

Planning data specifications

Open data standards community group

September 2025



Agenda

Welcome

Updates & discussions:

MHCLG progress

Community update

“Decision” research findings

Discussion: your thoughts on research findings

Discussion: what would you like for this community going forwards

Next Steps, Questions & AOB

Meeting etiquette

Please raise your hand in Teams or add questions to the chat.

We will be taking notes and sharing a summary on
<https://design.planning.data.gov.uk/project/planning-applications>

If you do not wish to be cited on anything specifically please let us know

Welcome

Mike Rose



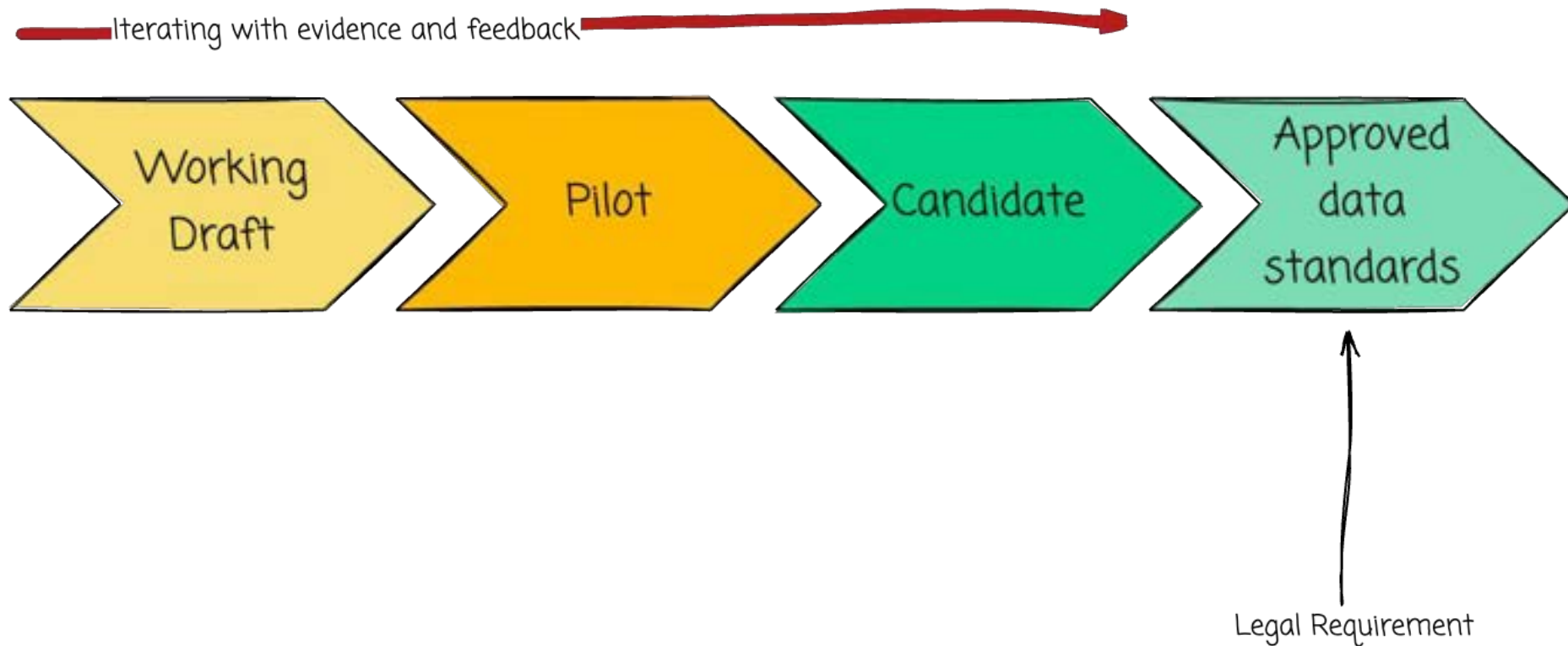
Our aim

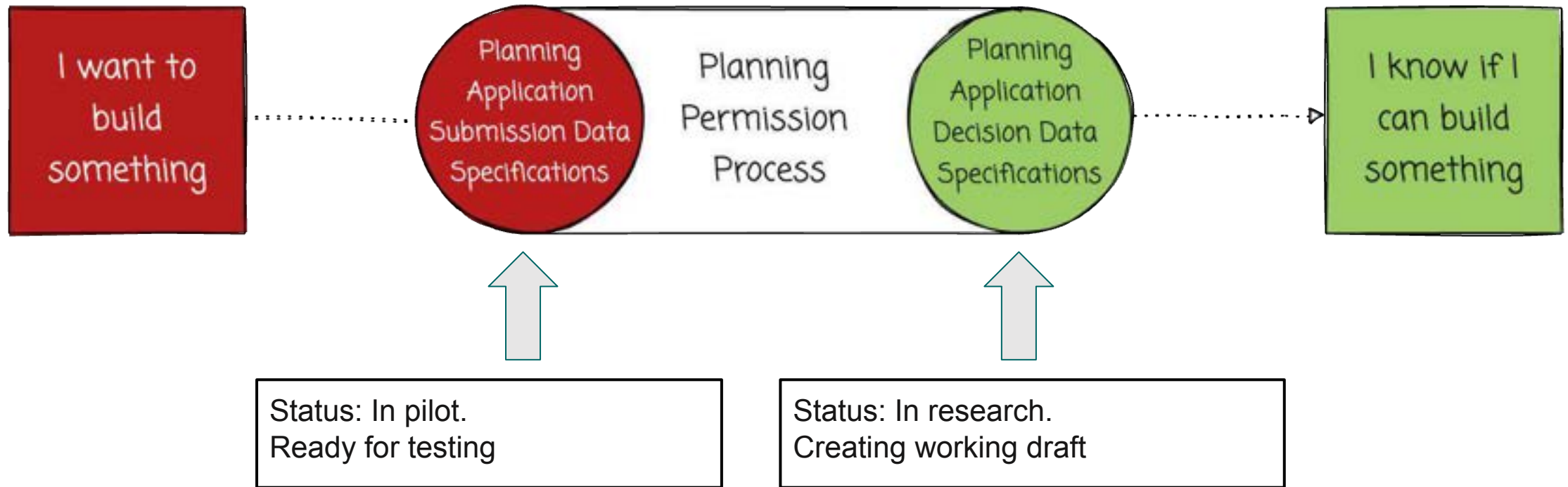
In order to make the planning system data rich and data enabled:

- **Aim:** To develop a set of **open, reusable modular data specifications** to underpin the planning permission process.
- **Scope:** The specifications will **define the structure and format of data** that is required based on the national legislation in place.

