

**Committee:** Planning Committee  
**Date:** 4 June 2025  
**Title:** Quality of Major Applications  
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### **Purpose**

1. To report to Planning Committee the applications that have been considered at Planning Committee which contribute to the data considered by MHCLG as to whether a Local Planning Authority falls within the criteria to be designated.
2. There are four criteria where a Local Planning Authority may be designated - Quality Major; Quality Speed; Quality Non-Major and Speed Non-Major.
3. This report specifically considers the Quality of Major Applications and covers the period 2017 - 2025. The Quality of Major Applications is for decisions made within a two-year period with appeal decisions up to and including the 31 December of the two-year period.
4. Therefore, the periods covered in this report are as follows:
  - April 2017 - March 2019 (*appeal decisions made by 31/12/2019*)
  - April 2018 - March 2020 (*appeal decisions made by 31/12/2020*)
  - April 2019 - March 2021 (*appeal decisions made by 31/12/2021*)
  - April 2020 - March 2022 (*appeal decisions made by 31/12/2022*)
  - April 2021 – March 2023 (*appeal decisions made by 31/12/2023*)
  - April 2022 – March 2024 (*appeal decisions made by 31/12/2024*)
  - April 2023 – March 2025 (*appeal decisions made by 31/12/2025*)
5. The Planning Advisory Service provided each Local Authority with a 'Crystal Ball' (basically a spreadsheet) where the data can be added each month/quarter to monitor whether there is any risk of designation.
6. Below shows the periods from April 2017 within the two-year MHCLG monitoring periods. To note – Apr 2022 – March 2025 has now been updated to reflect MHCLG guidance whereby decisions and appeals for variation/removal of conditions are not taken into consideration in respect of Quality Performance.

|                     | All Major Decisions | Refusals | Appeals | Dismissed | Allowed | Pending | Result |
|---------------------|---------------------|----------|---------|-----------|---------|---------|--------|
| Apr 2017 - Mar 2019 | 76                  | 29       | 17      | 8         | 7       | 2*      | 9.21%  |
| Apr 2018 - Mar 2020 | 79                  | 46       | 34      | 17        | 13      | 4**     | 16.46% |
| Apr 2019 - Mar 2021 | 74                  | 38       | 27      | 13        | 13      | 1***    | 17.57% |
| Apr 2020 - Mar 2022 | 68                  | 31       | 19      | 7         | 8       | 4****   | 11.76% |
| Apr 2021 - Mar 2023 |                     |          |         |           |         |         | 11.1%  |
| Oct 2021 – Sep2023  | 72                  | 29       | 16      | 7         | 9       | 0       | 12.5%  |
| Jan 22 – Dec 23     | 68                  | 22       | 12      | 6         | 5       | 1       | 7.35%  |
| Apr 2022 - Mar 2024 | 71                  | 22       | 12      | 6         | 3       | 3       | 4.23%  |
| Apr 2023 – Mar 2025 | 93                  | 21       | 9       | 3         | 3       | 3       | 3.23%  |

