



Ministry of Housing,
Communities &
Local Government



Statistical release

Planning application statistics

Planning applications in England: July to September 2020

In this release:

Between July and September 2020, district level planning authorities in England:

- received 106,200 applications for planning permission, unchanged from the corresponding quarter of 2019;
- granted 79,300 decisions, down 13 per cent from the same quarter in 2019; this is equivalent to 88 per cent of decisions, unchanged from the same quarter of 2019;
- decided 88 per cent of major applications within 13 weeks or the agreed time, unchanged from the same quarter in 2019;
- granted 10,000 residential applications, down 13 per cent on a year earlier: 1,300 for major developments and 8,600 for minors;
- granted 1,700 applications for commercial developments, down 25 per cent on a year earlier.

In the year ending September 2020, district level planning authorities:

- granted 311,800 decisions, down 12 per cent on the year ending September 2019; and
- granted 40,400 decisions on residential developments, of which 5,200 were for major developments and 35,300 were for minors, down by 14 and 11 per cent respectively on the year ending September 2019. This is equivalent to a decrease of 11 per cent in the overall number of residential decisions granted.

Release date: 17 December 2020

Date of next release: March 2021

Contact: Andrew Presland Planning.Statistics@communities.gov.uk

Media enquiries: 0303 444 1209 NewsDesk@communities.gov.uk

Table of contents:

Introduction	2
Authorities undertaking district level planning	2
Authorities undertaking county level planning	18
Changes to accompanying tables	21
Accompanying tables	21
Data held on Open Data Communities	25

Introduction

This Statistical Release presents National Statistics on authorities that undertake district and county level planning activities in England. It covers information on planning applications received and decided, including decisions on applications for residential developments (dwellings) and enforcement activities. Data are provided at national and local planning authority level and are based on information reported for the relevant quarters as at 13 November 2020 for the PS1/2 return ('District matters') and the CPS1/2 return ('County matters').

In line with departmental policy, this release has a new format with effect from this quarter, to increase accessibility to users on a wider range of media, such as by excluding columns of text and large tables. To reduce the length of the document, the technical notes are now published as a separate document. The *Definitions* section in the technical document provides a link to a glossary containing details of the main terms used within this release and associated live tables.

This is also the first quarter for several years for which regional totals are included within those live tables that include local authority breakdowns. Two regional breakdown tables have been included in a separate section of this release.

Authorities undertaking district level planning

A summary of the trends in applications, decisions and permissions granted is provided in **Figure 1**. The number of applications, decisions and permissions at district level in this publication is given to the nearest hundred; more detailed figures are available in the accompanying Live Tables.

Planning applications

During July to September 2020, authorities undertaking district level planning in England received 106,200 applications for planning permission, unchanged from the corresponding quarter in 2019. In the year ending September 2020, authorities received 398,600 planning applications, down nine per cent on the year ending September 2019 (**Live Table P134, Table 1 and PS1 summary dashboard**).

Planning decisions

Authorities reported 90,300 decisions on planning applications in July to September 2020, a decrease of 12 per cent on the 103,100 decisions in the same quarter of the previous year. In the year ending September 2020, authorities decided 356,800 planning applications, down 11 per cent on the number in the year ending September 2019 (**Live Tables P120/P133/P134 and Table 1**).

Applications granted

During July to September 2020, authorities granted 79,300 decisions, down 13 per cent on the same quarter in 2019. Authorities granted 88 per cent of all decisions, unchanged from the September quarter of 2019 (**Live Tables P120/P133**). Overall, 82 per cent of major and minor decisions were granted, down one percentage point from the quarter ending September 2019 (**PS2 development types dashboard**).

Over the 12 months to September 2020, 311,800 decisions were granted, down 12 per cent on the figure for the year to September 2019 (**Table 1 and PS2 development types dashboard**).

The above information is summarised in Table 1, below¹.

Table 1: District level planning applications received, decided and granted

England, quarter and year ending September 2019 and September 2020 ^P

	Quarter ending		Year ending	
	Q3 2020	Q3 2019	Q3 2020	Q3 2019
Number of applications received (000s)	106.2	106.4	398.6	439.3
<i>% change in the number of applications received from previous period</i>	-0	-3	-9	-4
Number of applications decided ¹ (000s)	90.3	103.1	356.8	400.9
<i>% change in the number of applications decided from previous period</i>	-12	-2	-11	-4
Number of applications granted ² (000s)	79.3	90.6	311.8	352.4
<i>% change in the number of applications granted from previous period</i>	-13	-3	-12	-4

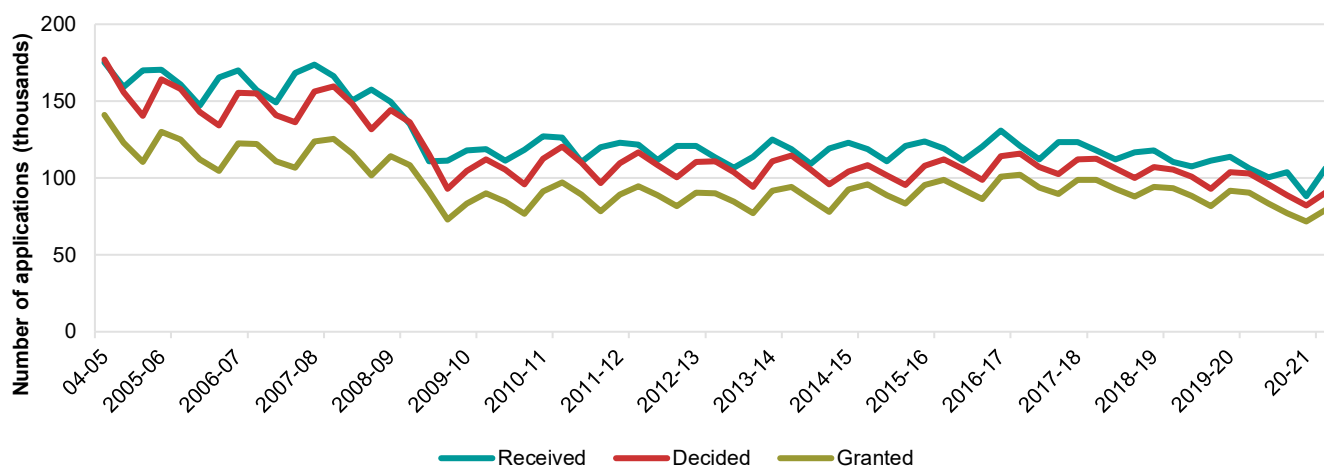
¹ The historic time series that were included in Table 1 in previous releases are available in Live Table P120.

