

# 11 - Planning

## BV 106 - New Homes on Previously Developed Land

<b>Introduced</b>	Introduced 2000/01	<b>Good performance</b>	↑
<b>Description</b>	Percentage of new homes built on previously developed land.		
<b>Purpose/aim</b>	To encourage the provision of additional housing on previously developed land and through conversions of existing buildings in order to minimise development on green fields.		
<b>Definition</b>	<p>Any new housing unit, including a second or holiday home etc., must be counted in this indicator.</p> <p>'New homes' includes units created through conversions. The number of new buildings including conversion should be the gross rather than the net figure – so if one house is converted into three flats you count three in the numerator not two.</p> <p>For the purposes of this indicator, 'previously-developed land' is that which is or was occupied by a permanent structure (excluding agricultural or forestry buildings), and associated fixed surface infrastructure. The definition covers the curtilage of the development. Previously developed land may occur in both built-up and rural settings. The definition includes defence buildings and land used for mineral extraction and waste disposal, where provision for restoration has not been made through development control procedures. If a development site contains new and previously developed land, only count the dwellings built on the previously developed part of the site.</p> <p>The definition excludes land and buildings that are currently in use for agricultural or forestry purposes, and land in built-up areas which has not been developed previously (e.g. parks, recreation grounds, and allotments - even though these areas may contain certain urban features such as paths, pavilions and other buildings). Also excluded is land that was previously developed but where the remains of any structure or activity have blended into the landscape in the process of time to the extent that it can reasonably be considered as part of the natural surroundings, and where there is a clear reason that could outweigh the re-use of the site - such as its contribution to nature conservation - or it has subsequently been put to an amenity use and cannot be regarded as requiring redevelopment.</p>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	<p><math>N = (a / b) \times 100</math> Where:</p> <p>a = number of new homes built on previously developed land</p> <p>b = total number of new homes</p>		

<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	%	<b>Decimal Places</b>	2
<b>Further Guidance</b>	Indicator now refers to Annex C of the published final version of PPG3. <a href="http://www.communities.gov.uk/index.asp?id=1504591">http://www.communities.gov.uk/index.asp?id=1504591</a>		
<b>Target Setting</b>	Local.		
<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

## BV 109a - Planning Applications: Major Applications

<b>Introduced</b>	Amended 2002/03	<b>Good performance</b>	↑
<b>Description</b>	Percentage of major applications determined within 13 weeks.		
<b>Purpose/aim</b>	To ensure local planning authorities determine planning applications in a timely manner.		
<b>Definition</b>	<p>All local planning authorities except county councils should use CLG form PS2. Major applications are defined as rows 1-5.</p> <p>For county councils, percentage of total planning decisions determined in 13 weeks as shown in the section giving details of all planning decisions made on CLG form CPS1/2. Decisions where environmental assessments have taken place should be excluded from this calculation by county councils but not by other local authorities. County councils assess time for completion of all other applications within 13 weeks regardless of whether major or not.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	$N = (a / b) \times 100$ <p>Where: a = number of major planning applications determined in 13 weeks and b = total number of major planning applications</p>		
<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	%	<b>Decimal Places</b>	2
<b>Further Guidance</b>	N/A		

<b>Target Setting</b>	Local authorities are subject to Government-set development control targets. 109a - 60%. Statutory standards apply to authorities that have performed particularly poorly for this indicator.
<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, County Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, Broads Authority.

## BV 109b - Planning Applications: Minor Applications

<b>Introduced</b>	Amended 2002/03	<b>Good performance</b>	<b>↑</b>
<b>Description</b>	Percentage of minor applications determined within 8 weeks		
<b>Purpose/aim</b>	To ensure local planning authorities determine planning applications in a timely manner.		
<b>Definition</b>	<p>Use CLG form PS2, 'minor applications' as rows 6-10.</p> <p>Decisions where environmental assessments have taken place should be included.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	$N = (a / b) \times 100$ <p>Where: a = number of minor planning applications determined in 8 weeks and b = total number of minor planning applications</p>		
<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	%	<b>Decimal Places</b>	2
<b>Further Guidance</b>	N/A		
<b>Target Setting</b>	Local authorities are subject to Government set development control targets. 109b - 65%, Statutory standards apply to authorities which have performed particularly poorly for this indicator.		
<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

