



planning advisory service

MONITORING FOR DELIVERY

Case Studies

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From local plans and sustainability appraisals, to planning applications and implementation of those permissions, the collection, analysis and reporting of planning data is fundamental. Monitoring holds a central role within the English planning system and yet has received limited attention. The National Planning Policy Framework little considers monitoring and has been dubbed in some circles as the 'Cinderella' of the planning service. That, however, could soon change. As such, the Planning Advisory Service (PAS) has commissioned Citiesmode to conduct research into monitoring in planning.

2017 has seen the emergence and convergence of two issues that are highly likely to alter the role of planning data, potentially changing way in which we plan. First, the role of planning as an enabler for delivery. The core focus of the Housing White Paper 'Fixing a Broken Housing Market 2017', is the role that planning could play in increasing delivery: the planning system exists to deliver outcomes, not just planning permissions. Whilst there will be divergent views on delivery priorities, it is beyond dispute that data will be used to measure delivery in the planning system. The corollary of delivery is monitoring. The need to understand what land availability is, what development is being delivered (or not), by whom, where, at what pace, and to what level of quality, is implicit in all of the recommendations and explicit in some of the proposals. There is a renewed focus on planning-related data, the way data is shared and its creative application.

The Future of Planning

Programme hosted by Future Cities Catapult is strongly associated with this agenda. The Future Cities Catapult has been exploring how digital innovation, the use of urban data and user-centered design can improve the UK planning system. This culminated in PlanTech week which showcased and explored the potential of these technologies. The role of planning data is central to many of these innovations. This stems from the recognition that the way in which planning data is captured, assessed and shared can change the way that planning operates and is perceived by the public

Planning monitoring is about to get its moment in the spotlight – and if monitoring is a neglected area of your service, it's time to elevate its status. Developing or improving monitoring capacity and systems within planning departments is crucial to renewing effective delivery and innovation in planning.

So, how do we sprinkle a little fairy dust on planning monitoring? Drawing on interviews with officers and reviews of monitoring practice involved in monitoring at authorities in London and the north east of England, this report identifies four essential actions to improve planning monitoring. You can work through these actions with your management team and relevant officers to ensure your data practices and monitoring processes are up to the task of enabling delivery in your authority and potentially changing the way we plan.

CASE STUDY IN THE HOUSING WHITE PAPER 2017 ON PLANNING DATA

The Housing White paper 'Fixing our Broken Housing Market' was published by DCLG in early 2017. It sets out plans to support local authorities to deliver new and better homes by offering higher fees and promoting simplified plan-making and more funding for infrastructure. The four key proposals are to: *'Plan for the right homes in the right places; build homes faster; diversify the market; and help people now'*. At the heart of this is a need to increase efficiency across the board. Essential to this is access to planning related data and new platforms for data sharing.

The Housing White Paper explores how Plymouth and Surrey Councils have been improving access to planning data through interactive features on their websites to supply important plan-related data for a wide variety of groups and businesses. Plymouth City Council's DATA Play initiative broadens access to data. Residents are better able to understand and follow development in their local area and increases opportunities for them to interact with decision making processes using over 100 data sets now opened up for use.

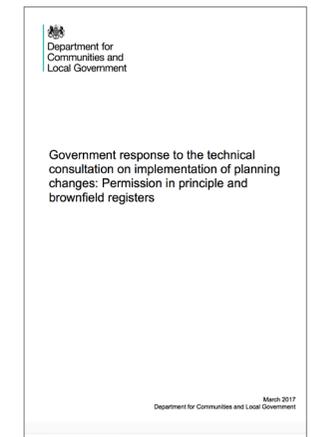
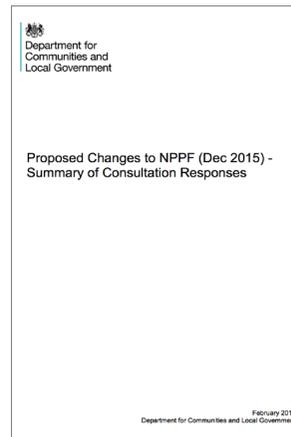
In order for planning data work for all, the process of data gathering must be collaborative. A successful example of this is Surrey Digital Services, which pools information from across a range of local authorities.

