



Department for  
Communities and  
Local Government

# Planning Applications: January to March 2015 England

Between January and March 2015, district level planning authorities in England:

- received 121,100 applications for planning permission, up one per cent from 119,400 in the corresponding quarter of 2014;
- granted 83,300 out of 95,600 decisions, up seven per cent from the same quarter in 2014; this is equivalent to 87 per cent of decisions, down one percentage point from the same quarter of 2014;
- decided 75 per cent of major applications within 13 weeks or within the agreed time, down from 76 per cent a year earlier; and
- made seventeen per cent more residential decisions than in the March quarter 2014.

In the year ending March 2015, district level planning authorities:

- granted 360,200 decisions, up three per cent from the figure for the year ending March 2014; and
- granted 88 per cent of decisions, unchanged from the previous year.
- 43,800 of these were for residential developments: 5,500 for major developments and 38,300 for minors.

Of 8,500 applications reported for prior approval for permitted development rights during January to March 2015:

- prior approval was not required for 4,900, with permission being granted for 2,000 applications and refused for 1,700;
- 72 per cent of applications related to larger householder extensions, with 10 per cent relating to applications for office to residential changes and 9 per cent relating to agricultural to residential changes.



## Planning Statistical Release

18 June 2015

Introduction	2
Authorities undertaking district level planning	2
Authorities undertaking county level planning	12
Accompanying tables	15
Definitions	17
Technical notes	21
Enquiries	25

### Responsible Statistician:

Andrew Presland

### Statistical enquiries:

office hours:

0303 444 3510

[planning.statistics@communities.gsi.gov.uk](mailto:planning.statistics@communities.gsi.gov.uk)

### Media Enquiries:

0303 444 1201

[press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

### Date of next publication:

September 2015

# 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 8 May 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 January to March 2015, authorities undertaking district level planning in England received 121,100 applications for planning permission, up one per cent from the corresponding quarter in 2014. In the year ending March 2015, authorities received 473,900 planning applications, an increase of one per cent compared to the year ending March 2014. (**Table P120 and Table 1**)

### Planning decisions

Authorities reported 95,600 decisions on planning applications in January to March 2015, compared to 95,800 decisions in the same quarter of the previous year. In the year ending March 2015, authorities decided 409,800 planning applications, a decrease of four per cent compared to the year ending March 2014. This decrease was, however, largely due to a change in definition following a review of the statistical return, with applications that can neither be granted nor refused (e.g. for certificates of lawful development) no longer being counted as decisions with effect from 1 April 2014 (**Table P120 and Table 1**)

### Applications granted

In January to March 2015, authorities granted 83,300 permissions, up seven per cent from the same quarter in 2014. Authorities granted 87 per cent of all decisions, excluding those which could neither be granted nor refused, one percentage point lower than in the March quarter 2014. Overall, 83 per cent of major and minor decisions were granted. (**Tables P120/P131**)

