being granted for 2,100 applications and refused for 1,700; and
- almost 72 per cent of applications related to larger householder extensions, with 11 per cent relating to applications for office to residential changes, the second largest category.



## Planning *Statistical Release*

18 December 2014

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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 27 November 2014 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 July to September 2014, authorities undertaking district level planning in England received 118,900 applications for planning permission, almost unchanged from the corresponding quarter in 2013 when they received 118,600 applications. In the year ending September 2014, authorities received 469,900 planning applications, an increase of 1 per cent compared to the year ending September 2013. (**Table P120 and Table 1**)

### Planning decisions

Authorities reported 108,400 decisions on planning applications in July to September 2014, 5 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 September 2014, authorities decided 413,500 planning applications, a decrease of 2 per cent compared to the year ending September 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 July to September 2014, authorities granted 95,600 permissions, up 2 per cent from the same quarter in 2013. Authorities granted 88 per cent of all decisions, excluding those which could neither be granted nor refused, the September quarter 2013. Overall, 84 per cent of major and minor decisions were granted. (**Tables P120/P131**)

Over the 12 months to September 2014, 351,500 applications were granted, up 1 per cent from

the year to September 2013. Authorities granted 88 per cent of all decisions in the year to September 2014, unchanged from the year to September 2013. **(Table P120)**

### **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 September 2014 was 469,900, up 1 per cent on the year to September 2013. This was still below the peak of 689,400 in 2004/05. The proportion of decisions granted in the year to September 2014 was 88 per cent. **(Table P120)**.

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

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%
Year to Sep 2013		463.6		423.3		347.6	
Year to Sep 2014		469.9	1%	413.5	-2%	351.5	1%

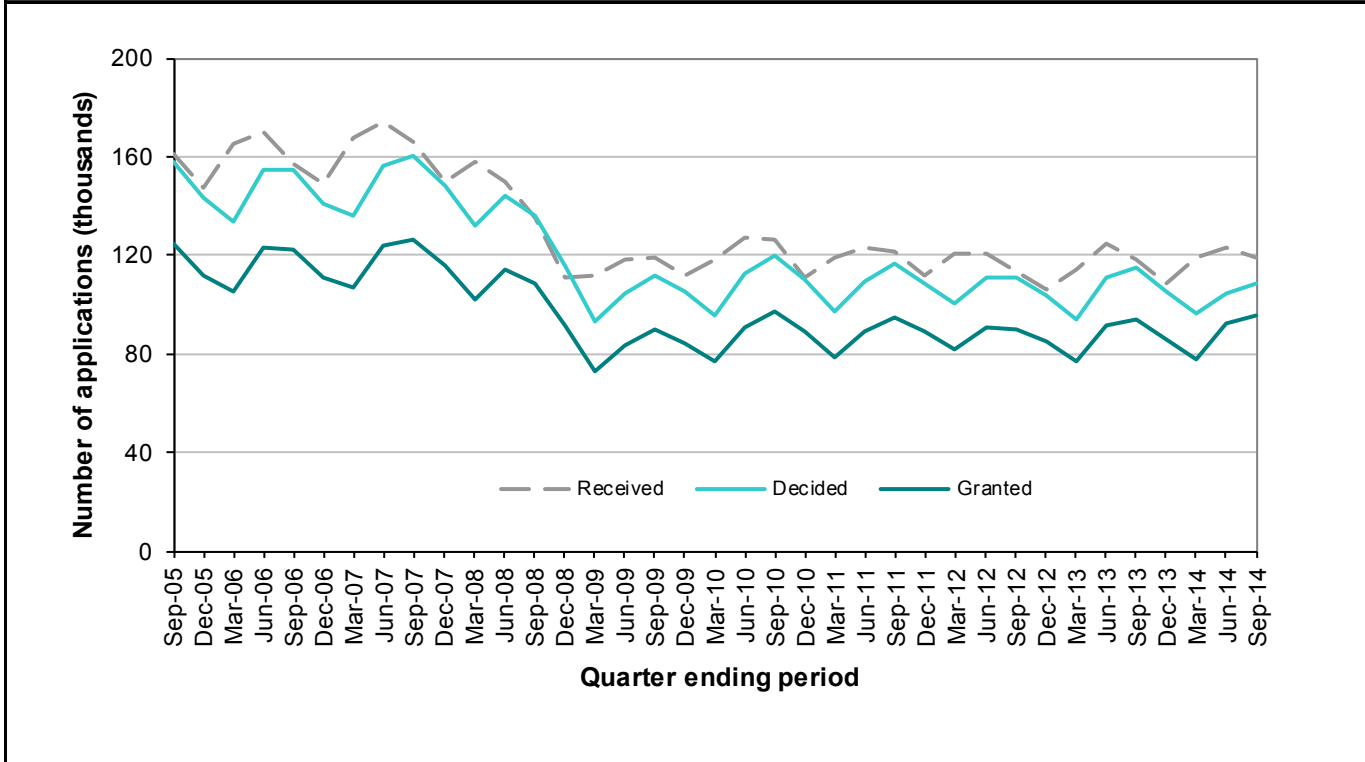
<sup>1</sup> Decisions do not include applications that can neither be granted nor refused with effect from 1 April 2014.