The Planning Hub was then developed from this collaboration which successfully circumnavigates variations in computer systems and differences in data gathering methods to provide easy access to data.

A national planning application data standard has also been developed to gather data, Accessible through an Application Programming Interface which serves as a platform for interaction between users and local planning matters, showing marked progress in the sophistication of planning data software.



2017 White Paper 'Fixing our broken housing market', with a few examples of technical supporting documents [www.gov.uk]



The first step is to manage your monitoring function. Unsurprisingly, our research with officers and team leaders involved in planning-related monitoring indicated that good monitoring required good management! So, it's important that heads of planning departments recognise the role of monitoring in conjunction with core functions of local plans, development and delivery orientated functions and the collective planning monitoring function. Leadership (or the absence thereof), has been identified as is the single biggest factor in the success of planning departments' monitoring activity.

Based on interviews undertaken with officers, four essential requirements to good management of monitoring were outlined.

Review your business plan and performance management objectives for planning managers and ensure that monitoring function is properly reflected in both.

[These requirements form the basis of the 'actions' in the remainder of this document].

1.

You need to know what is being monitored across your department, why it is being monitored and its value within the department, the wider organisation and beyond;

2.

Design the processes you will use for monitoring. Codify and then improve these;

3.

Employ people with the right skills to carry out identified core monitoring tasks and make monitoring a component of job descriptions. Conduct performance reviews of all staff who have a stake in making monitoring systems work; and

4.

Be innovative in the way you collect, use and share data to foster innovation in planning practice.

ACTION 1: KNOW WHAT YOU NEED TO MONITOR AND UNDERSTAND ITS VALUE

The first step is to carry out an audit of your authority's monitoring activity. It is important to identify what your authority needs to monitor, over which period and the reason why. The 'why' in most cases will be underpinned by statutory requirements and will also be informed by locally defined requirements to inform the development of, or assess the delivery of your local plan as summarised below (and explained in more detail in Annex 1). This will include data related to:

1.

Local plan production and status, for example timelines for the preparation of documents and the status of these.

2.

Land use / development site related data, for example, housing land supply, brownfield land register, self and custom build housing register and other studies that form part of the local plan evidence base such as economic land or retail studies.

3.

Data related to the number and timelines of planning applications required to be submitted to central government.

4.

Analysis of the floor space or number of residential units associated with planning permissions.

5.

Data related to the stage of the individual development in order to monitor Section 106 planning obligations or apply a community infrastructure charge (or to feed in to housing completions data).

6.

Monitoring the significant environmental impacts of a local plan.

Your management team should make a list of all of the monitoring activity that is currently undertaken. It should also take note of any future requirements for monitoring that are emerging from government, such as the requirement for a Brownfield Register or the potential indicated in the Housing White Paper for monitoring requirements linked to the development performance of planning applicants. We have given an indication of the types of monitoring streams in Annex 1 – but it is just an indication – ensuring the statutory requirements are comprehensively addressed. For example, collating baseline data for a sustainability appraisal during the preparation of a local plan is never forgotten; however, there is also a legal requirement for ongoing monitoring of the 'significant effects of the plan'. This requirement is often not explicitly addressed in monitoring reports and can be difficult to locate in other published material.

Based on this audit, identify the scope of planning monitoring. The focus should be on what you need to monitor and how you will use it. This is likely to extend beyond statutory requirements, as there are clearly benefits to being able to assess and demonstrate the performance of and delivery of your planning department corporately and to your community. But the scope should not extend to monitoring that is not necessary to meet a legal or local need for the data, or that which can be more effectively accessed from other monitoring activity of the authority.