We need your help to **co-create** effective specifications, resolving issues and supporting testing

Stages of developing specifications





Specifications to become legal requirement

Indicative timeline towards mandating application submission standards

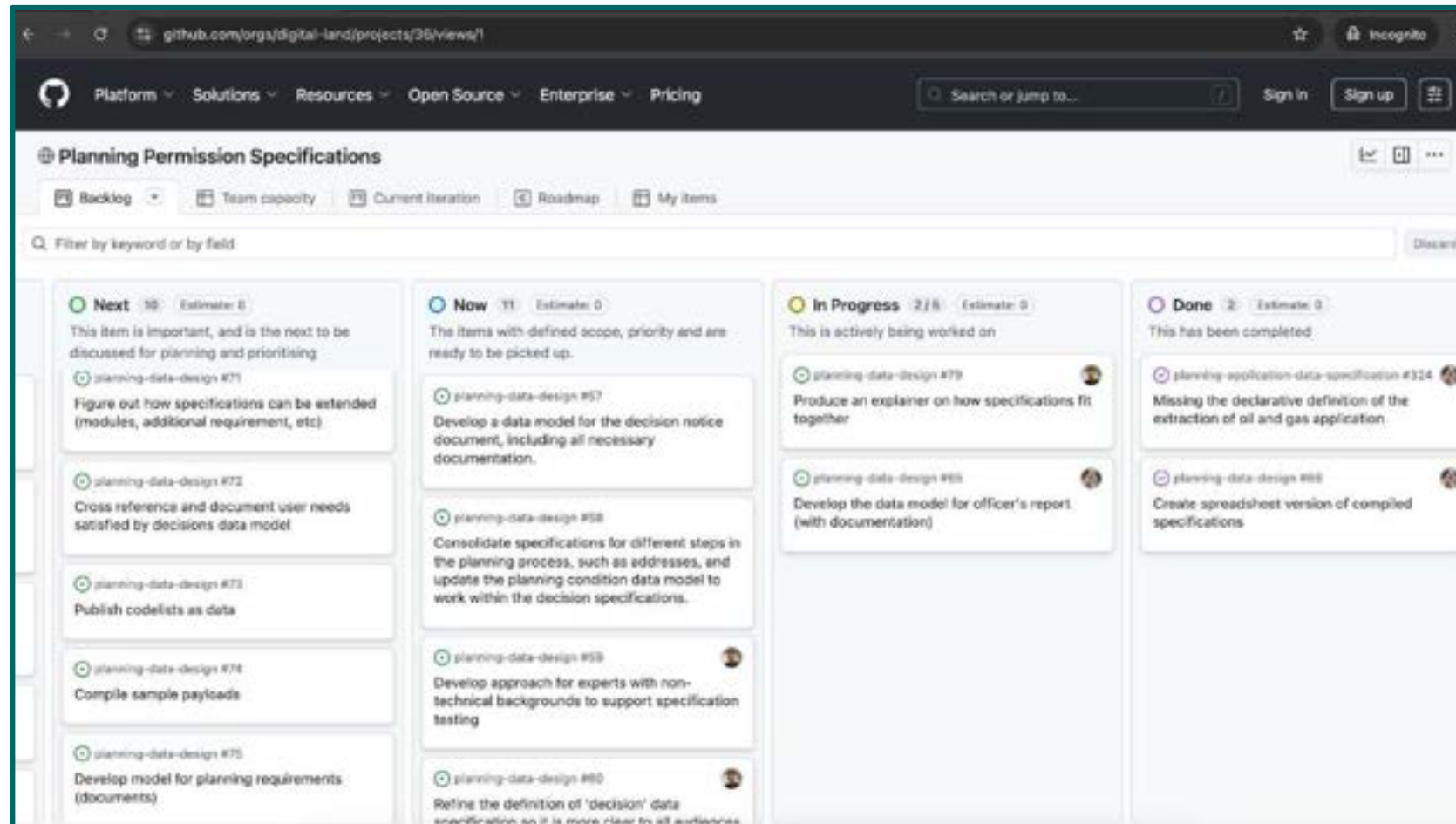


Working in the open

We want you to give us shareable and evidence-based feedback as we develop the specifications.

We want you to share what you are working on and how it relates to the specifications we are developing.

Working in the open



<https://github.com/orgs/digital-land/projects/36/views/1>

Working in the open

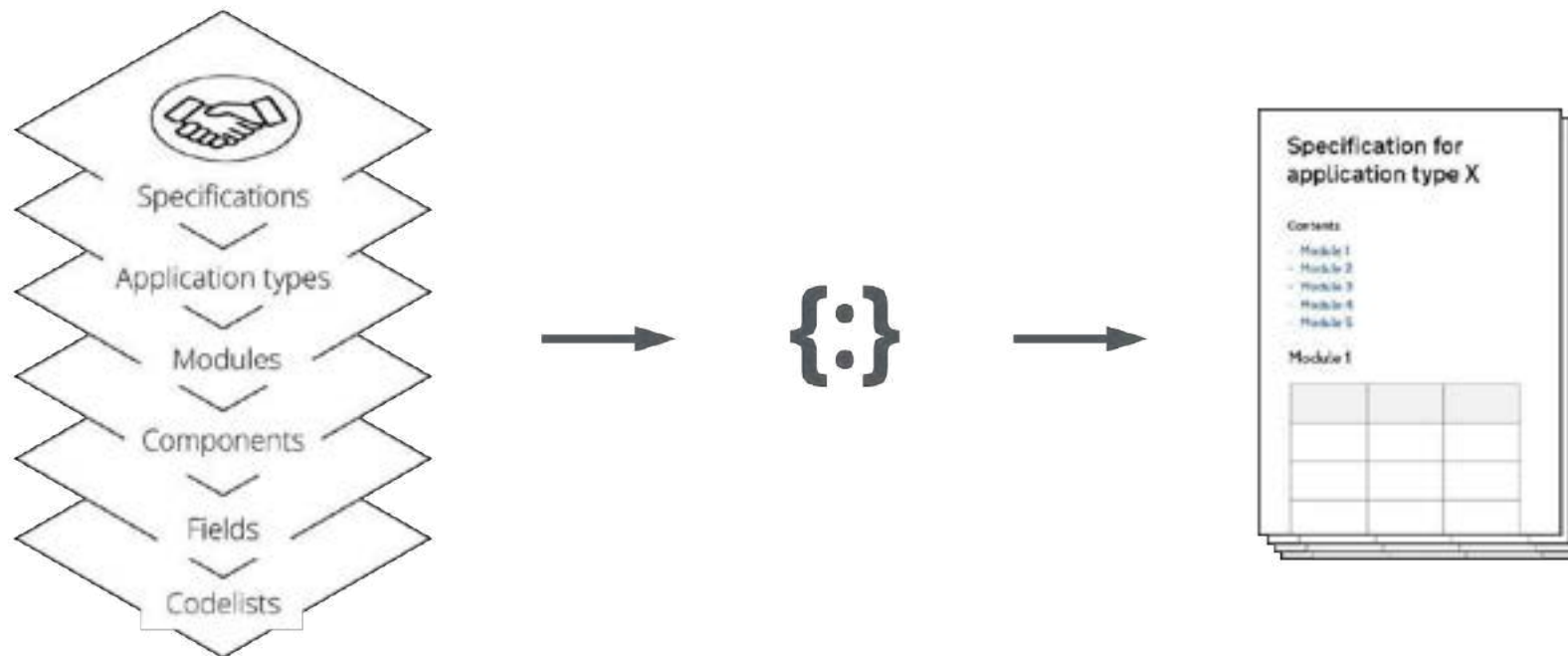
Since we started this work last October we have:

