



Department for
Communities and
Local Government

Planning Guarantee Monitoring Report

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Contents

Introduction	2
Initial performance against the Guarantee	3
Table 1a - Local Authority Planning Guarantee Monitoring Statistics 2011-12	4
Table 1b - Planning Inspectorate Planning Guarantee Monitoring Statistics 2011-12	11
Table 2: Reasons for Planning Appeals taking more than 26 weeks to decide	12

Introduction

1. The Planning Guarantee was announced as part of the Government's Plan for Growth in March 2011, alongside a number of proposals to streamline the planning application process and related consents.
2. The Guarantee gives a clear time limit within which all planning applications should be decided, even where an appeal has been made. It does not replace the existing statutory time limits within which planning authorities should decide applications (13 weeks for major applications, 8 weeks for others).
3. Further details of how the Guarantee is intended to operate were set out in July last year¹. As it applies to applications that may be considered by the local planning authority and the Planning Inspectorate (where an appeal is made), in principle no application should spend more than 26 weeks with either the planning authority or the Inspectorate if the Guarantee is to be met. This allows time for an appeal to be determined if the initial application is refused by the planning authority.
4. This report provides information on performance by individual authorities and the Planning Inspectorate against this 26 week limit, for the year following the initial announcement of the Guarantee. A table is being published alongside the report to allow further analysis of the data (which includes the data in tables 1a-b).
5. **Table 1** presents the performance information for the financial year (2011-12), for both applications as a whole and (for local authorities) for major applications. For the 3%² of appeals where the Planning Inspectorate did not determine the appeal within 26 weeks, a summary of reasons is provided in **Table 2**.
6. The Government is considering what further measures may be necessary to support the operation of the Guarantee, including any additional reporting requirements. It will also continue to publish quarterly reports on other aspects of planning decisions, including approval rates and performance against the statutory time limits for initial decisions.

¹ The Planning Guarantee and information requirements (Statement issued on 29 July 2011): <http://www.communities.gov.uk/planningandbuilding/planningsystem/planningpolicy/planningguarantee/>

² Appeals subject to a bespoke timetable agreed with the parties are excluded as well as those where a planning appeal is linked to a related enforcement appeal

Initial performance against the Guarantee

7. In summary the statistics indicate that out of 315 authorities who responded in every quarter of 2011-12:
 - Three authorities (1%) determined all of their planning applications within 26 weeks, this rises to 19 authorities determining more than 99.5 per cent of applications in this time. Some 278 (88%) planning authorities decided more than 95 per cent of cases within 26 weeks (figures rounded to nearest percentage point).
 - For major applications, 12 authorities (4%) decided 100% of major applications within 26 weeks, while 20 (6%) decided more than 95% of majors within 26 weeks (figures rounded to nearest percentage point).
8. The Planning Inspectorate decided 13,752 qualifying appeals within 26 weeks in 2011-12 (97%)