Finally, identify where there are resources linked to the collection of the data which can fund the monitoring activity. An example of this might be the administration fee associated with the collection of CIL (5% of receipts for charging authority and 4% for London boroughs collecting on behalf of the Mayor of London). Consider too whether inaccurate data will have financial or other consequences and what the significance of this may be.

Once you have defined the scope of monitoring activity identify whether it has value beyond the department corporately. Consider:

- Who else needs this data to inform their planning service or delivery activity?
 - Do they know you have it?
- And critically, would they be prepared commit additional resources to help you collect, analyse and report on the data?

Planning data has value. For example, it can be used to model future income streams for council tax. The development typologies also have a role in transport health, education services and other infrastructure planning.

Data may also be valued or have the potential to generate value outside of the authority too. Providing data in an accessible way can reduce the level of enquiries or freedom of information requests made to the council by the public. The Mayor of London's London Data Store provides information on planning applications (<https://data.london.gov.uk/dataset/planning-applications>). There are also commercial applications of planning data with a growing number of providers serving the private and public sector with information derived from planning data – both applications and local plans.

For example, **Urban Intelligence** provides a spatial planning policy information service for industry professionals known as 'Howard', mapping policy and providing explanatory policy guides.

It is vitally important that senior managers communicate and sell the benefits of the data you have within and beyond the team. This supports those directly involved in monitoring, encourages others indirectly involved to carry out

IDENTIFY THE MONITORING ACTIVITIES THAT YOUR DEPARTMENT NEEDS TO UNDERTAKE, WHY YOU NEED IT AND HOW IT CAN BE USED.

ACTION 2: DESIGN THE PROCESSES YOU WILL USE FOR MONITORING

You've identified what and why you monitor. Now it's time to address how you do it. First, you have to decide how you want to monitor as an authority. This doesn't mean that you abandon accuracy or deliver slipshod services – rather, it means making strategic decisions about the intensity of your monitoring activity. For each monitoring stream, decide what the minimum acceptable level of monitoring for your service looks like and also what gold-plated monitoring with whistles and bells on might be. Then decide where you need to be, based on the value of the data to your department, organisation and wider community. This might be the difference between spot checks and phone calls on site, or a site visit to every single site. This could also mean reporting the data and creating an extensive and detailed report about the data (see case study X about Wandsworth Council).

Decide where you are for each monitoring work stream

MINIMUM ACCEPTABLE LEVEL



GOLD PLATED MONITORING

Strong and clearly defined

monitoring processes are more important than people. Yes, we said it. People will leave, sometimes unexpectedly, and always eventually. Monitoring functions cannot be reliant on a single person and yet they often are. This can have significant negative impacts on processes and data quality when this individual leaves. A process manual for how monitoring activity is undertaken should be put in place. At a minimum, this should describe the process with enough detail to allow a senior officer to understand what it being done. Process notes should be very brief and cover:

- What data is collected – exactly how is it retrieved and where is it recorded;
- How it is analysed and details of any protocols / standard assumptions;
- What is reported on, to whom and in what format;
- Who does all of the above and who is responsible for it managerially; and
- On what date is the next review of the process due?

Based on these process notes, there may be value in mapping each of the processes next to one another to identify overlaps, bottlenecks and opportunities for improvement. For example; how many people are collecting the same data for different purposes? Does the officer or team operating one monitoring stream have data that would be relevant to others – and is it being shared? It is not uncommon to find that several officers are monitoring the start of the development and the information is not shared / accessible across the team - for example, linked to monitoring the development pipeline, determining starts for CIL or section 106 monitoring purposes. Looking beyond the department, is it possible to use other councils' data to reduce the level of monitoring required?