- held advisory group sessions
- held drop in sessions
- migrated to our open data standards community
- produced pilot specifications for planning application submission
- logged issues on public github board
- worked to align activities with ODP teams around standardisation and interoperability
- published blogs on MHCLG digital
- produced weeknotes on <https://design.planning.data.gov.uk/project/planning-applications>
- undertook user research for decisions
- all code and tools are open source

Data Design update

Colm Britton





Information models

One per

- module
- application type

Planning application data specifications - information models



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Local Government

hning-application-data-specification / generated / info_model / application / approval-condition.md

actions-user · Latest generated outputs 2025-09-10 · 472016 / 1 week ago · History

PreviewCodeBlame425 lines (205 loc) · 1.8 KB

Approval of details reserved by condition

An application to have conditions approved which have been applied at the time of granting a planning permission to limit and control the way in which the planning permission has been implemented

Contents

- Application data specification

Modules

- Agent contact details
- Agent details
- Applicant contact details
- Applicant details
- Checklist
- Conflict of interest
- Declaration
- Description of your proposal
- Discharge condition
- Part discharge
- Pre-application advice
- Site details
- Site Visit Details

Codelists

- Contact priority
- User role type

Application fields

Core planning application structure containing reference information, application types, submission details, modules, documents, and fees

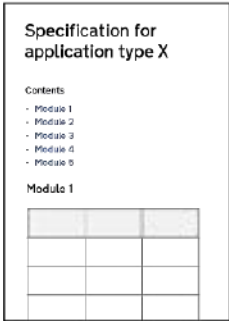
Application fields module

reference	name	description	requirement	notes
reference	Reference	A unique reference for the data item	MUST	
application-types	Application types[]	A list of planning application types that define the nature of the planning application	MUST	Select from the application-type enum

Generating outputs

Output layer

The usable results of the processing layer. The artifacts themselves as well as tools and services built on top of those artifacts.



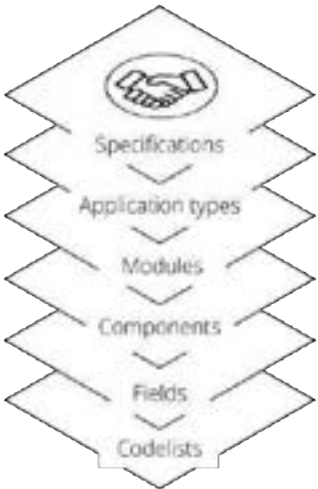
Processing layer

Code and processes transform the specifications into usable forms



Specification layer

Where the agreed definitions live and are kept up to date.



Spreadsheet output

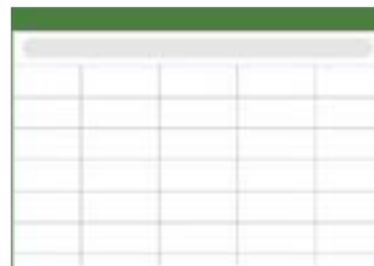
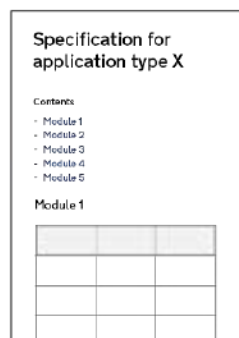
	A	B	C	D	E	F	G	H	I
1	top-level	top-level-description	field1	field2	field3	field4	description	datatype	requirement
2	Application	the details of the application payload to be submitted	Reference				A unique reference for the data item	string	MUST
3			Application types[]				A list of planning application types that define the nature of the planning application	enums	MUST
4			Application sub type				Further classification of the application type for specific variations within the main application type	enums	MAY
5			Planning authority				The reference of the planning authority the application has been submitted to, e.g. local-authority:OVD	string	MUST
6			Submission date				Date the application is submitted in YYYY-MM-DD format	date	MUST
7			Modules[]				List of required modules for this application that can be used to validate the application	string	MUST
8			Documents[]	Reference			A reference for the document	string	MUST
9			Documents[]	Name			A name of a person	string	MUST
10			Documents[]	Description			Brief description of what the document contains	string	MAY
11			Documents[]	Document types[]			List of code/set references that the document covers	enums	MUST
12			Documents[]	File	URL		A URL pointing to the stored file	string	MAY
13			Documents[]	File	Base64		Base64-encoded content of the file for inline file uploads	string	MAY
14			Documents[]	File	Filename		Name of the file being uploaded	string	MUST
15			Documents[]	File	MIME type		The file's MIME type such as application/pdf or image/jpeg	string	MAY
16			Documents[]	File	Checksum		Hash of the file contents used for file validation and checking files have not been tampered with	string	MAY
17			Documents[]	File	File size		Size of the file in bytes that can be used to enforce limits	number	MAY
18			Fee	Amount			The total amount due for the application fee	number	MUST
19			Fee	Amount paid			The amount paid towards the application fee	number	MUST
20			Fee	Transactions[]			References to payments or financial transactions related to this application	string	MAY
21	Access and rights of way	Information about changes to access arrangements and public rights of way	New or altered vehicle access				Is a new or altered vehicle access proposed to/from the public highway	enums	MUST
22			New or altered pedestrian access				Is a new or altered pedestrian access proposed to/from the public highway	enums	MUST
23			Change to right of way				Will the proposal change public rights of way (diversion/abandonment/creation)	enums	MUST

One per application type

[Planning application data specifications - spreadsheet per application type](#)

Output layer

The usable results of the processing layer. The artifacts themselves as well as tools and services built on top of those artifacts.