## BV 109c - Planning Applications: 'Other' Applications

<b>Introduced</b>	Amended 2002/03	<b>Good performance</b>	↑
<b>Description</b>	Percentage of 'other' applications determined within 8 weeks		
<b>Purpose/aim</b>	To ensure local planning authorities determine planning applications in a timely manner.		
<b>Definition</b>	<p>Use CLG form PS2, 'other applications' as rows 11-18. Decisions where environmental assessments have taken place should be included.</p> <p>The first day counts as day zero and is when the local authority receives the completed application and the correct fee and not when that application and fee are entered on the authority's system if that is later.</p> <p>The notes to the PS2 state that 'Time spent in abeyance should be included in the total time taken (on no account should the clock be stopped) and the processing period must not be suspended awaiting amended plans nor restarted upon receipt of amended plans.'</p> <p>Situations where the applicant withdraws a planning application because, for example, they have changed their mind about the development should not be counted.</p> <p>Cases where the decision goes to appeal: the clock stops on the date when the local authority issues a decision notice. Therefore the period of the appeal is not taken into account.</p>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	$N = (a / b) \times 100$ Where: a = number of 'other' planning applications determined in 8 weeks and b = total number of 'other' planning applications		
<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/a
<b>Return Format</b>	%	<b>Decimal Places</b>	2
<b>Further Guidance</b>	N/A		
<b>Target Setting</b>	Local authorities are subject to Government set development control targets. BV109c - 80%. Statutory standards apply to authorities which have performed particularly poorly for this indicator.		
<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.		

## BV 200a - Plan-making: Development Plan

<b>Introduced</b>	Amended 2005/06	<b>Good Performance</b>	<b>N/A</b>
<b>Description</b>	Did the local planning authority submit the Local Development Scheme (LDS) by 28th March 2005 and thereafter maintain a 3-year rolling programme?		
<b>Purpose/aim</b>	<p>To ensure that local planning authorities plan effectively for their areas in line with CLG's PSA6 which states:</p> <p>The planning system to deliver sustainable development outcomes at national, regional and local levels through efficient and high quality planning and development management processes, including through achievement of Best Value standards for planning by 2008.</p>		
<b>Definition</b>	<p>'The Local Development Scheme' is a public statement of the local planning authority's programme for the production of local development documents. Local planning authorities must submit their first Local Development Scheme to the Secretary of State within six months of commencement of Part 2 of the Act (i.e. by 28 March 2005).</p> <p>It must then be kept up to date, and revised whenever a local planning authority wishes to start any new Local Development Document.</p>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	N/A		
<b>Measurement Period</b>	Snapshot at 31st March	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	Yes/No	<b>Decimal Places</b>	N/A
<b>Further Guidance</b>	<p>Planning Policy Statement 12  <a href="http://www.communities.gov.uk/index.asp?id=1143847">http://www.communities.gov.uk/index.asp?id=1143847</a>            Creating Local Development Frameworks  <a href="http://www.communities.gov.uk/index.asp?id=1165525">http://www.communities.gov.uk/index.asp?id=1165525</a></p>		
<b>Target Setting</b>	Local.		
<b>Scope</b>	Metropolitan Councils, London Boroughs, County Councils, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities and the Broads Authority.		

## BV 200b - Plan-making: Milestones

<b>Introduced</b>	Amended 2005/06	<b>Good performance</b>	<b>N/A</b>
<b>Description</b>	Has the local planning authority met the milestones which the current Local Development Scheme (LDS) sets out?		
<b>Purpose/aim</b>	To ensure that local planning authorities plan effectively for their areas in line with CLG's PSA6 which states: The planning system to deliver sustainable development outcomes at national, regional and local levels through efficient and high quality planning and development management processes, including through achievement of Best Value standards for planning by 2008.		
<b>Definition</b>	<p>The stages listed below are milestones within the LDS. LAs must work towards achieving the milestones set out in the LDS covering a minimum of 3 years.</p> <p>The milestone stages for the Statement of Community Involvement (SCI) and Development Plan Documents (DPDs) which will be measured for Best Value are:</p> <ul style="list-style-type: none"> <li>• SCI</li> <li>• Consultation and Participation on draft SCI</li> <li>• Submission of SCI</li> <li>• Independent Examination of SCI</li> <li>• Adoption of SCI</li> <li>• DPDs</li> <li>• Preparation of the scoping report for the sustainability appraisal (SA) report</li> <li>• Public participation on preferred options and initial SA report</li> <li>• Submission of DPD and SA report</li> <li>• Independent examination of DPD</li> <li>• Adoption of DPD</li> </ul> <p>For Local Planning authorities who are continuing with the preparation of a Local Plan or Unitary Development Plan under the old system or transitional arrangements the milestone stages which will be measured for Best Value are:</p> <ul style="list-style-type: none"> <li>• Old System</li> <li>• Public Local Inquiry</li> <li>• Proposed Modifications</li> <li>• [Modifications Inquiry and Further Proposed Modifications]</li> <li>• Adoption</li> </ul>		