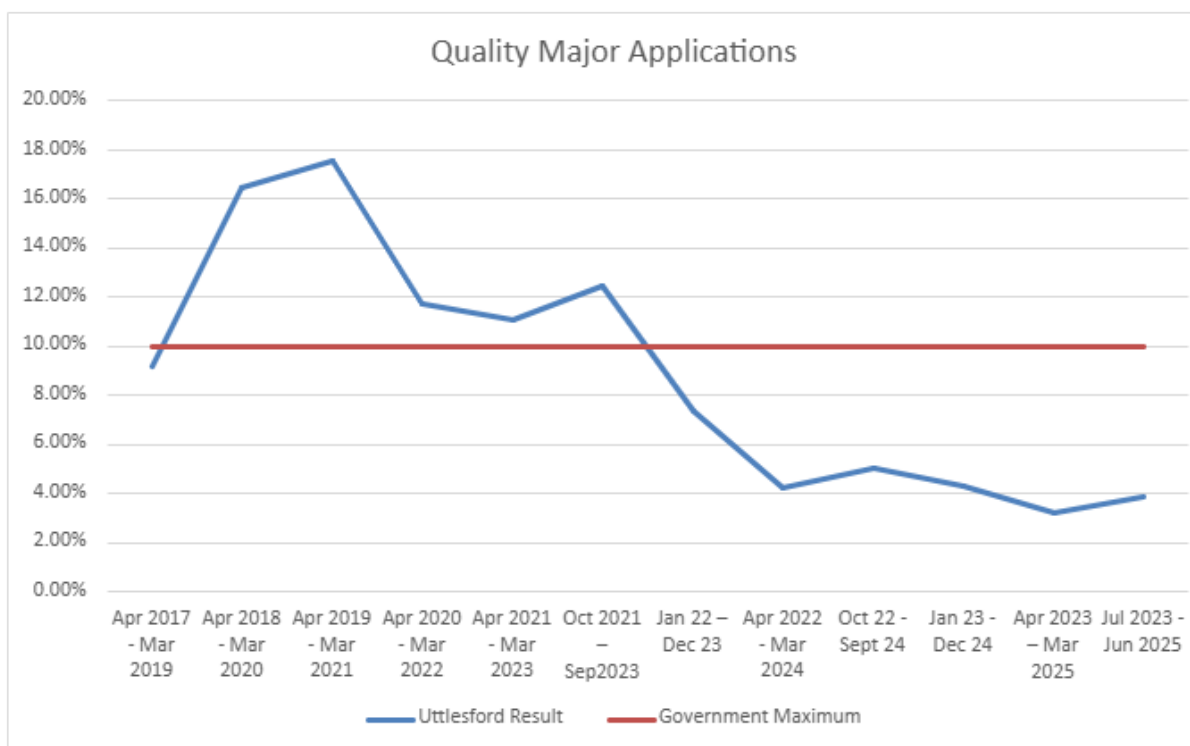
*\*Pending decision falls outside of the criteria window of appeal decision made by 31/12/2019.*

*\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2020.*

*\*\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2021.*

*\*\*\*\*Pending decisions fell outside of the criteria window of appeal decisions made by 31/12/2022.*

*Designation data does not include S73 applications to Vary/Remove conditions. The table has now been updated and this data has been removed.*



## 7 Cost of appeals per year\*

| Year               | Legal including Awards of Costs   | Consultants                              |
|--------------------|-----------------------------------|--|
| 2017 - 2018        | £102,660                          | £33,697                                  |
| 2018 - 2019        | £ 21,325                          | £10,241                                  |
| 2019 - 2020        | £182,013                          | £78,776                                  |
| 2020 - 2021        | £144,117                          | £70,481                                  |
| 2021 - 2022        | £129,453                          | £152,057                                 |
| 2022 - 2023        | £306,407.36                       | £169,873.42                              |
| <b>2023 - 2024</b> | <b>£84,854.48</b>                 | <b>£40,800.78</b>                        |
| <b>2024 – 2025</b> | <b>£55,200.00 (all recovered)</b> | <b>£25,947.00 (£19,800.00 recovered)</b> |

\*Not including the Stansted Airport Inquiry.

Please note that Inquiry/Hearing cost may not be held in the same financial year as the application decision.

## 8. Pending Appeals

### 8.1

| Reference       | Address                           | Type of Appeal          | Dates of Hearing/Inquiry – if known |
|-----------------|-----------------------------------|-------------------------|-------------------------------------|
| UTT/23/2496/FUL | Land West of High Street Stebbing | Written Representations |                                     |

|                |   |                            |           |
|----------------|---|----------------------------|-----------|
| UTT/23/2964/OP | Highwood Farm<br>Stortford Road<br>Great Dunmow | Written<br>Representations | Dismissed |
|----------------|---|----------------------------|-----------|

### Recommendation

9. It is recommended that the Committee notes this report for information.

### Impact

| Communication/Consultation      | Planning Committee |
|---------------------------------|--------------------|
| Community Safety                | None               |
| Equalities                      | None               |
| Health & Safety                 | None               |
| Human Rights/Legal Implications | None               |
| Sustainability                  | None               |
| Ward-specific impacts           | None               |
| Workforce/Workplace             | None               |

### Risk Analysis

| Risk | Likelihood | Impact | Mitigating actions         |
|------|------------|--------|----------------------------|
| 3    | 3          | 3      | Action Plan & Pathway work |

1 = Little or no risk or impact

2 = Some risk or impact - action may be necessary

3 = Significant risk or impact - action required

4 = Near certainty of risk occurring, catastrophic effect or failure of project