There will be times when dedicating greater resources to monitoring reports and outputs can be valuable linked to wider programmes. But sometimes consistent and clearly presented data is more sufficient. This is well illustrated by Wandsworth Council which has in the past produced monitoring report with accompanying narrative explaining the data and links to the local plan. Officers have advised this type of approach has been useful in to support Local Plan development and as an evidence document bringing together data for Examinations in Public.

However, in other years in other to maximise efficiency they have focused on producing key data tables against the main policy areas identified in their local. Published on their website, the authority monitoring report is split into sections with links to downloadable documents which can be updated independently of each other. The authority can update this at least annually as and when information becomes available.

Authority Monitoring Report: topics

Topic	What's in it?
Local Development Scheme	Our progress in meeting the timetable set out in the LDS is reviewed annually and updated when new development plan documents are being prepared.
Housing	Delivery of housing, performance against the borough housing target, the housing trajectory and five year supply of deliverable sites.
Industry, employment and retail policy performance	Monitoring of industry, employment and retail policies. Includes the non-residential development reports.
Sustainable design and development policy performance	Monitoring of sustainable design and development policies including transportation, open space, environmental quality, design and low carbon development.
Community services and the provision of infrastructure	Monitoring of community services and the provision of infrastructure policies. Includes the Infrastructure Delivery Schedule.

2011 Localism Act Requirement



Once processes have been amended or refined, they need to be, well, amended and refined. Process documents should be live documents that are kept up to date. Managers should be aware of exactly how data is collected and processed, and should be aware of time taken whilst offering constructive input and support. This might mean periodically making the time for the officer managing it to walk through the process. There is also value, particularly for monitoring activities undertaken by a single officer, to supplement this with practice notes. These should be sufficient to allow another officer to step in and take over the task in their absence and to enable a manager to understand what the officer is doing on a day-to-day basis.

You may need software to aid your monitoring activity. These should support, not define the process and enable the data to be collected, analysed and reported on more efficiently. In making decisions about software, consider:

- How well does it integrate with other systems? If your systems can talk to each other easily, you receive a secure push of data from one system into another.
- Are bespoke modifications possible and how much do they cost? You may need to modify the system to deal with new legal or policy requirements, or to generate reports related to more local priorities.
- How much resource can you devote (or can the supplier provide) to getting the system up and running? For example, running two systems is rarely effective over time; it is important to consider how existing / historic data will be integrated into the system.
- Can you first test the systems on a small sample of your data to understand functionality and to avoid lengthy data cleansing exercises?
- What is the support available / how will ongoing upgrades to the system be provided?

Once you have assessed your needs against resources, you can then decide whether to create a system in-house using Access or Excel, a more sophisticated platform if you have the capabilities, whether to commission a bespoke system, or buy an off the shelf solution. Good software can aid the monitoring process and enable more efficient working systems – for example Exacom (see Case study). There is also the potential for digital innovation to transform practice – but more about that under Action 5.

CODIFY YOUR MONITORING PROCESS – WRITE IT DOWN IN SHORT CLEAR PROTOCOL / PROCESS NOTES THAT EXPLAIN THE SYSTEM AND APPROACH AND WHERE NECESSARY, MORE DETAILED PRACTICE NOTES COVERING DAY-TO-DAY ACTIVITIES INCLUDING ANY DATABASES AND SOFTWARE THAT IS USED.

ACTION 3: EMPLOY PEOPLE WHO LIKE MONITORING AND ARE GOOD AT IT

Obvious right? As one of the officers we interviewed put it - "Create a team of geeks analysts who love data." Such people will not just operate your processes, but innovate and improve upon them. Monitoring officers should love data and like planning, by which we mean that they have planning know-how but not necessarily a planning qualification. This is easier to teach than the competencies required of a good monitoring officer.

Some planners will fit this mould, but others, particularly in more entry level posts (a first step into planning), won't – and as a consequence may not enjoy or offer a high level of commitment to the role. For example, Section 106 and Community Infrastructure Levy monitoring officer posts can be difficult to recruit and tend to be marked by either an above average or below average turnover. Simply put, the right person enjoys it and the wrong person doesn't.