	Transitional Arrangements <ul style="list-style-type: none"> <li>• Redeposit of plan</li> <li>• Public Local Inquiry</li> <li>• Adoption</li> </ul>		
<b>Audit Commission Clarifications</b>	N/A		
<b>Formula /worked example</b>	N/A		
<b>Measurement Period</b>	Snapshot at 31st March	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	Yes/No	<b>Decimal Places</b>	N/A
<b>Further Guidance</b>	Planning Policy Statement 12 <a href="http://www.communities.gov.uk/index.asp?id=1143847">http://www.communities.gov.uk/index.asp?id=1143847</a>		
<b>Target Setting</b>	Local		
<b>Scope</b>	Metropolitan Councils, London Boroughs, County Councils, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities and the Broads Authority.		

## BV 204 - Planning Appeals

<b>Introduced</b>	2004/05	<b>Good Performance</b>	↓
<b>Description</b>	The number of planning appeal decisions allowed against the authority's decision to refuse on planning applications, as a percentage of the total number of planning appeals against refusals of planning applications.		
<b>Purpose/aim</b>	There has been a recent increase in the number of planning applications going to appeal. There is some evidence to suggest that this may in part be as a result of Local Planning Authorities (LPAs) refusing more applications in order to meet development control performance targets as specified in BV 109. CLG therefore proposed a new indicator to measure the percentage of appeals allowed against the authority's decision to refuse.		
<b>Definition</b>	<p>'Planning appeals' includes only appeals on planning applications where the local planning authority has refused planning permission. It does not include planning appeals against conditions or non-determinations.</p> <p>The calculation also excludes all other application types of appeal e.g. Advertisement Appeals, Enforcement Appeals, and Lawful Development Certificate appeals</p> <p>The indicator should include decisions where the date of decision falls within the year in question. This indicator is based on data that is already available from the Planning Inspectorate (PINS). As with that data a partially allowed appeal must be counted as an allowed appeal.</p> <p>The denominator should include all planning appeals where the authority refused planning permission. Appeals should only be counted if the date of the Planning Inspector or Secretary of State's decision was within the year in question, regardless of when the appeal was lodged. The numerator should consist of those appeal decisions where the appeal against refusal was allowed.</p>		
<b>Audit Commission Clarifications</b>	Withdrawn appeals are not included in the calculation of this performance indicator.		
<b>Formula /worked example</b>	$N = (a / b) \times 100$ <p>Where: a = Number of planning appeals allowed against the authority's decision to refuse a planning application and b = All planning appeals against refusal of planning permission.</p>		
<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/A
<b>Return Format</b>	%	<b>Decimal Places</b>	1
<b>Further Guidance</b>	N/A		
<b>Target Setting</b>	Local.		

<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.
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## BV 205 - Quality of Planning Services Checklist

<b>Introduced</b>	2004/05	<b>Good performance</b>	<b>↑</b>
<b>Description</b>	The local authority's score against a 'quality of planning services' checklist.		
<b>Purpose/aim</b>	The score will reflect the quality of planning services as they stand at the end of the current financial year		
<b>Definition</b>	<p>A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development.</p> <p>Is the guidance accessible in writing?</p> <p>Is the guidance pre-prepared?</p> <p>Does the guidance reflect the size and types of the development envisaged in the development plan?</p> <p>B. Whether the authority provides pre-application advice.</p> <p>Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?</p> <p>Does the advice have regard to the history of the site* of the proposed development where relevant?</p> <p>Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?</p> <p>*'Site history' includes details of previous applications for the site, details of any development plan proposals for the site and details of previously stated views from all significant and relevant parties and statutory bodies where necessary.</p> <p>A. Whether the authority provides guidance to applicants on the requirements for submission of applications under the Planning Acts, reflecting the different types of development.</p> <p>Is the guidance accessible in writing?</p> <p>Is the guidance pre-prepared?</p> <p>Does the guidance reflect the size and types of the development envisaged in the development plan?</p> <p>B. Whether the authority provides pre-application advice.</p> <p>Is the pre-application advice available for all types of applications under the Planning Acts reflecting the size and type of the development envisaged?</p> <p>Does the advice have regard to the history of the site* of the proposed development where relevant?</p> <p>Is the advice accessible through written, electronic media or verbally during reasonable office opening hours reflecting the needs of different users?</p> <p>*'Site history' includes details of previous applications for the site, details of any development plan proposals for the site and details of previously stated views from all significant and relevant parties and statutory bodies where necessary.</p>		