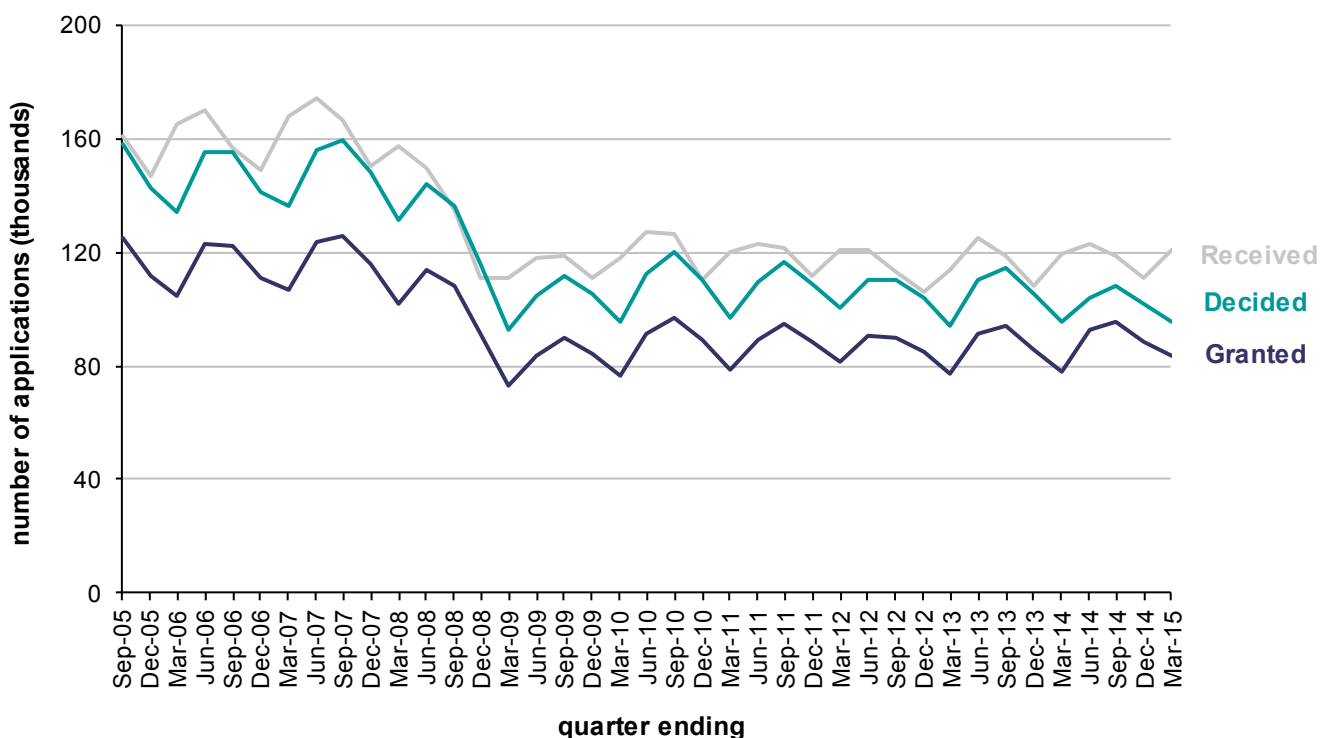
Over the 12 months to March 2015, 360,200 applications were granted, up three per cent from the year to March 2014. Authorities granted 88 per cent of all decisions in the year to March 2015, unchanged from the year to March 2014. (**Table P122/P132**)

## Historical context

**Figure 1** and **Table 1** show that, since 2005, the numbers of applications received, decisions made and applications granted have each followed a similar pattern. As well as the usual within-year pattern of peaks in the Summer and troughs in the Winter, there was a clear downward trend during the 2008 economic downturn, with figures remaining broadly level since then.

Looked at another way, the number of applications received in the year to March 2015 was 473,900, as stated above, up one per cent on the year to March 2014. This was still below the peak of 689,400 in 2004/05. (**Table P120/P132**).

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



**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%
	Mar	121	1%	96	0%	83	7%
Year to Mar 2014		471.3		426.3		349.2	
Year to Mar 2015		473.9	1%	409.8	-4%	360.2	3%

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

<sup>2</sup> The numbers of decisions granted shown in this table for quarters before 1 April 2014 are not consistent with the percentage figures shown in Table P120. This is because Table P120 excludes planning applications that can neither be granted nor refused, whereas the numbers of decisions granted shown in this table for quarters before 1 April 2014 include applications which could neither be granted nor refused.

