

# Ten percent increase in residential decisions leads a rise in applications

Planning decisions by development type, speed of decision and local planning

## OVERVIEW

### Between July and September 2013 district level planning authorities in England:

decided 114,000 planning applications, 3 per cent higher than in the same quarter in the previous year  
 granted 93,500 permissions, 4 per cent higher than in the same quarter in 2012  
 granted 88 per cent of applications, compared with 87 per cent in the same quarter in 2012  
 decided 10 per cent more residential decisions compared to the September quarter 2012, with numbers of major decisions (10 or more dwellings) up by 42 per cent.

In the year ending September 2013, district level planning authorities:  
 decided 422,000 planning applications, a decrease of 2 per cent compared to the figure for the year to September 2012  
 granted 346,400 permissions, a decrease of 1 per cent compared to the figure for the year to September 2012  
 granted 88 per cent of decisions, an increase of 1 percentage point when compared to the previous year  
 decided 62 per cent of major applications in 13 weeks compared with 56 per cent in the previous year  
 decided 69 per cent of minor applications and 83 per cent of others in 8 weeks compared with 69 per cent and 81 per cent respectively in the previous year  
 decided 6 per cent more residential decisions compared to the previous year, with major residential decisions up by 26 per cent

### Planning applications

In July to September 2013, authorities undertaking district level planning in England received 118,300 applications for planning permission. This represents an increase of 4 per cent compared with the corresponding quarter in 2012. In the year ending September 2013, authorities received 463,000 planning applications, a decrease of 1 per cent compared to the year ending September 2012.

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CLG Table P131 ... Not applicable or LA did not submit Source: <https://www.gov.uk/government/statistical-data-sets/live-tables-or>

Planning Authority	Total Major Decisions	Number granted	Major Developments			Total Decisions	Performance Agreements Extension of Time or Environmental Imposition Decisions within agreed limit
			Percentage granted	Percentage within 13 weeks	Percentage over 13 weeks		
England	3,732	3,246	87	69	31	332	-
Barking and Dagenham	6	6	100	100	-	-	-
Barnet	14	11	79	64	36	4	-
Bexley	5	5	100	60	40	-	-
Brent	3	3	100	67	33	-	-
Bromley	11	9	82	91	9	-	-
Camden	21	13	62	81	19	3	-
City of London	9	9	100	67	33	-	-
Croydon	19	17	89	74	26	1	-
Ealing	19	17	89	58	42	-	-
Enfield	14	11	79	71	29	1	-
Greenwich	19	18	95	58	42	-	-
Hackney	13	13	100	54	46	2	-
Hammersmith and Fulham	13	12	92	77	23	5	-
Haringey	4	3	75	50	50	1	-
Harrow	12	9	75	58	42	3	-
Havering	9	9	100	67	33	-	-
Hillingdon	26	22	85	69	31	4	-
Hounslow	28	27	96	86	14	6	-
Islington	9	5	56	67	33	1	-
Kensington and Chelsea	10	8	80	80	20	-	-
Kingston upon Thames	5	4	80	80	20	-	-
Lambeth	12	9	75	67	33	2	-
Lewisham	2	2	100	-	-	2	-
London Legacy Development Corporation	8	6	75	50	50	2	-
Merton	5	4	80	20	80	-	-
Newham	7	7	100	86	14	2	-
Redbridge	10	10	100	80	20	4	-
Richmond upon Thames	6	6	100	50	50	-	-
Southwark	16	13	81	88	13	1	-
Sutton	11	8	73	91	9	-	-
Tower Hamlets	15	12	80	67	33	6	-
Waltham Forest*	9	8	89	78	22	1	-
Wandsworth	19	19	100	68	32	2	-
Westminster	30	29	97	83	17	21	-

RIGHT: Number of planning applications received, decided and granted by district level planning authorities



planning authority: London, JULY-SEPTEMBER 2013

tables-on-planning-application-statistics. Latest update: September 2013. Next update: December 2013