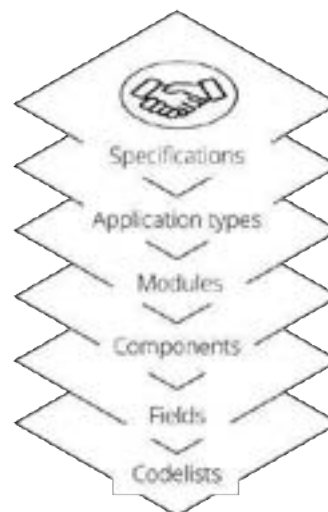
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Where the agreed definitions live and are kept up to date.



JSON schemas

One per application type

But we need to test them

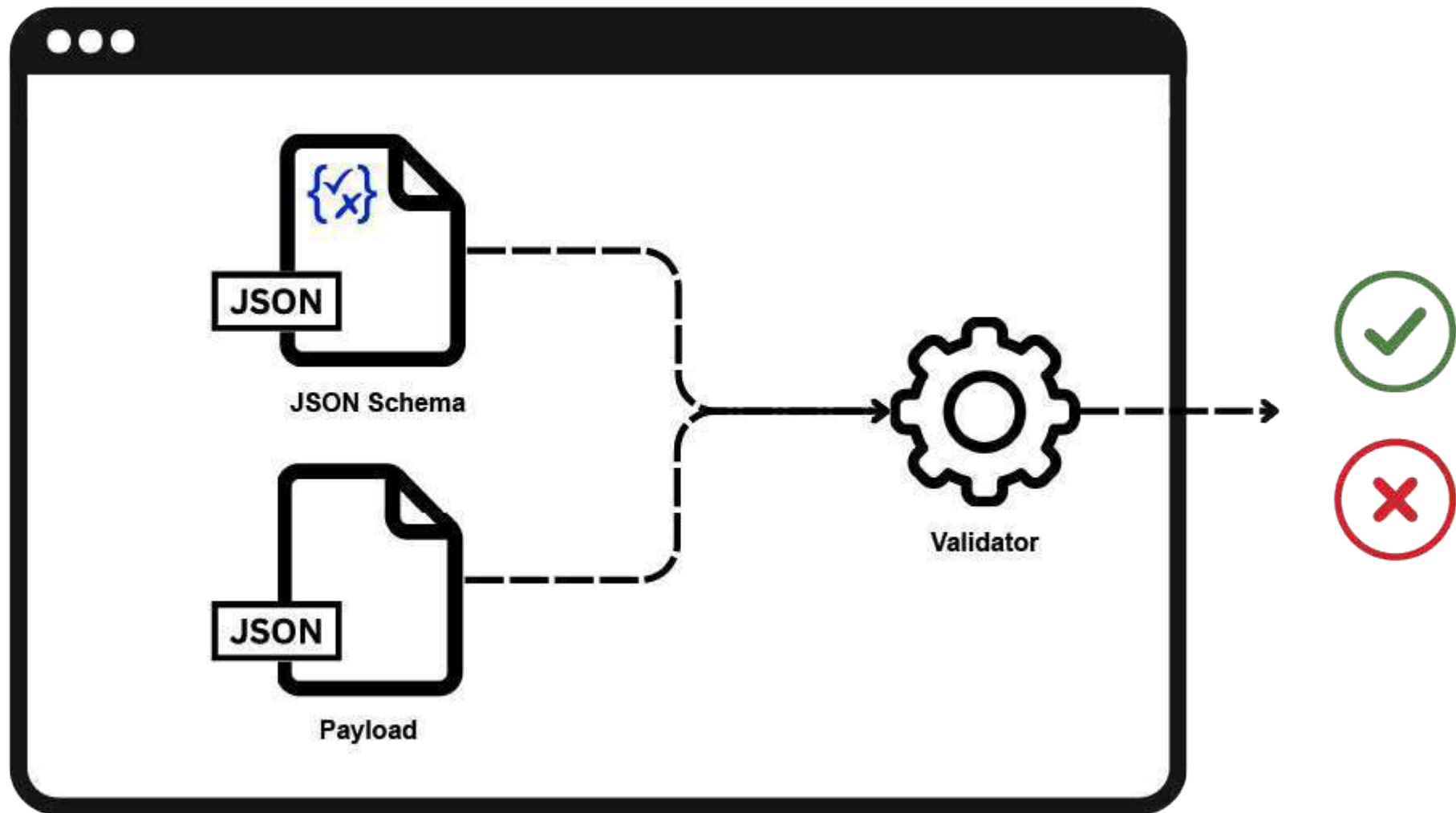
[Documentation](#)