Historical context

Figure 1 shows that, since about 2009-10, the numbers of applications received, decisions made and applications granted have each followed a similar pattern. As well as the usual within-year pattern of peaks in the Summer (July to September quarter for applications and July to September for decisions) and troughs in the Autumn (October to December quarter for applications and January to March quarter for decisions), there was a clear downward trend during the 2008 economic downturn, followed by a period of stability with reductions in more recent quarters.

Figure 1: Number of planning applications received, decided and granted

England, quarter ending September 2004 to quarter ending September 2020



Historical figures for all district level decisions dating back to 2008-09 are set out in **Live Table P120**, with separate breakdowns for residential and commercial decisions being shown in **Live Tables P120A** and **P120B** respectively. These latter two tables are discussed below in the sections on residential and commercial decisions².

Figure 2: Percentage of planning decisions granted, by type of development

² Tables P120A and P120B do not between them cover the totality of decisions included in P120, which also includes decisions on Traveller caravan pitches and various 'Other developments'.

Local planning authorities, quarter ending September 2020

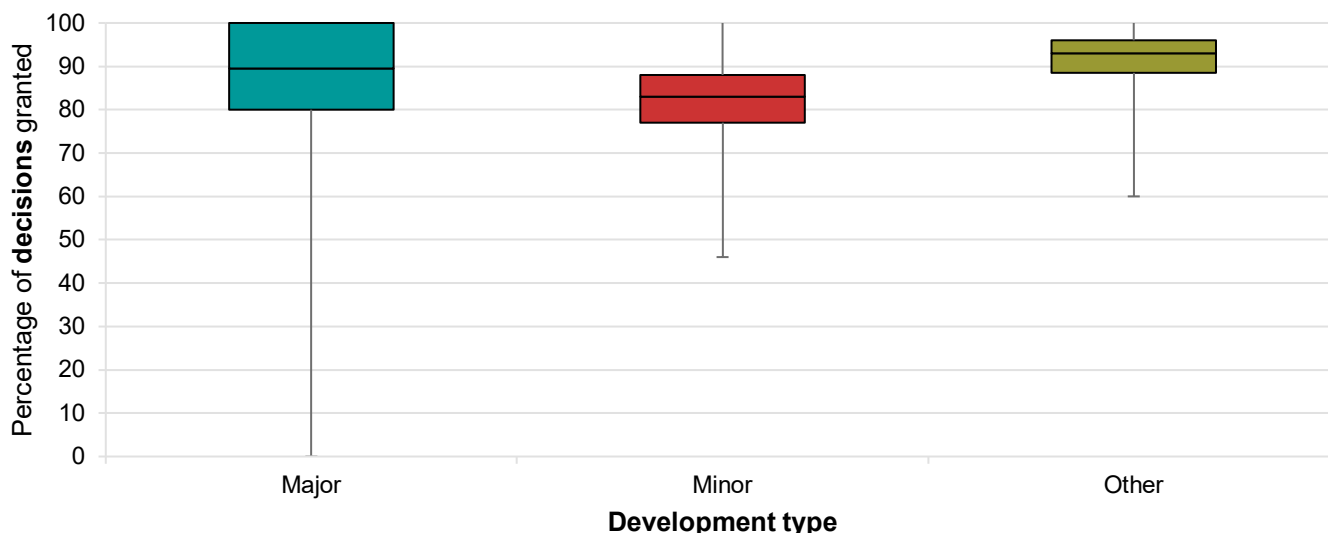


Figure 2 summarises the distribution of the percentage of decisions granted across authorities for major, minor and other developments using box and whisker plots. The ends of the box are the upper and lower quartiles, meaning that 50 per cent of local authorities fall within this range. The whiskers are the two lines above and below the box that extend to the highest and lowest observations (the range). **Figure 2** shows that the variation in percentage of decisions granted this quarter is widest between authorities for major developments (0 to 100 per cent), followed by minor developments (46 to 100 per cent) and other developments (60 to 100 per cent) (**Live Table P120 and PS2 local planning authorities dashboard**).

Regional breakdowns

Table 2 shows how numbers of applications received, decisions made and decisions granted varied by region. It also shows how the percentage of decisions granted varies widely by region, from 78 per cent in London to 95 per cent in the North East. (**Live Table P133**).