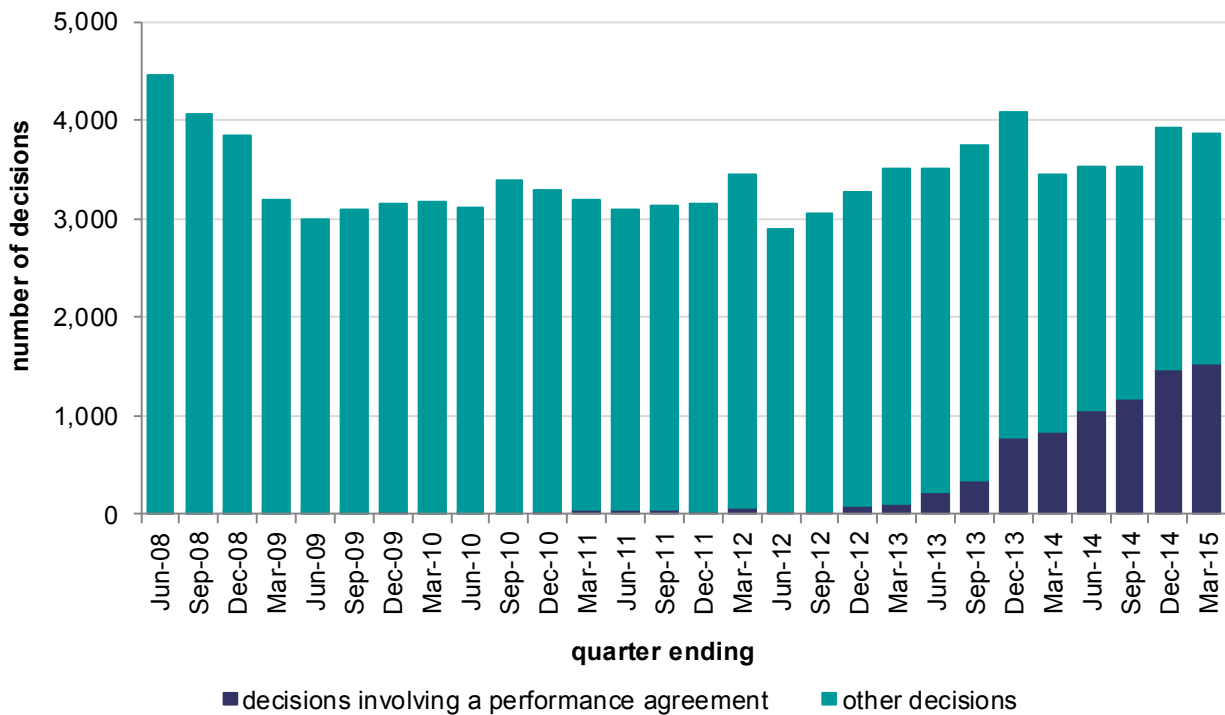
## Speed of decisions

In January to March 2015, 75 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 76 per cent in the March quarter 2014. In the March quarter 2015, 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 before then. **(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 39 per cent during the March 2015 quarter, from 6 per cent in the April to June quarter of 2013 (**Table 131**).