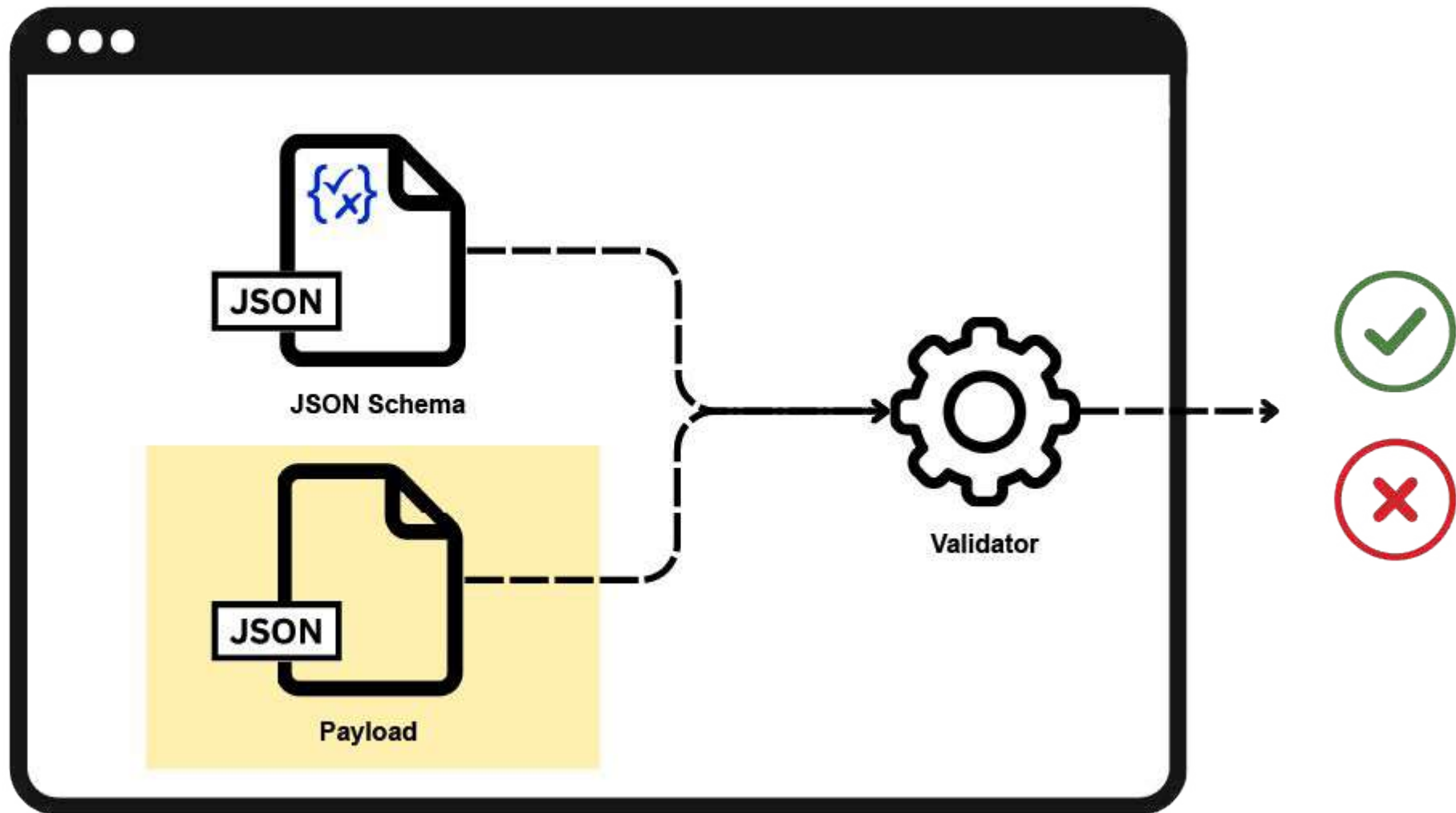
[Planning application data specifications - JSON schemas](#)

```
planning-application-data-specification / generated / json-schema / applications / approval-condition.json
actions-user Latest generated outputs 2025-05-19 20:00:30 9 days ago History

Code Errors 734 Lines (734 Rows) 17.2 KB

1 {
2   "$schema": "https://json-schema.org/draft-07/schema#",
3   "id": "approval-condition.json",
4   "title": "Approval of details reserved by condition",
5   "description": "An application to have conditions approved which have been applied at the time of granting a planning permission to limit and control the way in which the planning",
6   "type": "object",
7   "properties": {
8     "agent-contact": {
9       "$ref": "#/definitions/agent-contact"
10    },
11    "agent-details": {
12      "$ref": "#/definitions/agent-details"
13    },
14    "applicant-contact": {
15      "$ref": "#/definitions/applicant-contact"
16    },
17    "applicant-details": {
18      "$ref": "#/definitions/applicant-details"
19    },
20    "checklist": {
21      "$ref": "#/definitions/checklist"
22    },
23    "conflict-of-interest": {
24      "$ref": "#/definitions/conflict-of-interest"
25    },
26    "declaration": {
27      "$ref": "#/definitions/declaration"
28    },
29    "disc-your-proposal": {
30      "$ref": "#/definitions/disc-your-proposal"
31    },
32    "discharge-con": {
33      "$ref": "#/definitions/discharge-con"
34    },
35    "part-discharge": {
36      "$ref": "#/definitions/part-discharge"
37    },
38    "para-app-advice": {
39      "$ref": "#/definitions/para-app-advice"
40    },
41    "site-details": {
42      "$ref": "#/definitions/site-details"
43    },
44    "site-visit": {
45      "$ref": "#/definitions/site-visit"
46    },
47    "application": {
48      "$ref": "#/definitions/application"
49    }
50  },
51  "required": [
52    "agent-contact",
53    "agent-details",
54    "applicant-contact",
55    "applicant-details",
56    "checklist",
```





HOW YOU CAN HELP

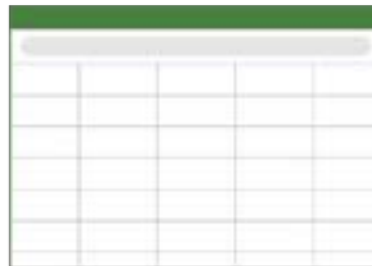
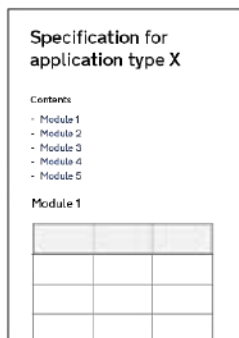
Can you provide sample payloads?



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Local Government

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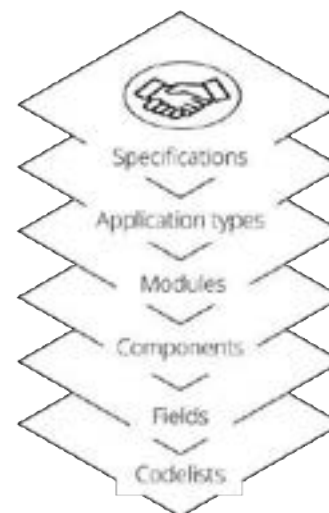
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HOW YOU CAN HELP

What else you need to use and test the specifications?

Application types

36 total

17 defined

19 on the backlog

[Planning application data specifications - application types](#)

planning-application-data-specification / data / planning-application-type.csv

colmude: app: add synonyms for Approval of details reserved by condition appl... 15v281f · 2 months ago History