<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**



### Speed of decisions

In July to September 2014, 78 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 69 per cent in the September quarter 2013. In the September 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, Table 2 and Figure 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 just over a third during the September 2014 quarter, from 6 per cent in the April to June quarter of 2013.

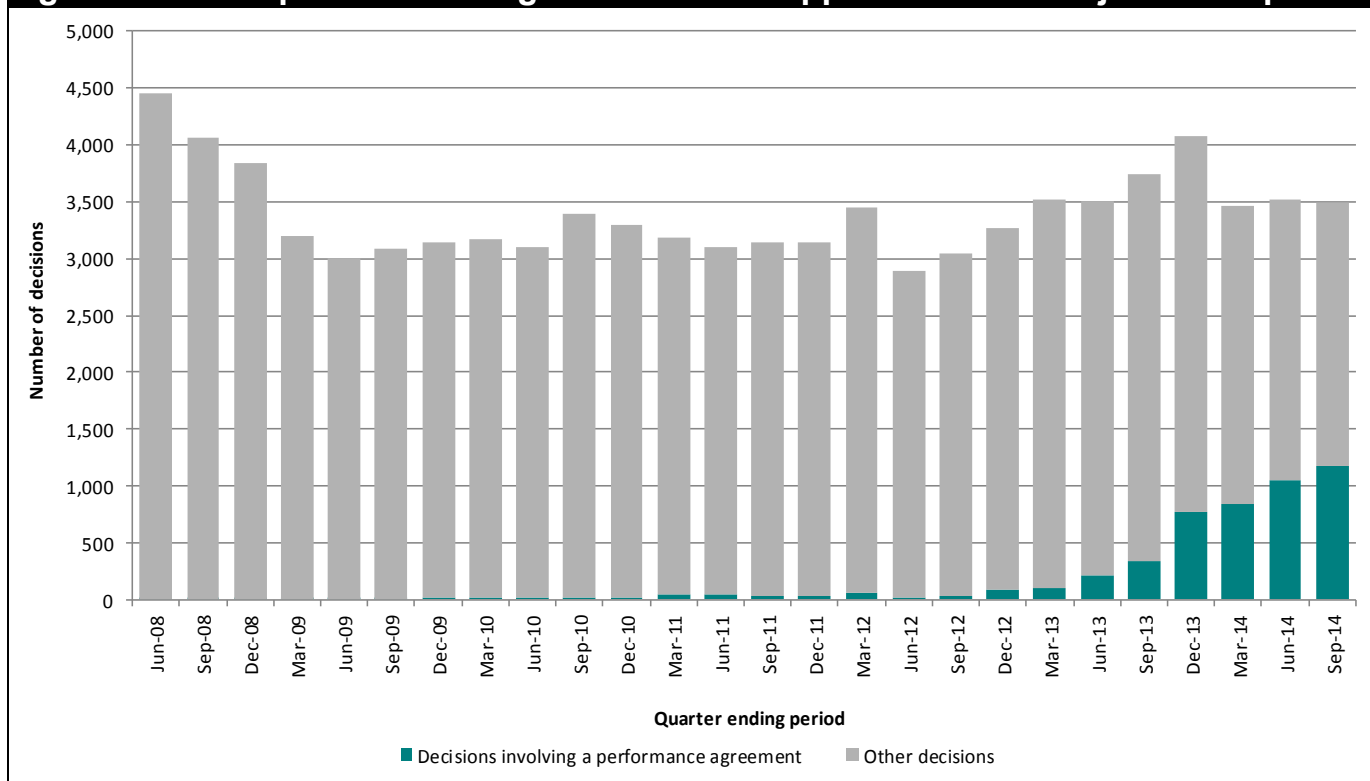
Three new columns in Table P120 give corresponding figures for all types of development, together with the numbers and percentages decided within time. In the September quarter 2014, a total 5,100 decisions involving performance agreements were made, of which 4,200 (83 per cent) were decided on time. 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.