Table 1a - Local Authority Planning Guarantee Monitoring Statistics 2011-12

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Adur	...	...	...	...	...
Allerdale	...	...	...	...	...
Amber Valley	1011	992	98%	17	85%
Arun	1223	1199	98%	27	79%
Ashfield	571	536	94%	13	45%
Ashford	1242	1182	95%	38	72%
Aylesbury Vale	1980	1905	96%	36	80%
Babergh	1141	1101	96%	31	86%
Barking and Dagenham	611	585	96%	4	33%
Barnet	3609	3515	97%	37	71%
Barnsley	...	...	...	...	...
Barrow-in-Furness	393	367	93%	7	70%
Basildon	913	897	98%	17	81%
Basingstoke and Deane	1443	1404	97%	31	91%
Bassetlaw	969	952	98%	30	77%
Bath and North East Somerset	2009	1930	96%	44	81%
Bedford	1275	1238	97%	35	78%
Bexley	1607	1581	98%	25	89%
Birmingham	4817	4723	98%	142	86%
Blaby	673	652	97%	10	56%
Blackburn with Darwen	...	...	...	...	...
Blackpool	596	580	97%	13	76%
Bolsover	391	377	96%	17	71%
Bolton	...	...	...	...	...
Boston	421	415	99%	22	92%
Bournemouth	1220	1214	100%	29	85%
Bracknell Forest	766	742	97%	14	64%
Bradford	3660	3594	98%	91	83%
Braintree	1491	1471	99%	36	90%
Breckland	1322	1296	98%	48	75%
Brent	2577	2502	97%	29	64%
Brentwood	946	930	98%	7	50%
Brighton and Hove	2499	2408	96%	28	74%
Bristol	2780	2703	97%	65	76%
Broadland	1061	1040	98%	15	65%
Broads Authority NP	204	202	99%	12	92%
Bromley	3062	3007	98%	75	82%
Bromsgrove	833	822	99%	15	71%
Broxbourne	761	742	98%	18	86%
Broxtowe	717	711	99%	6	67%
Burnley	359	355	99%	23	92%
Bury	983	978	99%	29	91%
Calderdale	1437	1398	97%	22	67%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Cambridge	1187	1103	93%	18	56%
Camden	3673	3488	95%	39	91%
Cannock Chase	347	346	100%	12	92%
Canterbury	1271	1226	96%	14	54%
Carlisle	893	861	96%	25	71%
Castle Point	523	521	100%	6	86%
Central Bedfordshire	2015	1941	96%	42	66%
Charnwood	1295	1278	99%	40	82%
Chelmsford	1783	1774	99%	24	92%
Cheltenham	1116	1100	99%	42	88%
Cherwell	1677	1643	98%	28	64%
Cheshire East	3364	3160	94%	61	64%
Cheshire West	2839	2733	96%	36	61%
Chesterfield	...	...	...	...	...
Chichester	2230	2192	98%	26	76%
Chiltern	1637	1629	100%	19	86%
Chorley	703	686	98%	44	85%
Christchurch	472	462	98%	15	88%
City of London	...	...	...	...	...
Colchester	1462	1418	97%	39	78%
Copeland	480	479	100%	12	100%
Corby	262	261	100%	16	94%
Cornwall	7645	7350	96%	123	75%
Cotswold	1710	1655	97%	19	70%
Coventry	1334	1331	100%	81	96%
Craven	595	579	97%	12	80%
Crawley	497	475	96%	27	79%
Croydon	2534	2477	98%	27	60%
Dacorum	...	...	...	...	...
Darlington	675	658	97%	6	50%
Dartford	639	626	98%	20	74%
Dartmoor NP	600	587	98%	1	50%
Daventry	787	766	97%	18	69%
Derby	1250	1198	96%	27	71%
Derbyshire Dales	749	736	98%	18	86%
Doncaster	1542	1484	96%	36	71%
Dover	935	906	97%	24	83%
Dudley	1391	1369	98%	63	90%
Durham	3033	2954	97%	99	84%
Ealing	2960	2853	96%	36	69%
East Cambridgeshire	814	788	97%	15	75%
East Devon	2106	2059	98%	28	61%
East Dorset	1023	1007	98%	9	75%
East Hampshire	1562	1532	98%	39	81%
East Hertfordshire	1874	1852	99%	19	63%
East Lindsey	1165	1141	98%	32	84%
East Northamptonshire	688	655	95%	13	59%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
East Riding of Yorkshire	2673	2599	97%	125	86%
East Staffordshire	986	977	99%	20	74%
Eastbourne	682	670	98%	17	85%
Eastleigh	786	735	94%	20	67%
Eden	787	756	97%	8	80%
Elmbridge	2309	2307	100%	55	100%
Enfield	1936	1867	96%	19	59%
Epping Forest	1706	1690	99%	29	83%
Epsom and Ewell	798	788	99%	9	75%
Erewash	567	556	98%	16	80%
Exeter	987	969	98%	26	84%
Exmoor NP	279	266	95%	1	50%
Fareham	862	851	99%	8	80%
Fenland	704	684	97%	34	89%
Forest Heath	378	366	97%	16	76%
Forest of Dean	975	955	98%	19	79%
Fylde	699	660	94%	14	52%
Gateshead	1010	986	98%	34	83%
Gedling	648	637	98%	17	94%
Gloucester	...	...	...	...	...
Gosport	348	326	94%	6	100%
Gravesham	775	743	96%	8	57%
Great Yarmouth	707	698	99%	12	92%
Greenwich	1667	1618	97%	51	69%
Guildford	2080	2036	98%	29	94%
Hackney	1726	1620	94%	38	58%
Halton	414	387	93%	25	83%
Hambleton	1155	1114	96%	21	81%
Hammersmith and Fulham	...	...	...	...	...
Harborough	1098	1080	98%	39	93%
Haringey	1779	1779	100%	21	100%
Harlow	254	251	99%	12	86%
Harrogate	1992	1967	99%	54	95%
Harrow	2511	2481	99%	29	71%
Hart	1101	1091	99%	21	81%
Hartlepool	504	486	96%	5	50%
Hastings	695	690	99%	15	79%
Havant	679	640	94%	7	47%
Havering	2027	1953	96%	27	66%
Herefordshire	2409	2358	98%	50	76%
Hertsmere	1014	996	98%	23	85%
High Peak	646	644	100%	18	100%
Hillingdon	2477	2356	95%	49	65%
Hinckley and Bosworth	691	685	99%	20	83%
Horsham	1884	1810	96%	22	58%
Hounslow	2282	2180	96%	29	45%
Huntingdonshire	1373	1339	98%	51	89%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Hyndburn	370	369	100%	21	95%
Ipswich	669	661	99%	20	87%
Isle of Wight	1703	1646	97%	42	76%
Isles of Scilly	116	112	97%	0	0%
Islington	2120	1978	93%	37	76%
Kensington and Chelsea	3214	3027	94%	8	33%
Kettering	559	551	99%	16	80%
Kings Lynn and West Norfolk	1480	1470	99%	41	93%
Kingston upon Hull	897	847	94%	45	75%
Kingston upon Thames	1720	1689	98%	10	71%
Kirklees	2682	2474	92%	51	66%
Knowsley	465	444	95%	19	66%
Lake District NP	1054	1016	96%	17	89%
Lambeth	2086	1979	95%	50	68%
Lancaster	847	783	92%	22	59%
Leeds	4137	3963	96%	118	75%
Leicester	1457	1428	98%	50	85%
Lewes	1085	1072	99%	9	82%
Lewisham	...	...	...	...	...
Lichfield	819	811	99%	24	86%
Lincoln	458	446	97%	20	80%
Liverpool	2085	2027	97%	74	76%
London Thames Gateway UDC	15	6	60%	5	63%
Luton	988	983	99%	19	95%
Maidstone	...	...	...	...	...
Maldon	797	793	99%	57	98%