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



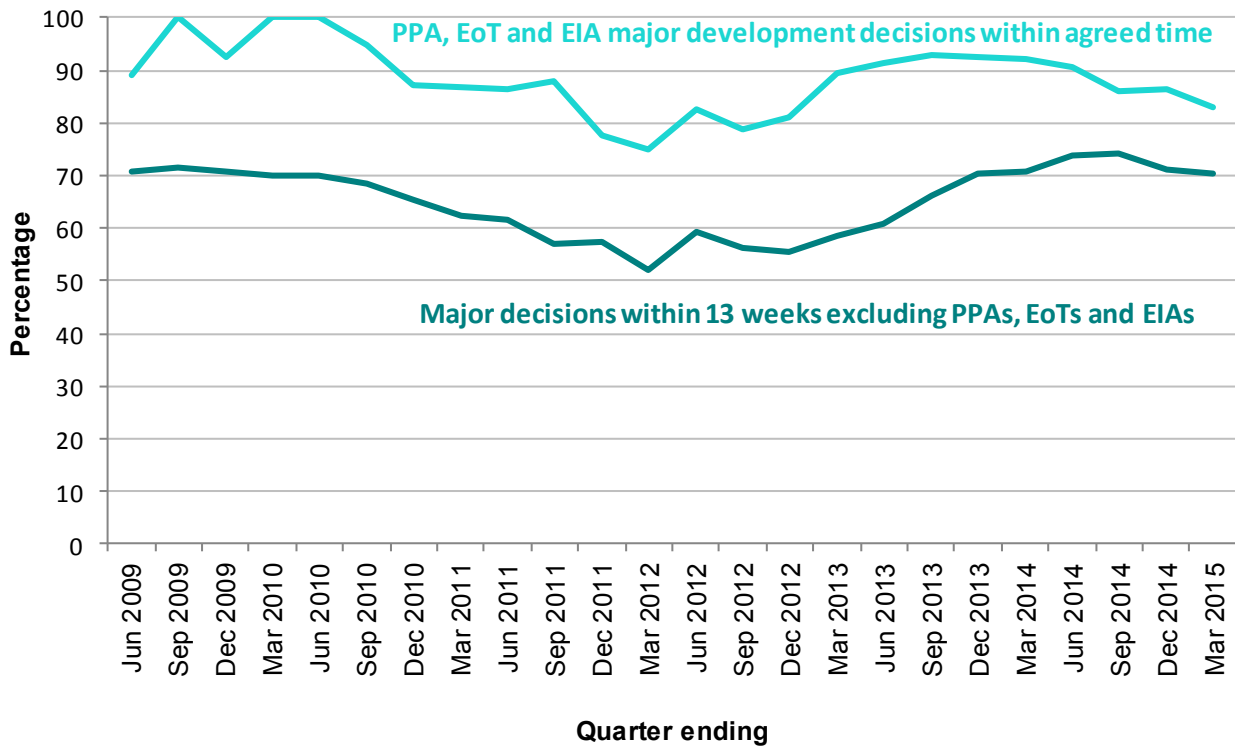
<sup>1</sup> Figures cover planning performance agreements from April 2008 and agreed extensions of time environmental impact assessments from 1 April 2013

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 March quarter 2015, a total of 8,900 decisions involving performance agreements were made, of which 7,200 (81 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 3** and **Reference Table 2** show that in March quarter 2015, 83 per cent of major development decisions involving performance agreements were made on time. In comparison, only 70 per cent of major decisions not involving performance agreements were made within the statutory time limit of 13 weeks.

**Figure 3: Percentage of major development decisions made within time<sup>1</sup>**

England, quarter ending June 2009 to quarter ending March 2015



<sup>1</sup> Figures cover planning performance agreements from April 2009 and agreed extensions of time and 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
	Jul-Sep	2	4,065	0
	Oct-Dec	8	3,840	0
	Jan-Mar	2	3,197	0
2009-10	Apr-Jun	9	2,998	0
	Jul-Sep	11	3,087	0
	Oct-Dec	27	3,148	1
	Jan-Mar	18	3,177	1
2010-11	Apr-Jun	19	3,108	1
	Jul-Sep	19	3,400	1
	Oct-Dec	23	3,292	1
	Jan-Mar	53	3,191	2
2011-12	Apr-Jun	51	3,099	2
	Jul-Sep	41	3,140	1
	Oct-Dec	31	3,150	1
	Jan-Mar	68	3,445	2
2012-13	Apr-Jun	23	2,892	1
	Jul-Sep	28	3,048	1
	Oct-Dec	84	3,274	3
	Jan-Mar	105	3,521	3
2013-14	Apr-Jun	222	3,512	6
	Jul-Sep	338	3,747	9
	Oct-Dec	773	4,082	19
	Jan-Mar	844	3,461	24
2014-15	Apr-Jun	1,051	3,528	30
	Jul-Sep	1,182	3,529	33
	Oct-Dec	1,476	3,935	38
	Jan-Mar	1,527	3,868	39