While there are some monitoring activities suitable to student placements or more entry level roles, supervision of these tasks is needed to ensure data quality. Employing an experienced officer with knowledge of research methods and strongly developed analytical skills can save money in the long run. Poor data quality over an extended period can have serious consequences.

Under-reporting on housing delivery or on planning applications processed can result in punitive measures for the local authority.

So, a good monitoring officer needs attention to detail, an understanding of how the data relates to the bigger picture, and the ability to explain and present this data. A methodical approach and degree of persistence in acquiring data is also required.

There may be benefits, even in small departments, to identifying a single manager or 'project team leader' to have both oversight and responsibility for the collective monitoring functions of the planning department and the key actions outlined in this document. For larger departments, such as in Wandsworth Council in London, a team of officers involved in monitoring has been created. Whether it's a team or a regular project meeting, bringing the different officers involved in monitoring together is essential to reduce duplication of effort / collecting the same data and provides opportunities to share best practice and find more efficient ways of working. Depending on the size of the authority, monitoring activities can be solitary tasks. There may be only one CIL/ S106 officer or one person working on returns. Linking these officers together or into virtual or face-to-face networks beyond the authority is key; for example, in London, Transport for London hosts CIL groups for officers across London involved in management / collection of CIL receipts and PAS's own "Knowledge Hub" has active online forums on CIL, Section 106 and a range of other planning topics.

OPINION: What is a good monitoring officer made of? We asked some monitoring officers and team leaders...

"A planning background not as important in roles using initial decision analysis and extraction; for entry level roles it is not essential at all"

"The more you progress into more senior roles and tasks such as looking at the five-year supply, a general awareness and understanding of planning legislation and wider agenda is important so you understand the stats and the implications of the data and are able to communicate these effectively"

"Geek - analytical and number crunching"

"Relentless mule - increasingly complex applications - and they need to keep with esp. with change in borough"

"They should enjoy it"

"Wider knowledge of other planning realms"

"Always questioning if data is correct"

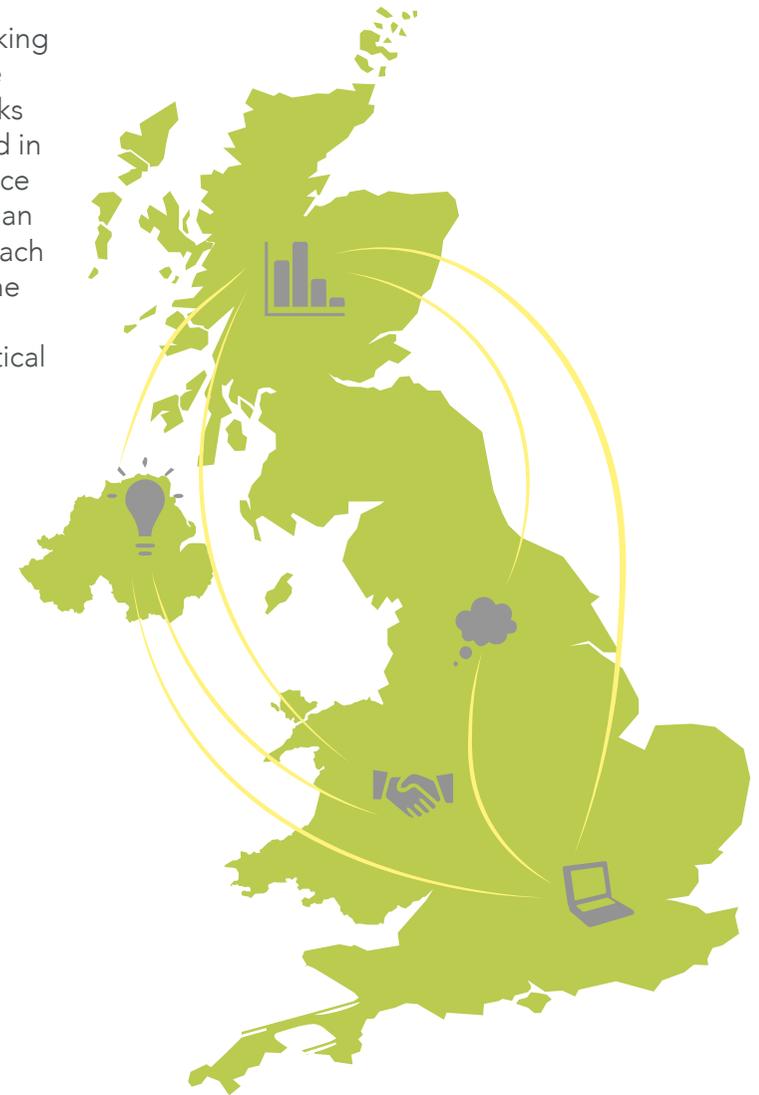
"Communicate with colleagues - a persistent but friendly relationship"