Table 2: Regional breakdown of applications and decisions

Quarter ending September 2020

	Total applications received	Total decisions	Total decisions granted	Percentage of decisions granted
England	106,200	90,300	79,300	88
North East	3,300	2,800	2,600	95
North West	11,100	8,800	8,100	92
Yorkshire and the Humber	8,900	7,500	6,800	90
East Midlands	8,300	7,000	6,400	90
West Midlands	8,400	7,100	6,500	91
East of England	14,000	12,100	10,200	85
London	16,800	14,200	11,100	78
South East	20,500	17,900	15,800	88
South West	12,900	11,200	10,300	92
National Parks	1,900	1,600	1,500	89

1. National Parks are counted separately from each region: a few national parks straddle more than one region.

Table 3 shows how the changes in numbers of planning applications received, and in planning decisions made, varied by region. Although numbers of applications were largely unchanged, regional changes varied from a decrease of eight per cent (West Midlands) to an increase of eight per cent in the North West. **(Live Table P133)**

Table 3: Regional breakdown of changes in applications and decisions

Quarter ending September 2019 to quarter ending September 2020

	Total applications received, July to September 2019	Total applications received, July to September 2020	Percentage change	Total decisions, July to September 2019	Total decisions, July to September 2020	Percentage change
England	106,400	106,200	0	103,100	90,300	-12
North East	3,100	3,300	5	3,200	2,800	-13
North West	10,300	11,100	8	9,600	8,800	-8
Yorkshire and the Humber	8,400	8,900	7	8,300	7,500	-10
East Midlands	8,200	8,300	1	8,000	7,000	-12
West Midlands	9,200	8,400	-8	8,600	7,100	-18
East of England	13,800	14,000	2	13,400	12,100	-10
London	17,900	16,800	-6	17,200	14,200	-17
South East	20,600	20,500	-1	20,100	17,900	-11
South West	13,100	12,900	-2	12,900	11,200	-13
National Parks	1,900	1,900	0	1,800	1,600	-6

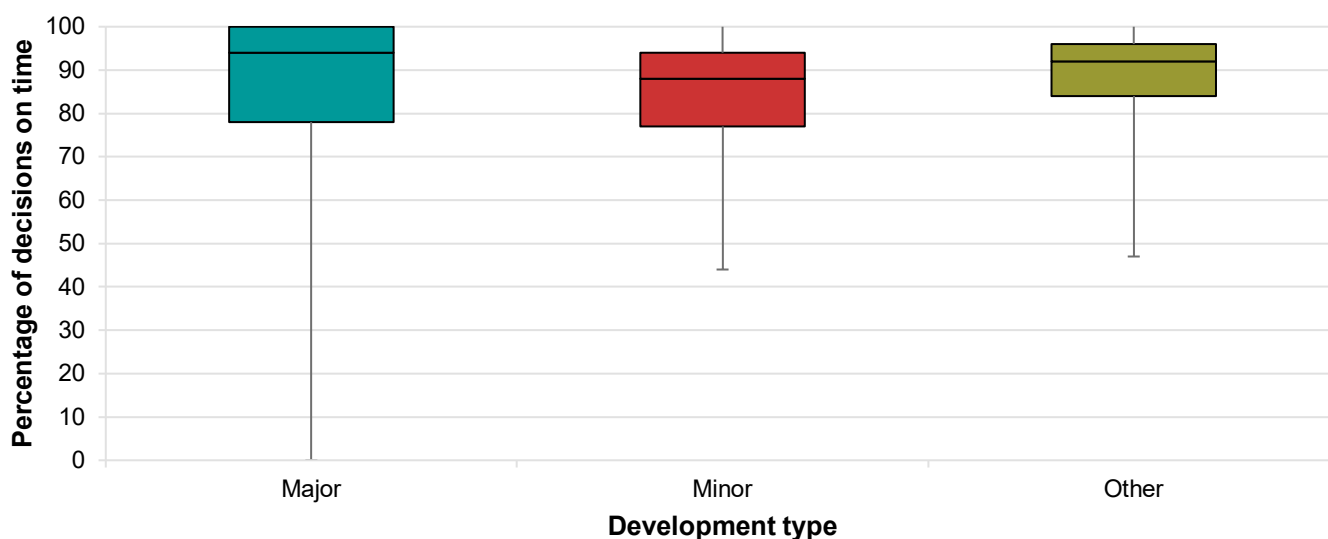
Speed of decisions

- In July to September 2020, 88 per cent of major applications were decided within 13 weeks or within the agreed time³, unchanged from the same quarter a year earlier.
- In the same quarter, 84 per cent of minor applications were decided within eight weeks or the agreed time, down one percentage point from a year earlier.
- Also in the same quarter, 89 per cent of other applications were decided within eight weeks or the agreed time, unchanged from a year earlier.

Figure 3 summarises the distribution of the percentage of decisions made in time across authorities for major, minor and other developments using box and whisker plots. The ends of the box are the upper and lower quartiles, meaning that 50 per cent of local authorities fall within this range. The whiskers are the two lines above and below the box that extend to the highest and lowest observations (the range). **Figure 3** shows that the variation in percentage of decisions made in time this quarter is widest between authorities for major developments (0 to 100 per cent), followed by minor developments (44 to 100 per cent) and other developments (47 to 100 per cent). (**Live Table P120 and the PS2 local planning authorities dashboard**).

Figure 3: Speed of decision-making, by type of development

Local planning authorities, quarter ending September 2020



³ This is the agreed time for applications for major developments associated with a Planning Performance Agreement (PPAs), Extension of Time (EoT) or Environmental Impact Assessment (EIA).