Preview Code Blame 38 Lines (138 loc) · 13.8 KB

Search this file

	reference	name	description
1	hsh	Householder planning application	A simplified process for applications to alter or enlarge a single house (but not a flat), including works within the boundary of the house.
2	full	Full planning permission	This application is needed when making detailed proposals for developments which are not covered by a householder application.
3	outline	Outline planning	Applications that are used to understand whether the basic nature of a development is viable.
4	reserved-matters	Reserved matters	This application is only required when the applicant has already been granted outline planning permission. Reserved matters applications are used to approve details of the development that were not covered by the outline permission.
5	demolition-con-area	Planning permission for relevant demolition in a conservation area	An application for planning permission involving the demolition of any unlisted building or structure in a conservation area.
6	lbc	Listed building consent	An application for works for the demolition of a listed building or for its alteration or extension in any manner which would affect its character as a building of special architectural or historic interest.
7	advertising	Advertising	An application for all types of advertisements and signs.
8	lcc	Lawful development certificate	A legal document stating the lawfulness of past, present or future building use, operation or other matters, signifying that the proposed development is lawful.
9	prior-approval	Prior approval	This applies to developments with permitted development rights (where developments are granted planning permission without the need for a full planning application).
10	cd	Removal or variation of a condition following grant of planning permission	Applications for a removal or variation of a condition after planning permission has been granted.
11	approval-condition	Approval of details reserved by condition	An application to have conditions approved which have been applied at the time of granting a planning permission to limit the scope of the development.
12	consent-under-tpo	Consent under TPO	An application that will affect a protected tree including those covered by a Tree Preservation Order (TPO) or those which are otherwise protected.
13	non-material-amendment	Non-material amendment (NMA)	An application for any minor changes to proposals that have already been approved.
14	pid	Permission in principle	An alternative way of getting planning permission for housing-led development which separates the consideration of material considerations from the decision on whether the development is acceptable in principle.
15	extraction-oil-gas	Development relating to the onshore extraction of oil and gas	
16	hedgerow-removal	Hedgerow removal notice	An application for anyone proposing to remove a hedgerow or part of a hedgerow.
17	notice-trees-in-con-area	Notification of proposed works to trees in a conservation area	Notification, 6 weeks prior to works being carried out, of proposed works to a tree in a conservation area that is not subject to a Tree Preservation Order.
18	waste-dev	Waste development	An application which involves the use of land for waste management activities like storage, treatment, or disposal.
19	land-drainage-consent	Land Drainage Consent	Land drainage consent is required for works affecting the flow of water in an ordinary watercourse, such as a stream, ditch or river.
20	footpath-diversion	Footpath diversion	The diversion or stopping up of public footpaths, bridleways, or restricted byways when it is necessary to facilitate development.
21	cert-alt-appropriate-dev	Certificate of alternative appropriate development	This enables the claimant under a compulsory purchase scheme to request that their local planning authority review their application for planning permission.
22	overhead-lines	Circular 14/90 Overhead Lines	Consent required to install or maintain overhead electric lines.
23	nslps	Nationally Significant Infrastructure Projects (NSIPs)	Nationally Significant Infrastructure Projects are large-scale projects which require consent from the Secretary of State.
24	not-construction-hours	Modification of conditions relating to construction working hours	Application for modification of conditions relating to construction working hours.
25	street-closure-application	Application for a temporary closure of a street	An application for a temporary closure of a street for a specific purpose, such as a public event or a construction project.

Community update



Decision User Research

Mike Rose



Terminology reflection

‘decision’ data is:

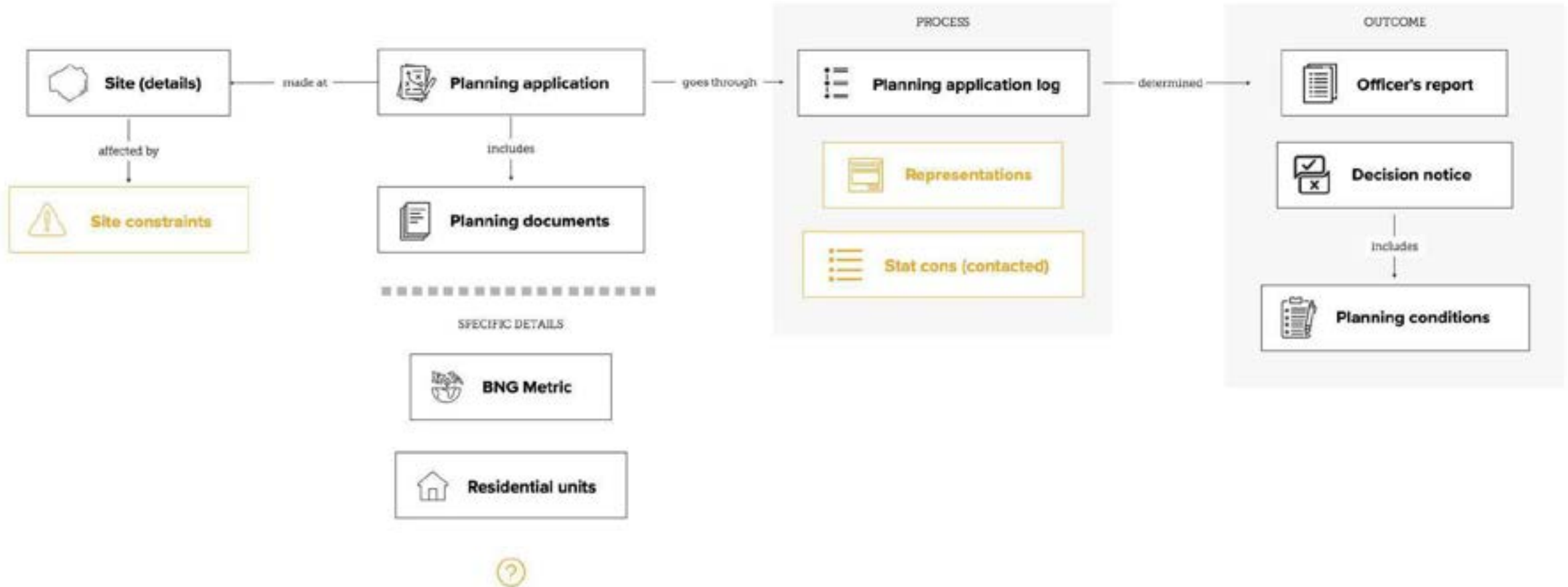
‘all the *up to date* stuff at the point of the decision’

and

‘conditions applied alongside the decision’

provided as ***data***

For example*



* this is **exactly** what we need to define

Participants

We received 25 survey responses - thank you!