"Flair for statistics"

It can sometimes be difficult for monitoring officers to get accurate and timely data from the development and too often from other officers within planning, for whom data-related tasks are a low priority in the context of busy workloads. Capturing data about an application and filling in those fields in Uniform or Acolaid or M3 that allow analysis can seem less important to core tasks associated with determining an application – getting the design right, working with the applicants’ design team, engaging with statutory and internal consultees, writing a committee report. The local authority monitoring report can feel like an afterthought to core tasks of local plan development, consultation and infrastructure planning and delivery.

On an individual case and / or plan-making project basis, it probably is less important. But taking it cumulatively, it is possibly one of the single most important things that your planning department does. Your monitoring activity tells you whether you are performing adequately against government targets, and can mean the difference between special measures or not. It tells you whether your spatial strategy set out in your local plan is working or not and if it needs to be reviewed. It tells you when infrastructure will be required or where the locus of demand may be changing

Every planner in your department will probably have some level of involvement in making your monitoring systems work. This needs to be communicated and led by managers. These tasks and the time they take should be acknowledged in defined work plans and by assessing performance against work plans. As outlined under Action 1, an important part of encouraging officers to approach monitoring proactively is communicating why the data is needed, how it is used and most importantly what difference it has made in practical terms to practice or spatial outcomes.



MAKE SURE EVERYONE KNOWS THAT THEY HAVE A ROLE IN MAKING MONITORING SYSTEMS WORK AND THEY ARE CLEAR ON THE MONITORING RELATED TASKS THEY SHOULD PRIORITISE.

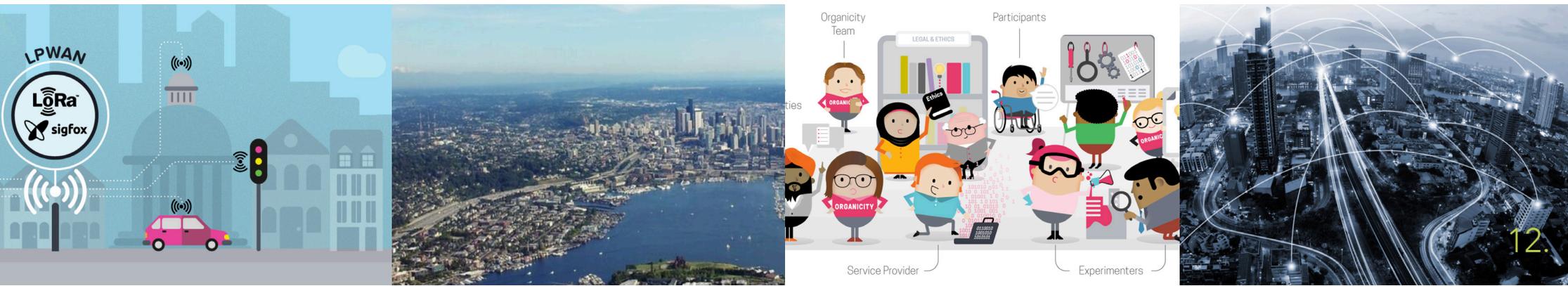
ACTION 4: INNOVATE AND FOSTER INNOVATION