Use of performance agreements

Table 4 summarises the recent use of performance agreements⁴. It shows that they are more commonly used for major developments than minor or other developments, with 74 per cent of major decisions made during July to September 2020 involving a planning agreement, compared with 49 per cent of minor decisions. **Figure 4** shows, from 2010, numbers of decisions on major developments made involving a performance agreement, both in absolute terms and as a percentage of all decisions on major developments. The underlying historical figures are available in the PS2 development types dashboard. Notwithstanding definitional changes, there has been a marked increase in the use of agreements since early 2013. In reality, this longer upward trend has been driven by both the additional scope for recording them and their additional use.

The three final columns in Live Table P120 give corresponding figures for planning applications involving a planning agreement for all types of development (major, minor and 'other' combined), showing numbers of decisions and percentages decided within time.

Table 4: Use of performance agreements with planning applications

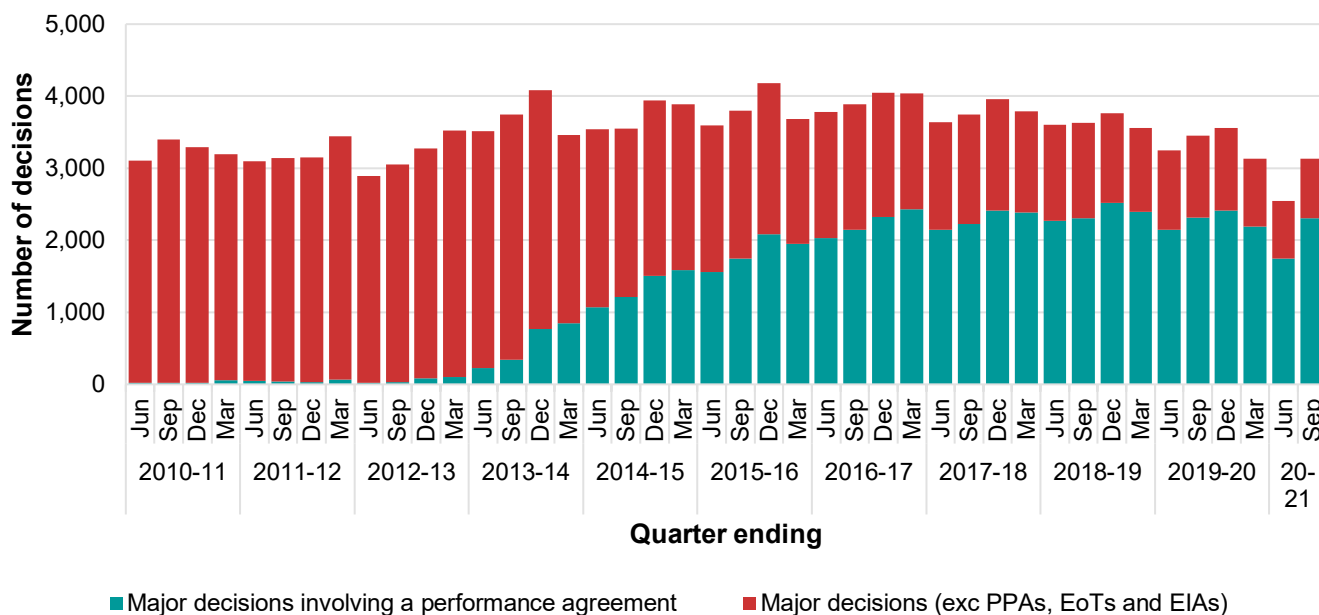
England, quarters and years ending September 2019 and September 2020 ^P

	Quarter ending		Year ending	
	Q3 2020	Q3 2019	Q3 2020	Q3 2019
Major decisions				
Total	2,545	3,454	12,367	14,026
Number involving a performance agreement	2,306	2,306	8,647	9,366
<i>% involving a performance agreement</i>	75	66	70	67
Minor decisions				
Total	23,786	28,513	103,737	116,198
Number involving a performance agreement	11,252	11,330	47,157	46,567
<i>% involving a performance agreement</i>	49	40	45	40
Other decisions				
Total	62,277	69,562	240,733	270,681
Number involving a performance agreement	19,747	17,589	70,306	65,683
<i>% involving a performance agreement</i>	31	25	29	24

P = Provisional; R = Revised

⁴ 'Performance agreement' is an umbrella term used to refer to Planning Performance Agreements, Extensions of Time and Environmental Impact Assessments.

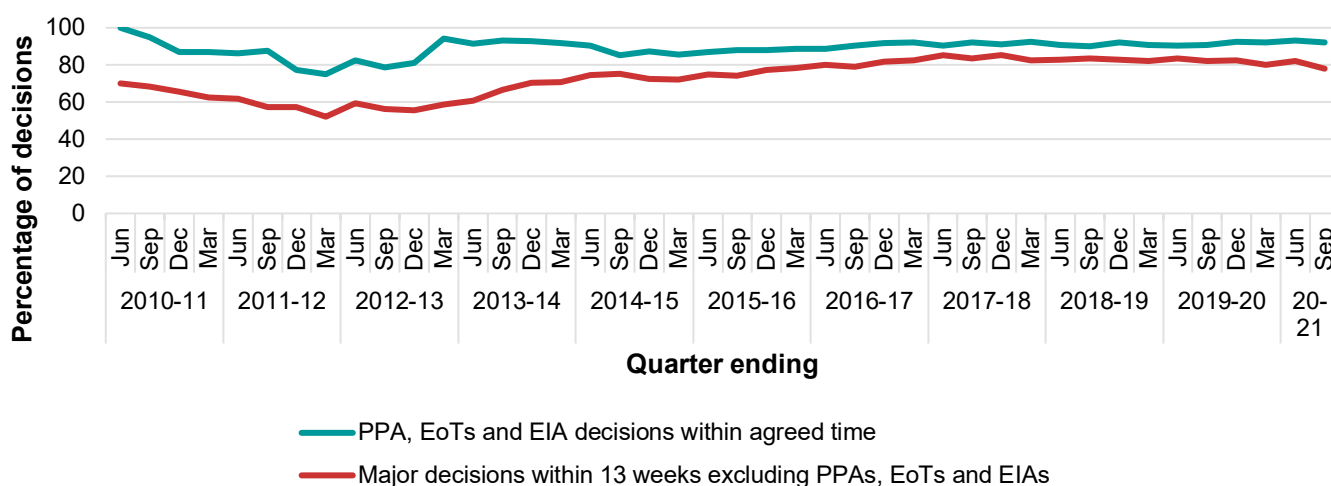
Figure 4: Use of performance agreements with applications for major developments¹
 England, quarter ending March 2010 to quarter ending September 2020



1. Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013

Figure 5 and Reference Table 2 show that in the quarter to September 2020, 92 per cent of major development decisions involving performance agreements were made on time. In comparison, 78 per cent of major decisions not involving performance agreements were made within the statutory time limit of 13 weeks. The underlying figures are available in the **PS2 development types dashboard**.

Figure 5: Percentage of major development decisions made within time¹
 England, quarter ending June 2010 to quarter ending September 2020



1. Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013

Performance of individual district level local planning authorities

Live Tables P151a and P153 present data on the performance of district level local planning authorities against the latest published criterion in [Improving planning performance: criteria for](#)

[designation](#) on the speed of decision-making for informing decisions on the designation of poorly performing local planning authorities under section 62B of the Town and Country Planning Act 1990. In particular, **Live Table P151a** gives detailed figures for the time taken for **major** decisions to be made over the eight most recent quarters and **Live Table P153** presents data for the time taken by district level local planning authorities for decisions on '**non-major developments**' (previously 'minor and other developments', and defined as minor developments, changes of use and householder developments) to be made over the eight most recent quarters.

Similarly, **Live Table P152a**, presents data on the performance of district level local planning authorities against the latest published criterion in [Improving planning performance: criteria for designation](#) on the quality of decision-making for assessing performance under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the percentage of **major** decisions subject to a successful planning appeal, by matching eight quarters of the department's data on decisions and all available quarters of Planning Inspectorate data on appeals. This table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Live Table P154 presents data for the percentage of decisions on minor and other developments (as defined for Table P153) subject to a successful planning appeal, by matching eight quarters of the department's data on decisions and all available quarters of Planning Inspectorate data on appeals. Like Table P152a, this table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Residential decisions

In July to September 2020, 13,400 decisions were made on applications for residential ⁵ developments, of which 10,000 (74 per cent) were granted. The number of residential decisions made decreased by 13 per cent from the September quarter of 2019, with the number granted also dropping 13 per cent.

The number of major residential decisions granted decreased by 6 per cent to 1,300, and the number of minor residential decisions granted decreased by 14 per cent, to 8,600 (**Live Table P120A, and the PS2 development types dashboard**). In the year ending September 2020, authorities granted 5,200 major and 35,300 minor residential applications, down by 14 and 11 per cent respectively on the year ending September 2019 (**Live Table P120A and the PS2 local planning authorities dashboard**). This is equivalent to a decrease of 11 per cent in the overall number of residential decisions granted.

Residential units

The figures collected by the department are the numbers of decisions on planning applications submitted to local planning authorities, rather than the number of units included in each

⁵ 'Residential' is used in this release to refer only to developments involving the construction or conversion of dwellings, rather than also including other developments involving people's homes, such as householder developments and some changes of use.

application, such as the number of homes in the case of housing developments. The department supplements this information by obtaining statistics on housing permissions from a contractor, Glenigan.⁶ The latest provisional figures show that permission for 368,600 homes was given in the year to 30 September 2020, down six per cent from the 392,200 homes granted permission in the year to 30 September 2019.

On an ongoing basis, figures are revised to ensure that any duplicates are removed, and also to include any projects that local planning authorities may not have processed: they are therefore subject to change, and the latest quarter's provisional figures tend to be revised upwards. These figures are provided here to give contextual information to users and have not been designated as National Statistics.

Figure 6 shows how the rolling annual total of housing units granted has changed since 2008, whereas **Table 5** shows rolling annual totals to Q3 from 2016.

Table 5: Number of housing units granted planning permission

	2016 Q3	2017 Q3	2018 Q3	2019 Q3	2020 Q3
Rolling annual total	287,200	352,100	377,700	392,200	368,600
Percentage change from previous year	8%	23%	7%	4%	-6%

Source: Glenigan planning permission data: snapshot as at 12 August 2020

Figures include housing units on all sites, including those with ten or fewer units.