Malvern Hills	947	925	98%	17	71%
Manchester	2117	2078	98%	73	87%
Mansfield	510	497	97%	25	76%
Medway	1500	1460	98%	36	78%
Melton	533	528	99%	6	86%
Mendip	1416	1338	94%	35	71%
Merton	1961	1881	96%	27	68%
Mid Devon	1237	1219	99%	23	82%
Mid Suffolk	1346	1304	97%	27	82%
Mid Sussex	1452	1442	99%	43	91%
Middlesbrough	614	612	100%	17	94%
Milton Keynes Partnership UDC	10	6	60%	6	60%
Milton Keynes	1429	1395	98%	41	79%
Mole Valley	1291	1269	98%	13	93%
New Forest	1307	1257	96%	15	58%
New Forest NP	836	816	98%	3	50%
Newark and Sherwood	1101	1084	98%	38	84%
Newcastle upon Tyne	1384	1372	99%	61	97%
Newcastle-under-Lyme	597	591	99%	20	91%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Newham	1176	1165	99%	18	72%
North Devon	1239	1165	94%	18	69%
North Dorset	920	895	97%	26	79%
North East Derbyshire	692	644	93%	13	72%
North East Lincolnshire	720	709	98%	23	77%
North Hertfordshire	1208	1175	97%	27	75%
North Kesteven	920	912	99%	33	85%
North Lincolnshire	1238	1221	99%	44	85%
North Norfolk	1319	1262	96%	8	42%
North Somerset	1757	1726	98%	42	79%
North Tyneside	951	936	98%	27	82%
North Warwickshire	533	514	96%	19	86%
North West Leicestershire	649	601	93%	31	84%
North York Moors NP	639	599	94%	6	86%
Northampton	814	804	99%	13	72%
Northumberland NP	54	52	96%	2	100%
Northumberland	2751	2587	94%	95	77%
Norwich	804	773	96%	25	74%
Nottingham City	1154	1117	97%	26	62%
Nuneaton and Bedworth	499	487	98%	16	70%
Oadby and Wigston	336	336	100%	8	100%
Oldham	1108	1091	98%	27	84%
Oxford	1447	1408	99%	15	100%
Peak District NP	811	767	95%	3	60%
Pendle	528	526	100%	18	100%
Peterborough	986	972	99%	40	83%
Plymouth	1266	1241	98%	74	88%
Poole	1447	1389	96%	27	75%
Portsmouth	970	940	97%	28	68%
Preston	751	703	94%	29	71%
Purbeck	658	616	94%	3	50%
Reading	956	918	96%	28	68%
Redbridge	2458	2289	93%	18	49%
Redcar and Cleveland	732	716	98%	25	83%
Redditch	275	274	100%	9	100%
Reigate and Banstead	1327	1296	98%	35	92%
Ribble Valley	768	702	91%	11	52%
Richmond upon Thames	3840	3685	96%	9	56%
Richmondshire	464	450	97%	7	58%
Rochdale	989	972	98%	37	88%
Rochford	707	701	99%	11	79%
Rossendale	371	367	99%	13	87%
Rother	1448	1390	96%	9	64%
Rotherham	1284	1270	99%	45	94%
Rugby	774	757	98%	16	73%
Runnymede	865	850	98%	13	81%
Rushcliffe	1046	1036	99%	11	92%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Rushmoor	443	439	99%	28	93%
Rutland	...	...	...	...	...
Ryedale	697	669	96%	10	56%
Salford	987	949	96%	46	73%
Sandwell	1186	1172	99%	54	86%
Scarborough	730	711	97%	24	89%
Sedgemoor	1241	1212	98%	31	74%
Sefton	1504	1492	99%	33	94%
Selby	747	703	94%	28	72%
Sevenoaks	1668	1647	99%	24	83%
Sheffield	2552	2450	97%	69	86%
Shepway	...	...	...	...	...
Shropshire	3424	3174	93%	80	70%
Slough	893	856	96%	18	64%
Solihull	...	...	...	...	...
South Bucks	1347	1346	100%	34	97%
South Cambridgeshire	1791	1685	94%	44	66%
South Derbyshire	821	800	97%	25	78%
South Gloucestershire	1936	1887	97%	52	69%
South Hams	1797	1767	98%	6	55%
South Holland	746	730	98%	30	88%
South Kesteven	...	...	...	...	...
South Lakeland	799	778	97%	17	77%
South Norfolk	1631	1579	97%	17	50%
South Northamptonshire	1248	1216	97%	48	76%
South Oxfordshire	2117	2084	98%	20	77%
South Ribble	583	572	98%	19	83%
South Somerset	1885	1839	98%	40	75%
South Staffordshire	887	867	98%	22	76%
South Tyneside	724	715	99%	14	93%
Southampton	1089	1065	98%	17	68%
Southend-on-Sea	1138	1129	99%	37	90%
Southwark	2161	2045	95%	88	84%
Spelthorne	654	643	98%	14	88%
St Albans	2638	2514	95%	29	67%
St Edmundsbury	1057	1040	98%	28	88%
St Helens	898	890	99%	25	81%
Stafford	1111	992	89%	39	66%
Staffordshire Moorlands	692	681	98%	8	67%
Stevenage	370	361	98%	6	60%
Stockport	1671	1614	97%	20	61%
Stockton-on-Tees	1049	1040	99%	41	93%
Stoke-on-Trent	835	820	98%	47	81%
Stratford-on-Avon	1866	1663	89%	31	57%
Stroud	1557	1495	96%	33	72%
Suffolk Coastal	1609	1546	96%	34	76%
Sunderland	996	982	99%	40	85%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Surrey Heath	841	828	98%	31	89%
Sutton	1328	1291	97%	19	59%
Swale	...	...	...	...	...
Swindon	1215	1186	98%	65	88%
Tameside	880	857	97%	28	78%
Tamworth	346	342	99%	18	90%
Tandridge	1250	1201	96%	14	88%
Taunton Deane	1109	1075	97%	29	74%
Teignbridge	1335	1296	98%	20	80%
Telford & Wrekin	945	894	95%	41	84%
Tendring	1048	1030	98%	60	87%
Test Valley	1471	1409	96%	23	62%
Tewkesbury	...	...	...	...	...
Thanet	849	830	98%	33	83%
Three Rivers	1086	1084	100%	16	94%
Thurrock	836	831	99%	15	94%
Thurrock UDC	...	...	...	...	...
Tonbridge and Malling	1258	1210	96%	32	71%
Torbay	1139	1071	94%	11	31%
Torrige	949	920	97%	18	64%
Tower Hamlets	1569	1491	95%	69	63%
Trafford	...	...	...	...	...
Tunbridge Wells	...	...	...	...	...
Uttlesford	1515	1487	98%	20	74%
Vale of White Horse	...	...	...	...	...
Wakefield	1735	1659	96%	67	79%
Walsall	1096	1064	97%	54	79%
Waltham Forest	...	...	...	...	...
Wandsworth	3447	3401	99%	40	70%
Warrington	1192	1175	99%	23	74%
Warwick	1202	1090	91%	11	44%
Watford	766	765	100%	13	93%
Waveney	915	909	99%	18	95%
Waverley	2041	2022	99%	46	85%
Wealden	2506	2457	98%	33	77%
Wellingborough	401	389	97%	7	54%
Welwyn Hatfield	958	947	99%	43	91%
West Berkshire	2035	1945	96%	45	85%
West Devon	592	579	98%	16	94%
West Dorset	1643	1603	98%	27	75%
West Lancashire	941	915	97%	24	69%
West Lindsey	675	647	96%	21	75%
West Northamptonshire UDC	24	12	50%	12	50%
West Oxfordshire	1654	1626	98%	21	64%
West Somerset	377	374	99%	11	85%
Westminster	7231	6871	95%	49	75%