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



## Performance of individual district level local planning authorities

**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** 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 261,000 homes was given in the year to 31 March 2015, compared to 252,000 homes approved in the year to 31 December 2014 <sup>1</sup>. The number of homes granted permission during the year to 31 March 2015 was around 13 per cent higher than in the year to 31 March 2014. 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 January to March 2015, there were 15,200 decisions on applications for residential<sup>2</sup> developments, an increase of seventeen per cent compared with March quarter 2014. The number of major residential decisions increased by nineteen per cent from January to March 2014 to January to March 2015 - to 1,900 - while the number of minor residential decisions increased by sixteen per cent, to 13,200. Authorities granted 79 per cent of major residential applications, down from 81 per cent in the March quarter 2014, deciding 70 per cent of them within 13 weeks or the agreed time. Authorities granted 74 per cent of decisions on minor residential applications, deciding 64 per cent of them within 8 weeks or the agreed time. (**Tables P123 and P135**). In the year ending March 2015, authorities granted 5,500 major and 38,300 minor residential applications, with 79 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 nine per cent from 41,300 decisions in the March quarter 2014 to 45,000 decisions in the corresponding quarter in 2015 when they accounted for 47 per cent

---

<sup>1</sup> DCLG analysis of Glenigan data. Glenigan is a private provider of planning application data. The figure for the year to 31 December 2014 given in the previous statistical release has subsequently been revised by Glenigan.

<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.

of all decisions. Authorities granted 89 per cent of these applications and decided 85 per cent within 8 weeks or the agreed time. (Table P123).

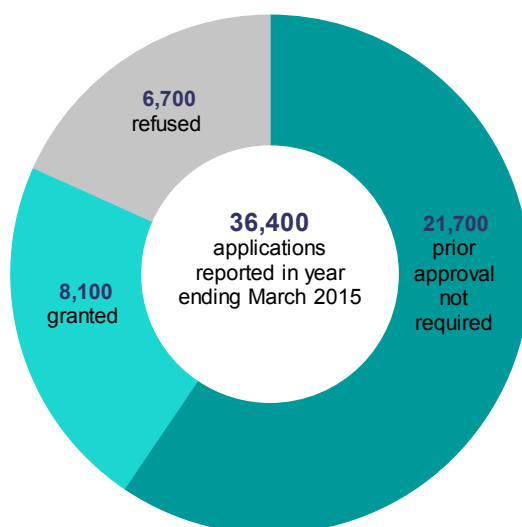
### Prior approvals for permitted developments

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 fourth quarter for which they have been collected (January to March 2015) 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 January to March quarter of 2015, prior approval was not required for 4,900 applications, and that permission was granted for 2,000 applications and refused for 1,700, with the difference being due to rounding. The result in an overall acceptance rate<sup>3</sup> of 81 per cent. 72 per cent of applications (6,200) related to larger householder extensions, with 10 per cent relating to applications for office to residential changes, and 9 per cent relating to agricultural to residential changes.

The total number of applications reported during January to March 2015 decreased by two per cent from the previous quarter. Within this total, the number of refusals decreased by ten per cent, the number of granted applications increased by two per cent and the number of cases where prior approval was not required remained unchanged.

The overall acceptance rate for the year ending March 2015 was 82 per cent, with figures for the individual quarters dropping four percentage points between the first and last quarters of the year, from 85 to 81 per cent. In the year ending March 2015, district planning authorities reported 36,400 applications for prior approvals for permitted developments. For 21,700 of them prior approval was not required, 8,100 were granted and 6,700 were refused (Figure 4).