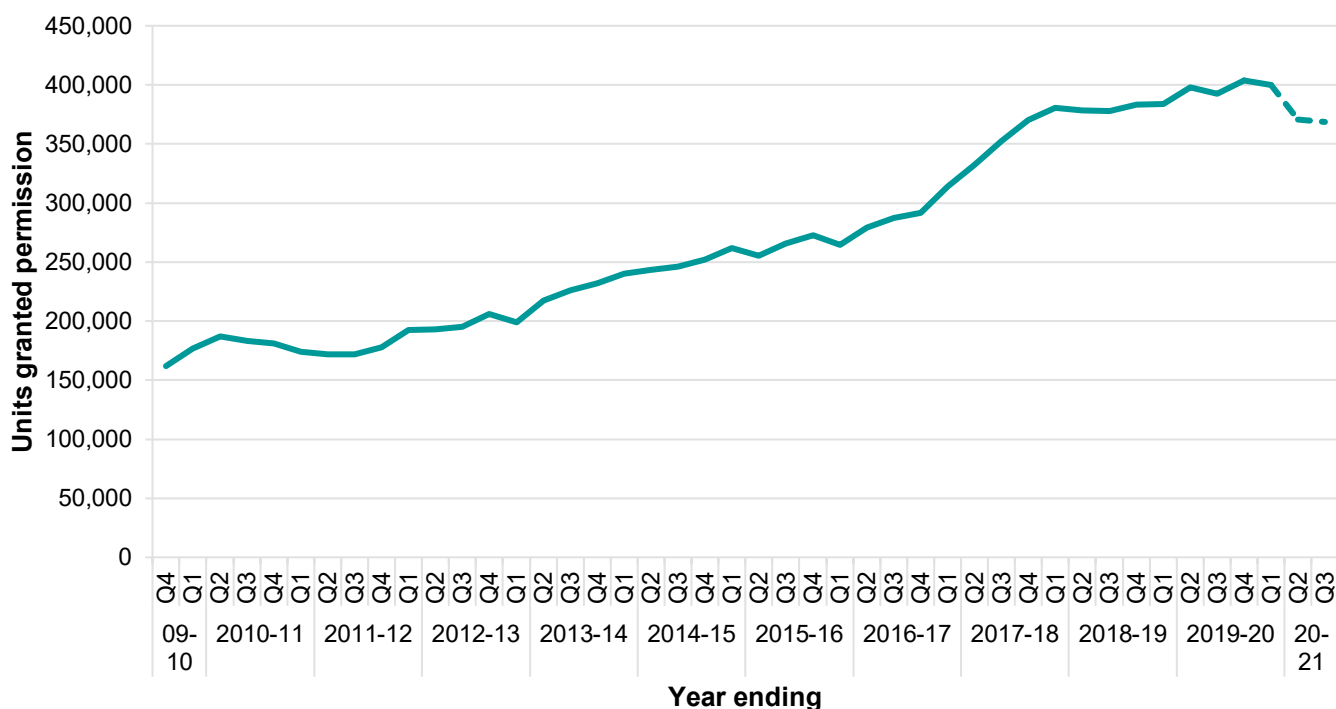
P Provisional

R Revised

Figure 6: Number of housing units granted planning permission

England, rolling annual totals to September 2020^P

⁶ Glenigan routinely collects data on planning applications submitted to all English local planning authorities and records the information by maintaining a 'planning application' for every project. The data have been updated over time as subsequent applications are submitted and decisions made, with all new applications being matched against the existing database at entry stage. This has involved an automated process supplemented by manual checking to identify any further matching projects. More details are given in the Definitions section of this release.



Note: the latest reported figures are often revised upwards in later quarters.

Rolling annual totals for each quarter from 2007 are held as linked open data on **Open Data Communities** at <http://opendatacommunities.org/data/planning/units-granted-permission/all-sites>.

Commercial ⁷ decisions

In July to September 2020, 1,800 decisions were made on applications for commercial developments, of which 1,700 (91 per cent) were granted. The total number of commercial decisions granted decreased by 25 per cent on the same quarter of 2019. In the year ending September 2020, 7,400 applications for commercial developments were granted, down 15 per cent on the year ending September 2019 (**Live Table P120B**).

Trends in numbers of residential and commercial decisions

Historically, numbers of **residential** decisions dropped sharply during 2008 (particularly for minor decisions) but have been increasing since 2012, albeit with some decreases recently.

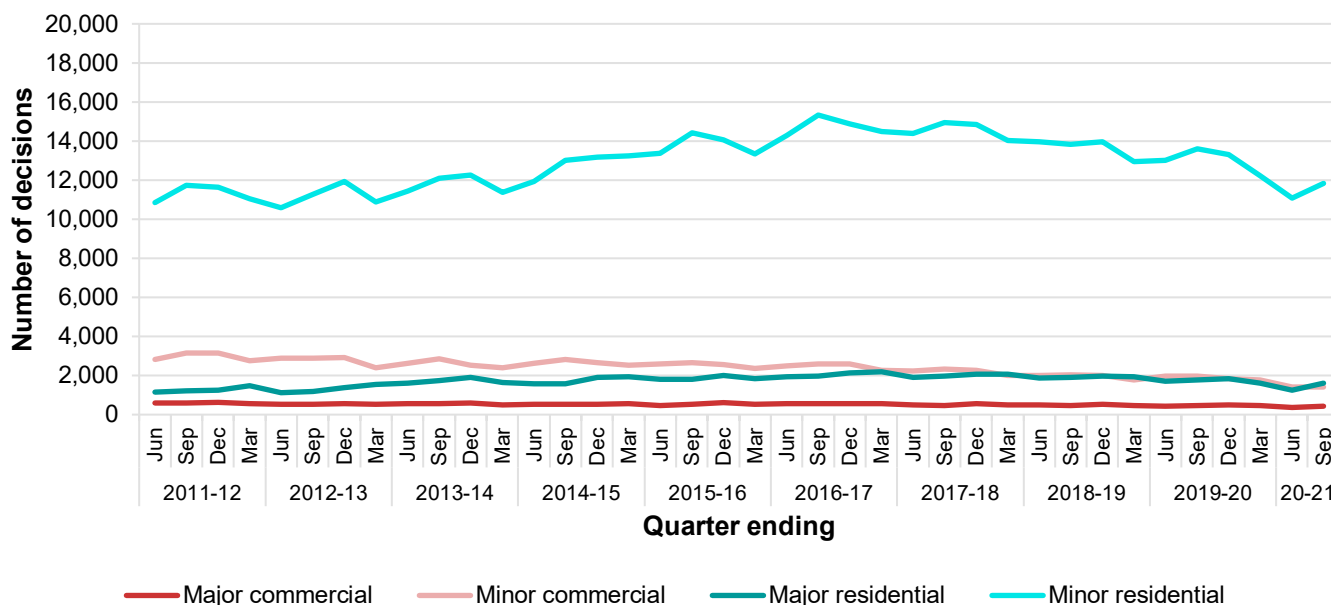
Numbers of **commercial** decisions made also decreased sharply during 2008 and then stabilised at around 2,100 per year for major and 10,000 per year for minor commercial decisions, but have undergone some further decreases recently, particularly for minor decisions. In 2019/20, numbers