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

Financial year	Quarter	Decisions involving a performance agreement	Total number of decisions	Decisions involving a performance agreement as a % of the total number of decisions
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	843	3,458	24.4
2014-15	Apr-Jun	1,056	3,525	30.0
	Jul-Sep	1,172	3,487	33.6

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

**Figure 2: Use of performance agreements with applications for major developments**



**Table 151a** presents data on the performance of 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.

### 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 – e.g. such as the number of homes in the case of residential developments. The Department supplements this information by purchasing numbers of housing approvals from a contractor. These figures show that approval for 240,000 homes was given in the year to 30 September 2014<sup>1</sup>.

Turning to the figures reported on PS1/2 returns, in July to September 2014, there were 14,500 decisions on applications for residential developments, an increase of 5 per cent compared with September quarter 2013. The number of major residential decisions decreased by 6 per cent from the July to September 2013 to July to September 2014, to almost 1,600, while the number of minor residential decisions increased by 7 per cent to 13,000. Authorities granted 79 per cent of major residential applications, down from 82 per cent in the September quarter 2013, deciding 74 per cent of them within 13 weeks or within the agreed time. Authorities granted 74 per cent of decisions on minor residential applications, deciding 63 per cent of them within 8 weeks or within the agreed time. **(Tables P123 and P135)**. In the year ending September 2014, authorities granted 5,400 major and 36,400 minor residential applications, with 81 and 75 per cent of applications

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

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 6 per cent from 50,100 decisions in the September quarter 2013 to 53,200 decisions in the corresponding quarter in 2014 (when they accounted for 49 per cent of all decisions). Authorities granted 90 per cent of applications and decided 84 per cent within 8 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 second quarter for which they have been collected (July to September 2014) are given in **Experimental Tables E1** (local authority level figures) and **E2** (England totals). They show that, of 9,600 applications reported for the July to September quarter of 2014, prior approval was not required for 5,800, and that permission was granted for 2,100 applications and refused for 1,700. Almost 72 per cent of applications (6,900) related to larger householder extensions, with 11 per cent relating to applications for office to residential changes, the second largest category. 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.

Using figures rounded to the nearest ten (rather than the nearest hundred) due to the relatively small numbers involved, the total number of applications during July to September 2014 decreased very slightly, by 50 (0.5 per cent) from the previous quarter, although within this total, the number of refusals increased by 13 per cent. Large proportionate changes were reported between quarters for retail to residential changes, increasing from 50 to 180 applications, and for agricultural to residential changes, from 160 to 670 applications. In each case, the changes were spread across a range of local planning authorities, rather than focused on only a few.