We interviewed

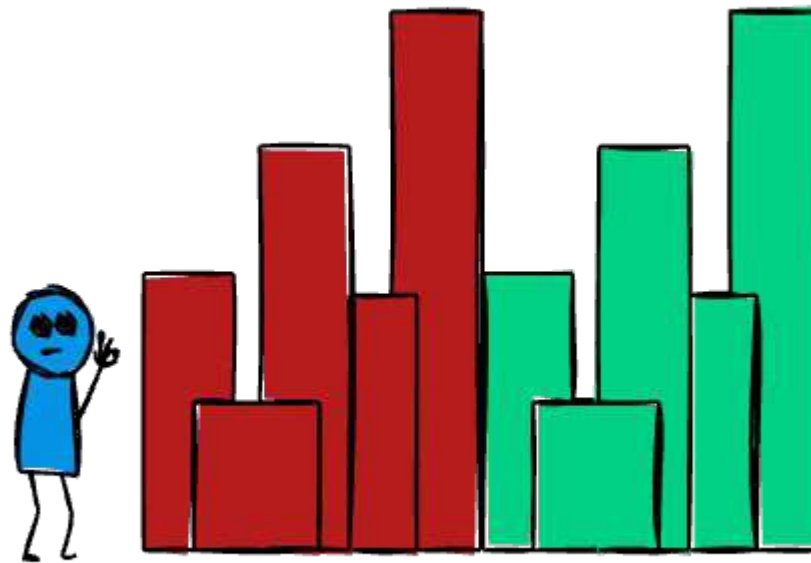
- MHCLG Statistics
- MHCLG Policy
- PINS
- GMCA
- 5 LPAs (including 1 deep dive)
- 2 Planning consultants (including 1 deep dive)

PLANNING APPLICATION DECISION DATA

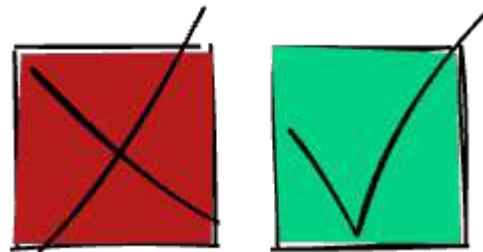
Who else should we be talking to and why?

Why is 'decision' data needed?