Figure 4: Applications for prior approvals for permitted development rights reported by district planning authorities  
England, year ending March 2015

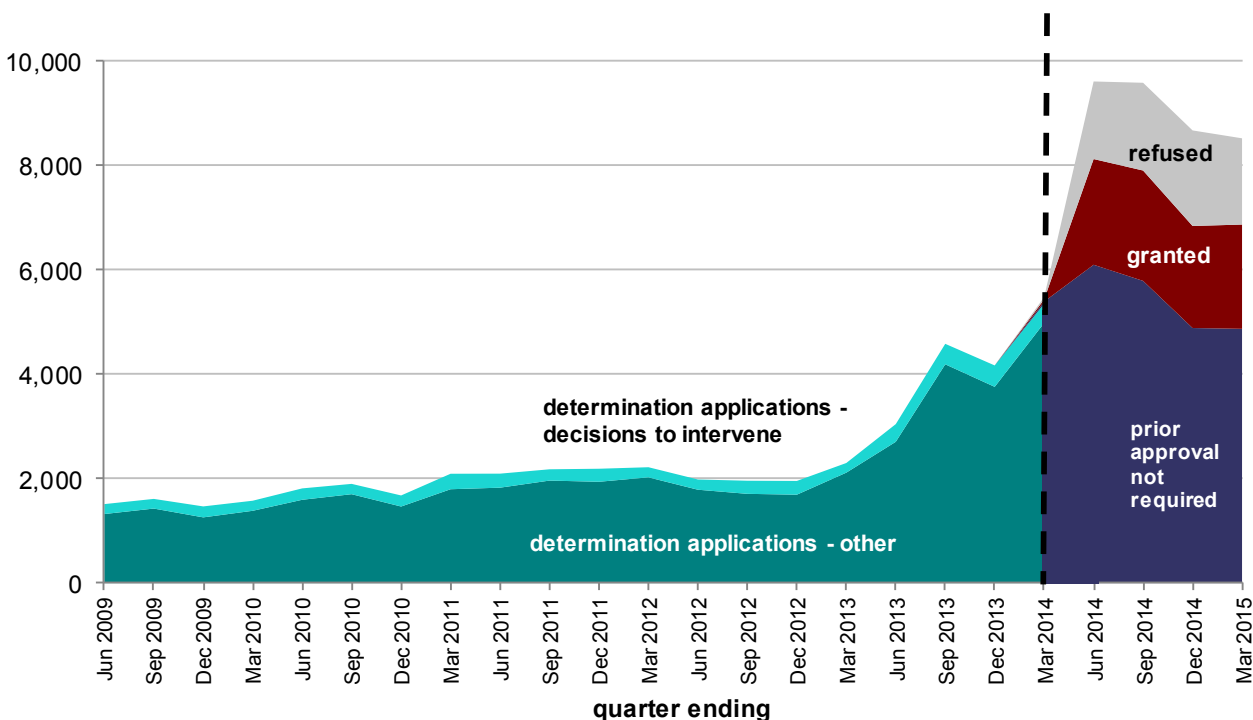


<sup>3</sup> The acceptance rate is defined as the number of applications for which prior approval was not required, or for which permission was granted, as a percentage of the total number of applications.

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** and **Figure 5** show how the number of determination applications received remained broadly stable at around 5,000 to 8,000 per year from 2004/05 to 2012/13, but approximately doubled to over 15,600 in 2013/14, following the creation of the new permitted development right categories in May 2013.

**Figure 5: Applications for determination and prior approvals for permitted development rights decided by district planning authorities**  
England, quarter ending June 2009 to quarter ending March 2015



The relevant questions on the PS1/2 return were changed with effect from 1 April 2014 following a review of the form.

## Other information

England totals for all the items of information collected on the PS1 and PS2 returns for January to March 2015 are given in **Reference Tables 1 and 2** respectively. These include the following:

### Delegated decisions

- Of the 95,600 decisions made during the quarter, 88,400 (93 per cent) were delegated to officers. Also see **Table P133**.

### Traveller pitches

- During the quarter, authorities decided 11 major applications for traveller pitches, granting three of them and deciding seven of them within 13 weeks or the agreed time.
- They also decided 43 minor applications for traveller pitches, granting 18 of them and deciding 12 of them within 8 weeks or within the agreed time. Also see **Table P137**.