Local Authority	Total number of planning decisions	No. of all planning decisions determined within 26 weeks	% of all planning decisions determined within 26 weeks	No. of major planning decisions determined within 26 weeks	% of major planning decisions determined within 26 weeks
Weymouth and Portland	577	573	99%	14	93%
Wigan	1260	1207	96%	38	69%
Wiltshire	5720	5521	97%	134	79%
Winchester	1890	1772	94%	35	57%
Windsor and Maidenhead	2245	2227	99%	46	87%
Wirral	1284	1257	98%	31	79%
Woking	938	923	98%	27	84%
Wokingham	1756	1756	100%	28	100%
Wolverhampton	1065	1031	97%	45	83%
Worcester	553	547	99%	16	84%
Worthing	...	...	...	...	...
Wychavon	1386	1342	97%	40	87%
Wycombe	2000	1939	97%	31	74%
Wyre	748	741	99%	28	90%
Wyre Forest	596	565	95%	19	61%
York	1664	1629	98%	31	91%
Yorkshire Dales NP	508	470	93%	3	100%
... Authority did not respond in one or more quarter in 2011-12					
Note 1: that all Planning Performance Agreements have been excluded from the percentage calculations					
Note 2: These statistics are derived from the quarterly Planning Applications Statistics collected by the Department					