<p><b>Definition</b></p>	<p>C. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice on design* in the preparation of the LDP, planning guidance and in determining all types of applications under the Planning Acts.</p> <p>Is there specialist advice available in-house, from another authority or group of authorities, from public bodies, or from the private sector?</p> <p>Is the advice used for the preparation of the LDP, planning guidance and the determination of all types of applications under the Planning Acts?</p> <p>Are the arrangements for securing the advice permanent and continual?</p> <p>*'Specialist advice on design' includes advice from a qualified architect, urban designer or landscape architect.</p> <p>'Design' includes all aspects of design with reference to paragraph 14 of Planning Policy Guidance note 1 (ISBN 0 11 753368 8). (NB. Planning Policy Statement 1 is likely to replace PPG1 during the course of the financial year. Consideration should be given to any subsequent guidance on design contained in the new document.)</p> <p>Arrangements are permanent and continual if they are available in house or under a standing arrangement such as a call-off contract with an outsourced provider.</p> <p>D. Whether, in addition to what is offered by CABE and English Heritage, the authority has local arrangements to access specialist advice* on the historic environment in the preparation of the LDP, planning guidance, and in determining all types of applications under the Planning Acts.</p> <p>Is there specialist advice available in-house, from another authority or group of authorities, from a public, or from the private sector?</p> <p>Is the advice available for the preparation of the local development plan, planning guidance and all types of applications under the Planning Acts?</p> <p>Are the arrangements for securing the advice permanent and continual?</p> <p>*'Specialist advice' should include advice from appropriately qualified specialists in conservation and archaeological techniques.</p> <p>Arrangements are 'permanent and continual' if they are available in-house or under some standing arrangement such as a call-off contract with an outsourced provider.</p> <p>E. Whether there is a multidisciplinary team approach to determining major planning applications.*</p> <p>Is this an approach which integrates the contribution of different appropriate disciplines in a way which reflects the size, scale and complexity of the development?</p> <p>Are lead officer/s available (including at pre-application stage) to manage and co-ordinate development advice and information and subsequent application processing?</p> <p>Is there a project management approach to managing activities in relation to the applications?</p> <p>*For the purposes of this question 'major applications' are all applications for more than 50 houses or 10,000m<sup>2</sup> of industrial, commercial or retail floor space and smaller 'major applications' (i.e. applications smaller than</p>
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	<p>the Definition above but no smaller than 10 houses or 10,000m2 of floor space) in which more than one council department has an interest.</p> <p>F. Whether the authority provides the capability for an electronic planning service.</p> <p>Authorities score points according to the level achieved against the 21 Pendleton Report Survey criteria. E.g., an authority that meets 11/21 criteria gains 1 point. The levels are as follows:</p> <table border="1" data-bbox="400 472 1166 680"> <thead> <tr> <th>Criteria achieved</th> <th>Points awarded</th> </tr> </thead> <tbody> <tr> <td>21</td> <td>3</td> </tr> <tr> <td>15-20</td> <td>2</td> </tr> <tr> <td>11-14</td> <td>1</td> </tr> <tr> <td>0-10</td> <td>0</td> </tr> </tbody> </table> <p>An authority which integrates with the Planning Portal to deliver e-planning services can achieve up to 11 of the Pendleton criteria, which will attract a score of 1 point. The Pendleton self-assessment criteria and guidance on how to integrate with the Planning Portal can be found at:  <a href="http://www.planningportal.gov.uk/lpa/bvpi">http://www.planningportal.gov.uk/lpa/bvpi</a></p> <p>Please note that criteria 8 - Period of time covered by the decision register is not included in the 21 criteria.</p>			Criteria achieved	Points awarded	21	3	15-20	2	11-14	1	0-10	0
Criteria achieved	Points awarded												
21	3												
15-20	2												
11-14	1												
0-10	0												
<b>Audit Commission Clarifications</b>	N/A												
<b>Formula /worked example</b>	The checklist is drafted so that each numbered question from 1 - 15 requires a 'Yes' or 'No' answer. A 'Yes' answer attracts a score of 1; a 'No' answer attracts a score of 0. Section F is scored according to the level of performance achieved against the Pendleton 21 criteria as above. The BVPI will report the score as a percentage of the possible total of 18.												
<b>Measurement Period</b>	Current financial year	<b>Data Source (if external)</b>	N/A										
<b>Return Format</b>	%	<b>Decimal Places</b>	1										
<b>Further Guidance</b>	N/A												
<b>Target Setting</b>	Local.												
<b>Scope</b>	Metropolitan Councils, London Boroughs, Unitary Councils, District Councils, Council of the Isles of Scilly, Common Council of the City of London, National Park Authorities, the Broads Authority.												