⁷ Commercial developments are defined in this release as: 'Offices, research and development, light industry', 'General industry, storage, warehousing' and 'Retail and service'.

of major commercial decisions were at about 52 per cent of the pre-recession peak, with the numbers of minor commercial decisions being at about 34 per cent (**Live Tables P120A and P120B, Figure 7**).⁸

Figure 7: Number of planning applications decided by district authorities, by type of development

England, quarter ending March 2010 to quarter ending September 2020



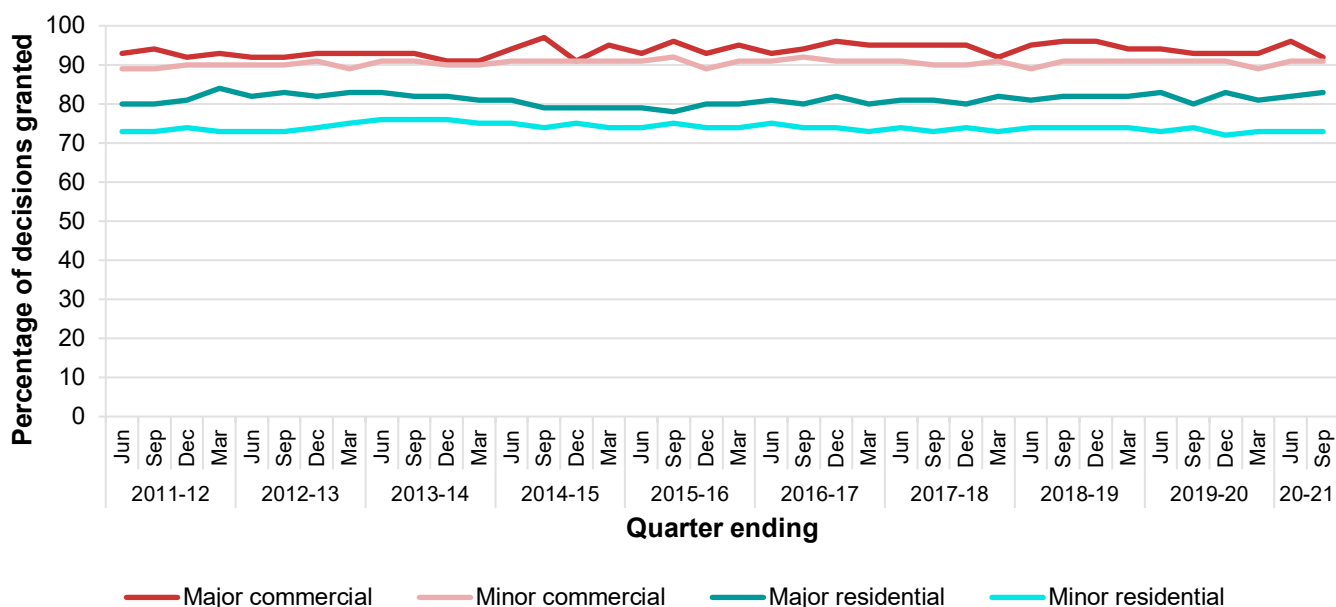
Trends in the percentage of residential and commercial decisions granted

The percentages of major and minor **residential** decisions granted increased between 2008/09 (from about 65 per cent for each type) and 2010/11 (to about 80 per cent for majors and about 75 per cent for minors) and have stabilised since then. The percentages of major and minor **commercial** decisions granted increased steadily, from 89 and 85 per cent respectively in 2007/08, to 94 and 91 per cent respectively in 2014/15, and have both been largely stable since then, but have increased recently (**Live Tables P120A and P120B, Figure 8**).

Figure 8: Percentage of planning applications granted by district authorities, by type of development

England, quarter ending March 2011 to quarter ending September 2020

⁸ The pre-recession peak referred to differs for major and minor commercial decisions; the pre-recession peak occurred in 2006/07 for major decisions and 2007/08 for minor decisions.



Householder developments

Householder developments are those developments to a residence which require planning permission such as extensions, loft conversions and conservatories (more details are in the glossary accessible from the *Definitions* section). The number of decisions made on householder developments was 49,800 in the quarter ending September 2020, accounting for 55 per cent of all decisions, down 6 per cent from the 52,800 decisions made in the quarter ending September 2019. Authorities granted 91 per cent of these applications and decided 90 per cent within eight weeks or the agreed time (**Reference Table 2 and PS2 development type dashboard**).

Permission in Principle/Technical Details consent decisions

Since 16 April 2017, local planning authorities have had the ability to grant permission in principle (PiP) to sites which have been entered on their brownfield land registers. Where sites have a grant of permission in principle, applicants have been able to submit an application for Technical Details Consent (TDC) for development on these sites. In addition, since 1 June 2018, it has also been possible to make an application for PiP for minor housing-led development as a separate application, independently of the brownfield register. Where a site has been granted PiP following an application, it is possible to apply for a TDC and a determination period of five weeks applies as it is minor development. Extensions of time may be agreed.