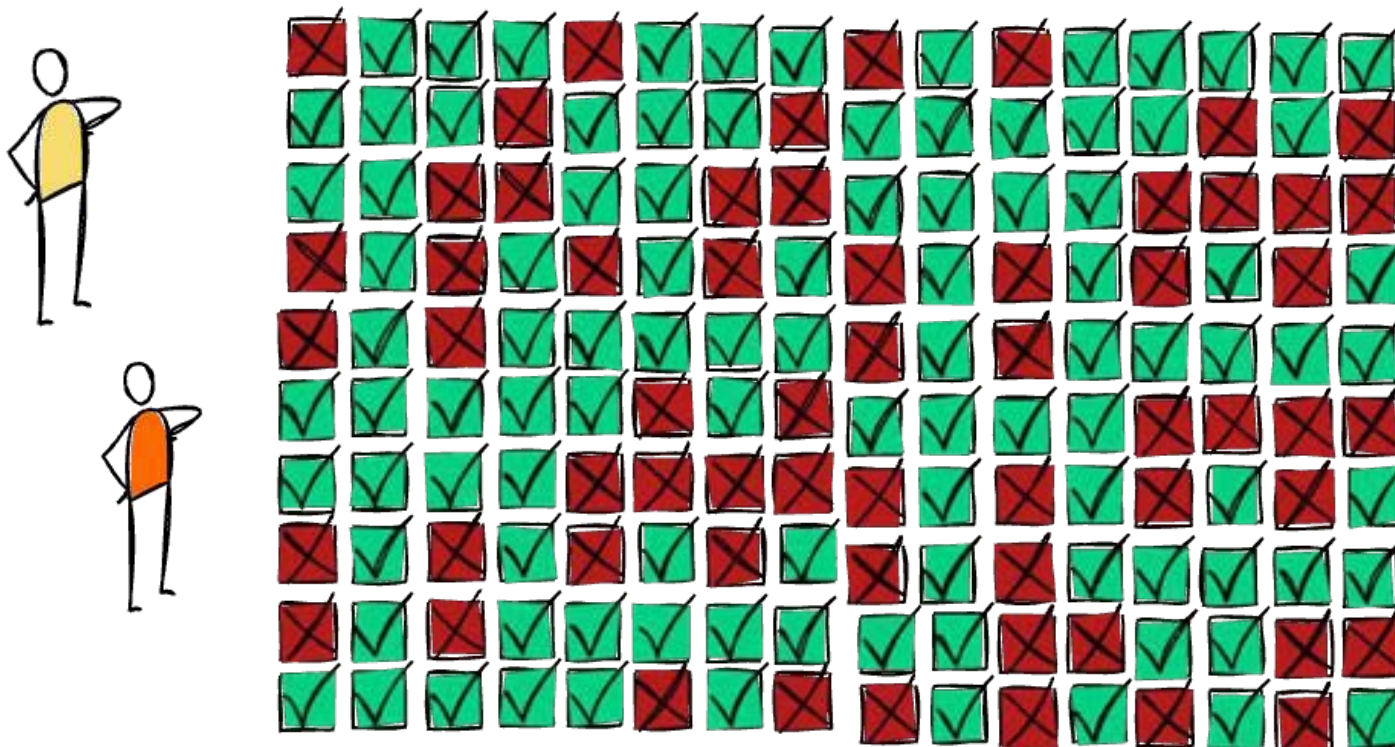
Forecasting



Appeals



Monitoring and reporting



Statutory consultation

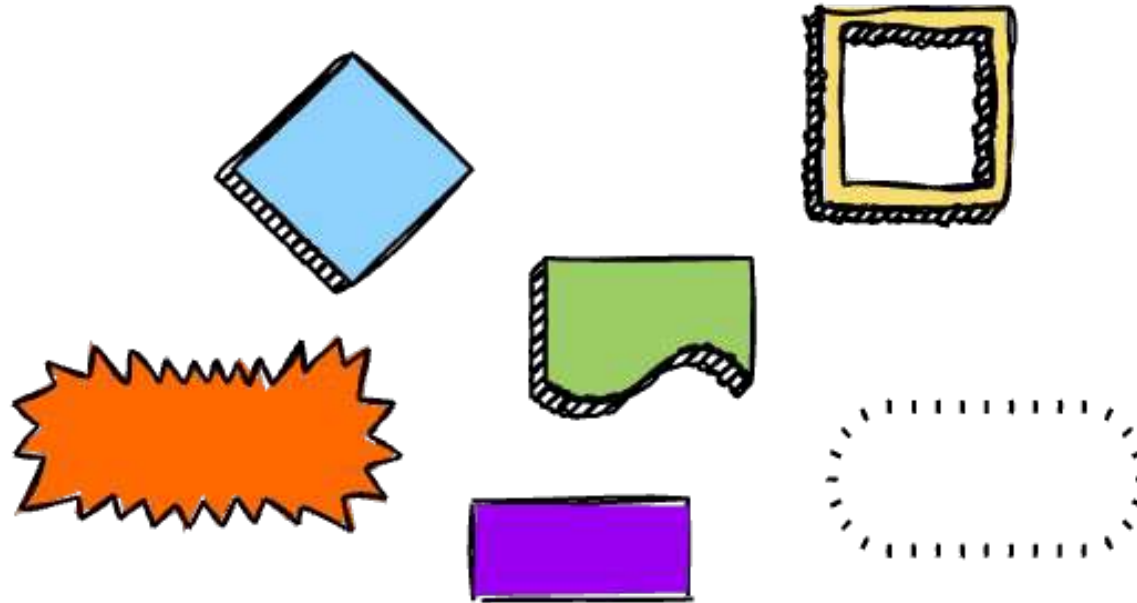


PLANNING APPLICATION DECISION DATA

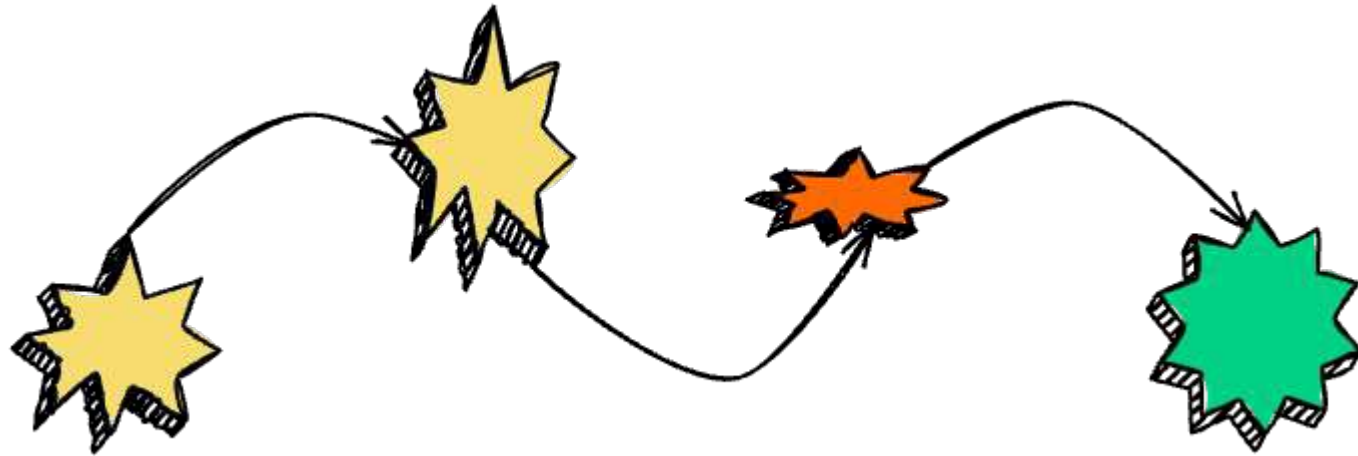
Are there any key data requirements we are missing?

Top problems

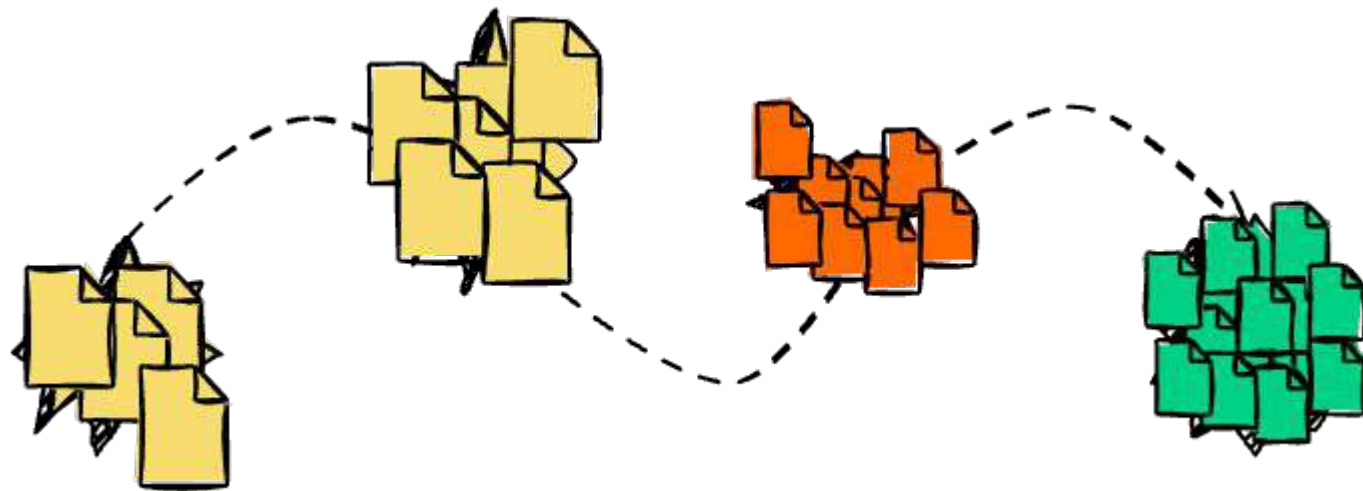
No agreed 'standard' start point...



Data changes through the planning permission process...



Critical data locked up in documents



PLANNING APPLICATION DECISION DATA

What do you think the biggest challenges will be?

Review of Data Standards Community sessions

Liz Whiting



OPEN DATA STANDARDS COMMUNITY

What is working about these sessions?



OPEN DATA STANDARDS COMMUNITY

Is there different content you would like to hear about?

OPEN DATA STANDARDS COMMUNITY

Would you like more/different discussions?



OPEN DATA STANDARDS COMMUNITY

Does the cadence and format work?



OPEN DATA STANDARDS COMMUNITY

Would you like to be more involved in this project?
What could that look like?

Next Steps

Mike Rose



Reminder - we need your help!

- Continue to test the pilot submission specifications
 - Tell us what you need to test
 - Feedback to us on what is working
 - Provide evidence if they need amending
- Keep helping us to understand decision data requirements
 - Get in touch with us if you want to chat!
 - email - mike.rose@communities.gov.uk

Reminder - this is our community!

We do not know everyone who should be involved in this so please:

- Tell your friends!
- Spot where we are missing someone / a group of people **and invite them**
- Make suggestions for others who could / should be involved for us to invite



Next session in October we plan to:

- *Update you on our progress*
- *Discuss your specific evidence and feedback [provided in advance] on pilot specifications*
- *Share more community updates*

Links

[Project website](#)
[Our Glossary of terms](#)

[Repository for planning permissions](#)
[Modular submission specifications with no issues](#)
[Modular submission Specifications with outstanding issues](#)
[Composite application submission Specifications](#)

[Planning Permissions public Github board](#)

[2022 planning applications and decisions consideration](#) (as it stands)

Thank you!