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 July to September 2014 are given in **Reference Tables 1 and 2** respectively. These include the following



### Delegated decisions

- Of the 108,400 decisions made during the quarter, 101,700 (94 per cent) were delegated to officers. Also see **Table P133**.

### Traveller pitches

- During the quarter, authorities decided seven major applications for traveller pitches, granting five of them and deciding six of them within 13 weeks or within the agreed time.
- They also decided 55 minor applications for traveller pitches, granting 32 of them and deciding 24 of them within 8 weeks or within the agreed time. Also see **Table P137**.

### Enforcement activity

- Authorities issued 1,234 enforcement notices and served 1,284 planning contravention notices, 213 breach of condition notices, 35 stop notices and 103 temporary stop notices, while 11 enforcement injunctions were granted by the High/County Court and two injunctive applications were refused. Also see **Table P127**.

### Regulation 3 and 4 decisions

- 672 Regulation 3 and 103 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 1,593 ‘county matters’ applications in the year ending September 2014. This compares with around 469,900 planning applications received by authorities that undertake district level planning activities. Statistics for ‘county matters’ decisions are therefore likely to be much 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 in the accompanying Live Tables.

## Planning applications

In the September quarter 2014, authorities received 384 ‘county matter’ applications, down 6 per cent from the same quarter last year. County councils accounted for 75 per cent of total applications received, unitary authorities for 14 per cent and metropolitan districts for 8 per cent. The highest number of applications was received by Lincolnshire County Council (29 applications). (**Table P143**).

## Planning decisions

County matter authorities made decisions on 328 planning applications in the September quarter 2014, down 4 per cent on the same quarter last year. Of these, 309 were granted, a 6 percentage point decrease 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 29 per cent (**Table P140**).

## Speed of decisions

In the September quarter 2014, county-level 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 matter’ 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 second quarter of data (July to September 2014) are given as three additional columns in **Experimental Table E3**, which show that 85 applications were reported for the July to September quarter of 2014, with prior approval not being required for 68 of them. This compares with 51 applications in the April to June 2014 quarter, of which prior approval was not required for 39. The latest quarter's figures also show that 77 (91 per cent) of the reported 'county matter' applications were reported by just one local authority: Barking and Dagenham.

## 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 328 decisions made during the quarter, 228 were delegated to officers.

### Enforcement activity

- Authorities issued 17 enforcement notices during the quarter, and served 30 planning contravention notices, 20 breach of condition notices, two stop notices and seven temporary stop notices. One enforcement injunction was granted by the High/County Court and no applications were refused. Also see **Table P145**.

### Regulation 3 and 4 decisions

- 386 Regulation 3 and ten Regulation 4 decisions were made. Also see **Table P143**.

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

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%	431	21%	400	20%
	Sep	468	-3%	396	9%	370	9%
	Dec	415	-8%	422	-2%	398	-1%
	Mar	381	-23%	360	-3%	339	-2%
2013-14	Jun	412	2%	351	-19%	336	-16%
	Sep	408	-13%	341	-14%	330	-11%
	Dec	448	8%	426	1%	395	-1%
	Mar	396	4%	338	-6%	315	-7%
2014-15	Jun	365	-11%	329	-6%	307	-9%
	Sep	384	-6%	328	-4%	309	-6%
Year to Sep 2013		1,616		1,474		1,403	
Year to Sep 2014		1,593	-1.4%	1,421	-4%	1,326	-5%

# Accompanying tables

Following the recent changes in the statistical returns used to collect planning application statistics made with effect from 1 April 2014, Departmental statisticians prioritised material to be published alongside the release, to include the three new experimental tables, the key live tables listed below and the reference tables. This meant that the updating of some tables needed to be deferred from the October 2014 release to future releases, and that a few of the other live tables will not be able to be updated as a result of the changes to the returns. Most of the tables that were unable to be updated for the October 2014 release have now been updated, although a few 'county matters' tables will not be able to be updated until the next release, as specified below.