Table 1b - Planning Inspectorate Planning Guarantee Monitoring Statistics 2011-12

	Total number of qualifying appeals	No. of appeals determined within 26 weeks	% of appeals determined within 26 weeks	No. of major appeals determined within 26 weeks	% of major appeals determined within 26 weeks
Planning Inspectorate - Appeals	14184	13752	97%	N/A	N/A

Table 2: Reasons for Planning Appeals taking more than 26 weeks to decide

Reason	Number
<p>Adjourned</p> <p>The event can be adjourned by the Inspector due to the evidence not being fully examined within the time set out, new evidence emerging that required examination or representations or witnesses being unexpectedly unavailable (e.g. ill).</p>	52
<p>Postponed</p> <p>When an event has been confirmed by the Inspectorate but then it is subsequently cancelled. In the majority of cases this is because appellants or local authorities are unavailable. This reason also covers situations where the appellant and local authority are required to attend a site visit but one party fails to appear (and therefore the Inspector has to visit the site again at a later date).</p>	168
<p>Death of appellant</p>	2
<p>Abeyance</p> <p>Examples include cases that have been placed in a period of abeyance so that the parties can negotiate an agreement without the need for the case to be decided by an Inspector, usually a period to allow a local authority to decide a separate application for the same site.</p>	2
<p>Event agreed outside target</p> <p>The appellant / local authority were unable to have representation / witnesses available until a date beyond when the case could meet the target date. To avoid an increased possibility that an earlier event date would be adjourned, an event date beyond the target date was agreed by the Planning Inspectorate.</p>	3
<p>Validity & procedural issues</p> <p>Cases can be submitted that can be deemed by others to be invalid. Cases do not progress to event until validity issues have been fully resolved. Procedural problems include delays when a local authority has failed to notify third parties or challenges to the procedure decided by the Planning Inspectorate.</p>	6
<p>Policy / Judicial Review</p> <p>A case required clarification of policy or the result of a High Court or Judicial Review decision.</p>	21

<p>Complex issue and / or required further information post event</p> <p>The event was arranged in target but when the Inspector examined the case they identified further issues that required additional information before a decision could be issued. In complex cases expert advice was sought that delayed the progress of the case.</p>	<p>48</p>
<p>The Planning Inspectorate did not determine within 26 weeks</p> <p>In 2011/12 the Inspectorate operated to Performance measure of 80% non Householder planning appeals in 26 weeks, not a 100% target. This reason includes the event being arranged outside the target range or the Inspector not meeting their personal target for drafting the decision.</p>	<p>130</p>
<p>Total number of appeals decided in more than 26 weeks</p>	<p>432</p>