### Enforcement activity

- Authorities issued 1,407 enforcement notices and served 1,575 planning contravention notices, 258 breach of condition notices, 26 stop notices and 49 temporary stop notices, while 6 enforcement injunctions were granted by the High/County Court and no injunctive applications were refused. Also see **Table P127**.

### Regulation 3 and 4 decisions

- 449 'Regulation 3' and 65 '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 1,414 'county matters' applications in the year ending March 2015. This compares with around 473,900 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 March quarter 2015, authorities received 311 'county matter' applications, down 22 per cent from the same quarter last year. County councils accounted for 70 per cent of total applications received, unitary authorities for 19 per cent and metropolitan districts for 9 per cent. The highest number of applications was received by Norfolk County Council (22 applications). (**Table P14**)

### Planning decisions

'County matters' authorities made decisions on 307 planning applications in the March quarter 2015, down 10 per cent on the same quarter last year. Of these, 93 per cent (286) were granted, unchanged on the same quarter last year (**Table P143**). Waste developments accounted for 62 per cent of the total decisions and minerals developments accounted for 33 per cent (**Table P140**).

### Speed of decisions

In the March quarter 2015, 'county matters' planning authorities determined 82 per cent of applications within 13 weeks or the agreed time (**Table P143**).

### Performance of individual county level local planning authorities

**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 fourth quarter of data (January to March 2015) are given as four additional columns in **Experimental Table E3**, which show that ten applications were reported for the January to March quarter of 2015. This compares with four applications in the October to December 2014 quarter.

## Other information

England totals for the items of information collected on the CPS1 returns for January to March 2015 are given in **Reference Table 3**. These include the following:

### Delegated decisions

- Of the 307 decisions made during the quarter, 181 were delegated to officers.

### Enforcement activity

- Authorities issued seven enforcement notices during the quarter, and served 29 planning contravention notices, 12 breach of condition notices, one stop notice and one temporary stop notice. Two enforcement injunctions were granted by the High/County Court and no applications were refused. Also see **Table P145**.

### Regulation 3 and 4 decisions

- 303 'Regulation 3' and two '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 Received		Planning Decisions		Applications Granted	
		Number	% change on corresponding quarter last year	Number	% change on corresponding quarter last year	Number	% change on corresponding quarter last year
2005-06	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	7%	319	-15%	295	-14%
	Mar	415	2%	374	20%	340	16%
2011-12	Jun	399	12%	357	14%	334	15%
	Sep	482	21%	363	21%	338	23%
	Dec	452	4%	431	35%	404	37%
	Mar	498	20%	372	-1%	347	2%
2012-13	Jun	404	1%	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%
	Mar	311	-22%	307	-10%	286	-10%
Year to Mar 2014		1,674		1,465		1,384	
Year to Mar 2015		1,414	-15.5%	1,312	-10%	1,231	-11%

# Accompanying tables

The accompanying tables updated and 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)

- P143** 'County matters' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents, by local planning authority (quarterly data)
- P144** 'County matters' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents by local planning authority (yearly data)
- P145** 'County matters' planning authorities – Enforcement action (quarterly and financial years' data)
- P146** 'County matters' planning authorities – decisions on mineral planning applications by type of development (financial years' data)
- P147** 'County matters' planning authorities – decisions on waste planning applications by type of development (financial years' data)
- P148** 'County matters' planning authorities – planning decisions decided and granted by nature of site, type of development and nature of application (yearly data)
- P149** 'County matters' planning authorities – planning decisions by speed, size of site and type of development (yearly data)
- P151a** 'District Matters' planning authorities - performance table for speed of major decisions (24 months' data)
- P151b** 'County Matters' planning authorities - performance table for speed of major decisions (24 months' data)
- P152a** 'District Matters' planning authorities - performance table for quality of major decisions (24 months' data)
- P152b** 'County Matters' planning authorities - performance table for quality of major decisions (24 months' data)
- P153** 'District Matters' planning authorities - performance table for speed of decisions on minor and other developments (24 months' data)
- P154** '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)