Planning data and effective monitoring combined with digital innovation has potentially transformative impacts on the way we plan. Engaging with debate and contributing to corporate digital projects that use planning data is important for those involved in managing planning monitoring functions and the day-to-day work involved. Your input will ensure digital solutions move practice forward and may also help you improve and deliver monitoring activities more effectively. As highlighted under Action1 planning data, where it is accessible and standardised, has value beyond a planning department. As well as engaging with digital improvement projects within your authority it is also worth looking at regional and national programmes.

The Future Cities Catapult which is a government supported centre for urban innovation is active in this space nationally. Its Future Planning Programme aims to change the way in which we plan for the 21st century city, improve planners' individual capacity and efficiency and support innovation in planning into the future.

The Urban Innovation centre in London is home to Future Cities Catapults' large portfolio of urban data-centred projects many of which include partnerships with local authorities, including Enfield Council for the 'Battle for Enfield's Mini Holland' event earlier in 2017. Future Cities also collaborated with the Greater London Authority on the 'Whereabouts London' project, collating data to produce a digital platform on urban demographics in the city. Projects such as SynchroniCity aims to promote the success of the smart city by addressing lack of standardisation in data technology. Oganicity emphasises the need for increased cross-sector collaboration and promotes digital solutions for experimentation and data sharing. Project Sensing Cities works on better ways to utilise air quality data to improve the health of our cities. Authorities involved with Future Cities Catapult projects

Thumbnails of Future Planning Projects, <http://futurecities.catapult.org.uk/projects/>





Future Cities Catapult publishes a number of resources. These include the following examples on this page, highlighted for their future-focus and emphasis on new tech innovations in planning.

The 'User Research Insights Report' sets out information gleaned during a 3-month research project to expose common points of confusion, challenge and opportunity in the contemporary planning system. Some of the main points to emerge where:

- **Data informed planning**
- **Flexible planning**
- **Improved user experience for**
- **Planning applications**
- **Increasing citizen influence**

Crucial areas highlighted about planning data were that the information was inaccessible, the fact that there is little regulation around monitoring for authorities and the extend of data 'outsourcing' to consultancies. The research imagines a solution whereby a digital platform acts as a layered 'map' of different data sources [TFL, Foursquare etc], which can be toggled on or off according to the data you require for a given area.



The 'future of planning: state of the art Innovations in Digital Planning' document is a report on a programme investigating how new tech and skills are being integrated into the UK planning system and globally. The research explores challenges identified by users of the planning system. The section on plan monitoring highlights the vast amount of data involved in this stage of the planning process – housing figures, development within green belt areas and more.

One case study highlighted is a prototype for monitoring planning policy created by Urban planner Claire Daniel, which uniquely juxtaposes development data against policy objectives to see how plan changes meet criteria.

ANNEX 1 : KEY PLANNING MONITORING REQUIREMENTS

This list is not exhaustive but is intended to give an indication of key requirements for monitoring and reporting on planning related data.