The accompanying tables available to download alongside this release 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 type of authority and speed of decision
<b>P123</b>	District planning authorities – Planning decisions by speed, performance agreements and type of development
<b>P124</b>	District planning authorities – 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</b>	District planning authorities – Planning decisions, by development type, speed of decision and authority
<b>P132</b>	District planning authorities – Planning decisions, by development type, speed of decision and authority
<b>P133</b>	District planning authorities – Applications received, decided, granted and delegated, environmental statements received and flow of applications by authority
<b>P135</b>	District planning authorities – Planning decisions on Major and Minor residential development by authority
<b>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 Traveller Caravan Pitches by authority
<b>P139</b>	'County matters' planning authorities – Planning applications received, decided and granted by type of authority
<b>P140</b>	'County matters' planning authorities – Planning decisions decided and granted by type of authority and type and size of development
<b>P141</b>	'County matters' planning authorities – Planning decisions decided and granted by type of authority and type and size of development
<b>P143</b>	'County matter' planning authorities – Planning applications received, decided and

	granted and Regulation 3 and 4 consents, by authority
<b>P145</b>	'County matter' planning authorities – Enforcement action
<b>P151a</b>	District Planning Authorities Performance Table for Speed of decisions
<b>P151b</b>	'County Matters' Planning Authorities Performance Table for Speed of decisions

### Experimental tables

<b>E1</b>	'District matters' decisions on applications for prior approvals for permitted developments by authority
<b>E2</b>	'District matters' decisions on applications for prior approvals for permitted developments by authority
<b>E3</b>	'County matters' decisions on applications for prior approvals for permitted developments by authority

### Reference Tables

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

These tables can be accessed at

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

In addition, **P152: district 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 24 November.

The following tables have not been updated this quarter, but remain available from the link above and will be updated subsequently where they can be, to accompany future quarters' statistical releases.

<b>P124A</b>	District planning authorities – Planning decisions by development type and authority
<b>P125/P126</b>	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
<b>P134</b>	District planning authorities – Applications received, decided, granted and delegated, environmental statements received and flow of applications by authority
<b>P142</b>	'County matters' planning authorities – Planning decisions by speed of decision
<b>P144</b>	'County matter' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents by authority
<b>P146</b>	'County matters' planning authorities – Decisions on minerals applications by type of development: to be updated next when figures for 2014/15 are available
<b>P147</b>	'County matters' planning authorities – Decisions on waste planning applications by type of development: to be updated next when figures for 2014/15 are available

- P148** 'County matters' planning authorities – Planning decisions decided and granted by nature of site, type of development and nature of application
- P149** 'County matters' planning authorities – Planning decisions by speed, size of site and type of development
- P150** 'County matters' planning authorities – Reasons given for decisions taking over 8 weeks: data are no longer collected

# Definitions

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 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. 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;
- (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 1 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
- (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 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 4 metres but less than 8 metres for detached dwelling houses, or 3 metres but less than 6 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 September quarter 2014, 336 out of 337 planning authorities (99.7 per cent) submitted district-level planning data and all 162 planning authorities (100 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 past ten quarters going back to the January to March quarter of 2012. 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 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 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 10 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 there are small changes that do not substantially change historic data, internal updates are maintained.

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

## Scale of Revisions

Actual revisions to submitted data are rare. However, due to the Government's decision to designate authorities based on their performance over the past two years, we have allowed authorities to resubmit missing or erroneous data for previous quarters.

## 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 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>

## Enquiries

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### Public enquiries and Responsible Statistician:

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

[www.statistics.gov.uk/hub/browse-by-theme/index.html](http://www.statistics.gov.uk/hub/browse-by-theme/index.html)

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](https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)

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