### **Experimental tables**

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

### **Reference Tables**

- 1** PS1 – England totals: January to March 2015
- 2** PS2 – England totals: January to March 2015
- 3** CPS1 – England totals: January to March 2015

These tables can be accessed at

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



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

**P125/P126** District planning authorities – Major planning decisions by speed, performance agreements and type of development: separate data on large- and small-scale major developments have not been collected since April 2014

**P150** 'County matters' planning authorities – Reasons given for decisions taking over 8 weeks: data have not been collected since April 2014

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

- The provision of dwellings where –
  - The number of dwellings to be provided is ten or more: or
  - The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the number of dwellings to be provided is ten or more.
- The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more: or
- Development carried out on a site having an area of one hectare or more.

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

### **District matters - Minor Developments**

For dwellings, minor development is one where the number of dwellings to be provided is between one and nine inclusive on a site having an area of less than one hectare. Where the number of dwellings to be provided is not known, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be created is less than 1,000 square metres or where the site area is less than one hectare.

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

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
- (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 have been included with effect from 1 July 2014, having previously been recorded under dwellings. **Excluded** from householder developments are: applications relating to any work to one or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, or anything outside the garden of the property (including stables if in a separate paddock).

## **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 per cent is

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

In the March quarter 2015, 335 out of 337 planning authorities (99.4 per cent) submitted district-level planning data and 161 out of 162 planning authorities (99.4 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 April to June quarter of 2014. This takes account of data submitted or revised since figures were last published and is in line with Departmental statisticians' agreed revisions policy for housing and planning statistics.

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

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

From April 2007, an indication on the level of quality assurance undertaken by the local authority 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 per cent, this error is minimised.

## Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official Statistics and the 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 indi-

cator on the number of planning permissions granted as a percentage of all applications for major and minor schemes. The refreshed Business Plan can be seen at: <https://www.gov.uk/government/publications/dclg-business-plan-2012-to-2015>.

The latest figures for each quarter of 2013/14 and 2014/15 are given in the following table:

	2013/14	2014/15
1 April to 30 June	85.3%	85.0% <sup>R</sup>
1 July to 30 September	85.1%	84.4%
1 October to 31 December	84.6%	83.7% <sup>R</sup>
1 January to 31 March	84.3%	83.0%

'R' indicates that the figure has been revised to take account of data received or amended since the figures were originally published. The figure for the most recent available quarter is also included in **Table P131**.

## 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>

## Enquiries

### Media enquiries:

office hours: 0303 444 1157

0303 444 1159

out of hours: 0303 444 1201

Email: [press@communities.gsi.gov.uk](mailto:press@communities.gsi.gov.uk)

### Public enquiries and Responsible Statistician:

Andrew Presland, 0303 444 3510

Email: [planning.statistics@communities.gsi.gov.uk](mailto:planning.statistics@communities.gsi.gov.uk)

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

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

© Crown copyright, 2015

*Copyright in the typographical arrangement rests with the Crown.*

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence, [www.nationalarchives.gov.uk/doc/open-government-licence/](http://www.nationalarchives.gov.uk/doc/open-government-licence/) or write to the Information Policy Team, The National Archives, Kew, London TW9 4DU, or email:

[psi@nationalarchives.gov.uk](mailto:psi@nationalarchives.gov.uk).

This document/publication is also available on our website at [www.gov.uk/dclg](http://www.gov.uk/dclg)

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

Department for Communities and Local Government

Fry Building

2 Marsham Street

London

SW1P 4DF

Telephone: 030 3444 3510

June 2015

For all our latest news and updates follow us on Twitter: <https://twitter.com/CommunitiesUK>