MONITORING AREA	REQUIREMENT	PURPOSE
<p>Authority Monitoring Report</p>	<p>The requirement for a local authority to produce an Authority Monitoring Report is set out in Section 113 of the Localism Act 2011. This is detailed in Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012</p> <p>Local planning authorities must publish information shows progress with Local Plan preparation and the status of documents.</p> <p>Where a policy specified in a local plan specifies an annual number, or a number relating to any other period of net additional dwellings or net additional affordable dwellings in any part of the local planning authority's area, the monitoring report must report on the delivery against this target for the period the report covers and since the policy was first published, adopted or approved.</p>	<p>This is important to enable communities and statutory consultees, infrastructure providers and interested parties to be aware of progress developing plans and the whether these documents will be taken forward. It also shows delivery against housing targets. This information also helps the Planning Inspectorate manage their local plan making work. These timelines are set out in a Local Development Scheme.</p>
<p>A five-year housing land supply assessment</p>	<p>Local Planning Authorities are required by the National Planning Policy Framework to publish (Paragraph 47). This is required on an annual basis to demonstrate how they will maintain delivery of a five year supply of housing land to meet their housing requirement.</p> <p>The PPG also provides that "Deliverable sites for housing include those that are allocated for housing in the development plan and sites with planning permission (outline or full that have not been implemented) unless there is clear evidence that schemes will not be implemented within five years".</p>	<p>A five-year housing assessment 'identifies a future supply of land which is suitable, available and achievable for housing and economic development uses'. This informs the development of a local plan.</p>

Monitoring Area	Requirement	Purpose
Brownfield Land Register	Each local planning authority must prepare and maintain a register of previously developed land as set Regulation 3 of the Town and Country Planning [Local planning] [England] Regulations 2017.	Brownfield land registers are up-to-date lists of land that may be suitable for residential redevelopment. Local authorities will manage registered in two parts: part one is a list of all brownfield sites appropriate for development and part two is a list of land with permission in principle.
Custom / Self Build Register	Responsibility for keeping a self-build and custom housebuilding register falls to “relevant authorities” as set out in section 1 of the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016)	The register supports the preparation of Local Government’s Strategic Housing Market Assessment to understand future need for custom/self-build housing in their locality.
Monitoring the significant environmental effects of implementing the Local Plan as identified in the sustainability appraisal report	Local planning authorities should also monitor the significant environmental effects of implementing the Local Plan as identified in the sustainability appraisal report. This is required by regulation 17 of the Environmental Assessment of Plans and Programmes Regulations 2004.	This will enable local planning authorities to identify unforeseen adverse effects at an early stage and to enable appropriate remedial actions including plan review. This is sometimes although not always including in Authority Monitoring Reports.

Monitoring Area	Requirement	Purpose
<p>Reporting of Number of planning applications and analysis of the decisions</p>	<p>The government require local planning authorities to provide data on number of planning and related applications on hand at the beginning of the quarter, received, withdrawn, called in or turned away during the quarter; the number of decisions and delegated decisions; and information on specific types of applications such as applications accompanied by Environmental Statements, Regulation 3 and 4 consents, decisions on applications for prior approval and enforcement action (this is set out in the PS1 Form).</p> <p>There is also a requirement for an analysis of the decisions made during the quarter, broken down by: a. Development type, whether permission/ consent was granted or refused; and the time taken from application to decision (this is set out in the PS2 Form)</p>	<p>The statistics are used by central government to monitor local authority performance and is published as National Statistics in DCLG's planning application statistics quarterly statistical release a and are publically accessible and to assist in development management functions</p>
<p>Additional monitoring certain categories of application</p>	<p>Many authorities also carry out additional monitoring for certain categories of application to assess the effectiveness of their policies.</p> <p>In London, this includes submitting data to the Greater London Authority for certain categories of development and inclusion in the London Development database. This includes any new build residential units or any loss or gain of residential units through change of use or conversion of existing dwellings seven or more new bedrooms for hotels, hostels, student housing or residential homes 1,000m² or more of floor space changing from one use class to another or created through new build or extension in all other non-residential categories the loss or gain or change of use of open space. These are tracked through to implementation, allowing us to produce data on completions and the development pipeline in addition to levels of approvals.</p>	<p>The data is used in Authority Monitoring Reports – including in London by the Greater London Authority to assess the effectiveness of planning policies and inform any review. This data is also useful for infrastructure and other service providers projects</p>