Decisions made within agreed time limit	Minor Developments							Other Developments					
	Total Minor Decisions	Number granted	Percentage granted	Percentage within 8 weeks	Percentage over 8 weeks	Percentage of major and minor decisions	Total Other Decisions	Number granted	Percentage granted	Percentage within 8 weeks	Percentage over 8 weeks		
308	31,445	26,702	85	71	29	85	78,638	63,517	90	83	17		
	37	30	81	70	30	84	112	73	82	78	22		
4	252	184	73	81	19	73	879	537	85	91	9		
	81	70	86	78	22	87	341	276	91	90	10		
	182	135	74	66	34	75	447	246	82	78	22		
	163	116	71	49	51	72	652	416	79	63	37		
3	384	339	88	57	43	87	573	330	86	63	37		
	51	51	100	67	33	100	102	98	97	75	25		
1	356	259	73	63	37	74	538	267	72	77	23		
	210	164	78	86	14	79	575	322	82	92	8		
	128	93	73	70	30	73	396	238	75	89	11		
	158	126	80	87	13	81	306	200	80	92	8		
2	200	158	79	78	22	80	317	199	83	83	17		
5	130	110	85	92	8	85	570	457	86	95	5		
1	95	77	81	69	31	81	448	310	88	75	25		
3	93	67	72	73	27	72	421	230	74	82	18		
	111	93	84	31	69	85	389	273	84	56	44		
4	114	76	67	75	25	70	533	217	57	93	7		
6	101	69	68	69	31	74	721	285	79	84	16		
1	224	157	70	79	21	70	349	229	76	82	18		
	335	266	79	79	21	79	735	495	78	82	18		
	76	53	70	64	36	70	425	239	77	87	13		
2	226	156	69	72	28	69	534	327	78	88	12		
2	222	183	82	81	19	83	244	140	81	82	18		
	11	11	100	64	36	89	11	11	100	73	27		
	70	46	66	51	49	67	404	244	84	60	40		
2	102	71	70	94	6	72	293	136	73	95	5		
4	118	91	77	48	52	79	489	312	83	59	41		
	250	223	89	58	42	89	822	505	86	75	25		
1	299	264	88	68	32	88	327	218	88	78	22		
	81	67	83	70	30	82	317	243	89	91	9		
6	133	110	83	86	14	82	231	154	84	82	18		
1	123	85	69	64	36	70	353	121	80	87	13		
	369	353	96	67	33	96	645	522	96	80	20		
21	772	674	87	74	26	88	1,247	1,057	87	73	27		

## Planning performance *continued*

### Planning decisions

In July to September 2013, authorities decided 114,000 planning applications, 3 per cent higher than in the same quarter in the previous year. In the year ending September 2013 authorities decided 422,000 planning applications, a decrease of 2 per cent compared to the year ending September 2012.

### Applications granted

In July to September 2013, authorities granted 93,500 permissions, 4 per cent higher than in the same quarter in 2012. Authorities granted 88 per cent of all decisions, an increase of 1 percentage point when compared to the September quarter 2012. Overall, 85 per cent of major and minor decisions were granted. (Table P131).

Over the 12 months to September 2013, 346,400 applications were granted, 1 per cent lower than in the year to September 2012. Authorities granted 88 per cent of all decisions in the year to September 2013, an increase of 1 percentage point when compared to the year to September 2012. Overall, 85 per cent of major and minor decisions were granted.

### Speed of decisions

In July to September 2013, 69 per cent of major applications were processed within 13 weeks, compared with 57 per cent in the September quarter 2012. Also, 71 per cent of minor applications and 83 per cent of other applications were processed within 8 weeks, compared with 67 per cent and 80 per cent respectively for the quarter ending September 2012. District level planning authorities decided 65 per cent of large-scale major applications, and 70 per cent of small-scale major applications within 13 weeks compared with 50 per cent and 58 per cent respectively for the quarter ending September 2012. Also, 92 per cent of all major decisions were within 52 weeks, unchanged compared to the previous year.

In the year ending September 2013, 62 per cent of major applications were processed within 13 weeks, compared with 56 per cent in the year ending September 2012. Also, 69 per cent of minor applications and 83 per cent of other applications were processed within 8 weeks compared with 69 per cent and 81 per cent respectively in the year ending September 2012. District level planning authorities decided 57 per cent of large-scale major applications, and 63 per cent of small-scale major applications within 13 weeks compared with 48 per cent and 59 per cent respectively in the year ending September 2012. Also 91 per cent of all major decisions were within 52 weeks,

unchanged compared to the previous year.

### Residential Decisions

In July to September 2013, there were 13,800 decisions on applications for residential developments, compared with around 12,500 decisions in the September quarter 2012, an increase of 10 per cent. The number of major residential decisions increased by 42 per cent from 1,200 decisions in the September quarter 2012 to 1,700 decisions, while minor residential decisions increased by 7 per cent to 12,100 decisions. Authorities granted 82 per cent of major residential applications, an increase of 1 percentage point from the September quarter 2012, and determined 63 per cent of them within 13 weeks, up from 44 per cent in the corresponding quarter of the previous year. Authorities granted 76 per cent of decisions on minor residential applications and determined 62 per cent within 8 weeks, compared with 73 per cent and 58 per cent respectively in the September quarter 2012.

In the year to September 2013, residential decisions increased by 6 per cent from 49,500 in the 12 months to September 2012 to 52,600 decisions. The number of major decisions increased by 26 per cent from 5,000 to 6,300 decisions while minor residential decisions increased by 4 per cent from 44,500 to 46,300 decisions. Authorities granted 82 per cent of major residential applications, compared with 83 per cent in the year ending September 2012, and determined 54 per cent of them within 13 weeks, up from 46 per cent in the previous year. Authorities granted 75 per cent of decisions on minor residential applications and determined 61 per cent within 8 weeks, unchanged compared with the previous year. ■

## Big jump in housing planning permissions

**Figures show further evidence of strong increase in sustained house building activity – but constraints need addressing, says the Home Builders Federation**

Figures released in December in HBF's latest Housing Pipeline report show a big increase in the number of planning permissions being granted for new homes. The report – produced for HBF by Glenigan – shows that 44,251 permissions were granted in Q3 in England on 826 sites. This is;

- Up 31 per cent year on year and 19 per cent on the previous quarter (37,053)
- the highest total number of permissions granted in a Q3 since 2007
- the highest no of sites granted planning approval since Q2 2008

- The total for the 12 months to September, at 166,978, is up 44 per cent on the trough in 2011.

This is a strong forward indicator of future levels of home building. The upturn reflects the positive planning principles of the new 'National Planning Policy Framework' planning system introduced last year. The NPPF is having an increasing impact as local authorities attempt to put local plans in place – or risk losing decisions on appeals as a result.

It is also undoubtedly an indicator that developers are looking to get work underway on new sites as they build out their existing sites more quickly as a result of the enormously successful Help to Buy Equity Loan scheme. Since its introduction in April it has resulted in over 18,000 reservations of new homes, bringing a renewed level of confidence to the industry and directly leading to a significant increase in build rates.

The planning figures are the latest positive indicators to emerge for the sector. Last week official Government statistics showed the number of private sector new homes started in England in Q3 was up 29 per cent year-on-year to the highest level since Q1 2008; whilst the largest new home warranty provider, NHBC, said registrations of new homes in Q3 were up 19 per cent on last year.

Whilst extremely positive in demonstrating an upward trend, the total figure is still well short of the 60,000 permissions required on average per quarter to meet the country's level of housing need. It is also concerning that many residential planning permissions come with long lists of 'conditions' that local authorities then take a long time to clear. If build rates are to increase, local authorities have to play their part or Government must act.

**Stewart Baseley**, Executive Chairman of the HBF, said; "This is the latest indicator to show how the industry is looking to quickly increase output. We have already seen evidence of a rise in new homes starts and these figures show the industry's intent to increase and sustain that over the next few years. Developers are building out current sites more quickly and are now looking to invest in new sites and begin development sooner than previously planned.

"The figures reflect the positive principles of the new planning system. They are also a clear demonstration that builders are looking to increase supply as a result of increased market confidence generated by the Help to Buy Equity loan scheme.

"But if we are to see the required increase in supply continue we need to see all local authorities playing their part. Increasingly we are seeing onerous conditions being attached to permissions that unnecessarily delay work starting on new sites. ■