TDC applications have a 10-week determination period for major development and a five-week determination period for minor development. Extensions of time may be agreed and where it is an Environmental Impact Assessment (EIA) development, the 16-week determination period applies.

Figures on PiP/TDC decisions have been collected on the quarterly PS2 return with effect from 1 January 2020 and are provided at local planning authority level in **Live Table PiP/TDC1**. In summary, during January to March 2020, local planning authorities reported 64 PiP decisions (minor housing-led developments), five TDC (minor housing-led developments) and no TDC (major developments). The totals for the next two quarters have been similar, with July to September 2020 quarter were similar, at 60, four and no decisions respectively in April to June 2020 and 51, eight and no decisions respectively during July to September.

Permitted development rights

Planning permission for some types of development has been granted nationally through legislation, and the resulting rights are known as 'permitted development rights'. In some cases, if the legislation is complied with, developments can go ahead without the requirement to notify the local planning authority and hence no way of capturing data exists. In other cases, the legislation requires an application to the local planning authority to determine whether prior approval is required (more details are in the *Definitions* section). A local planning authority can withdraw specific permitted development rights across a defined geographical area, bringing these types of development within the control of the main planning process⁹.

The results for the latest quarter for which they have been collected (July to September 2020) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 8,600 applications reported in the July to September quarter of 2020, prior approval was not required for 4,700 and permission was granted for 2,200 and refused for 1,800. This resulted in an overall acceptance rate¹⁰ of 79 per cent. Larger householder extensions accounted for 65 per cent of applications (5,600), with six per cent relating to agricultural to residential changes and five per cent to office to residential changes. 'All other' permitted development rights, accounted for 19 per cent of applications, up from 12 per cent a year earlier.

Taking i) granted applications and ii) those for which prior approval was not required together, 6,900 applications were approved without having to go through the full planning process, unchanged from a year earlier. Within no change in the reported total number of PDR applications between July to September 2019 and July to September 2020:

- larger householder extensions decreased by 11 per cent;
- office to residential changes decreased by 2 per cent;
- agricultural to residential changes decreased by 12 per cent: and
- 'all other' permitted development rights increased by 63 per cent.

Figures for the total number of permitted development right applications made for changes to

⁹ Under Article 4 of the General Permitted Development Order (Town and Country Planning (General Permitted Development) (England) Order 2015

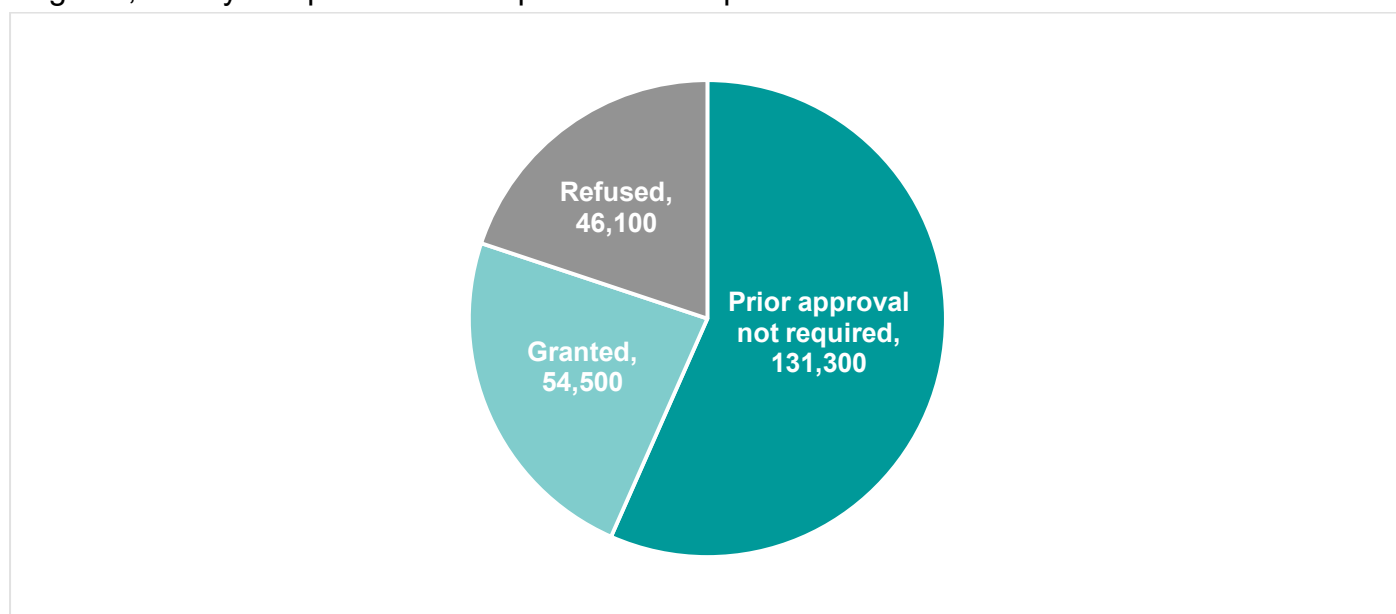
¹⁰ The acceptance rate is defined as the number of applications for which prior approval was not required, or for which permission was granted, as a percentage of the total number of applications.

residential use for quarters from July to September 2014 are given in the quarterly worksheets in **Live Table PDR1**. These show that a total of 1,300 applications for changes to residential use were reported in July to September 2020, of which 900 (68 per cent) were given the go-ahead without having to go through the full planning process.

Overall during the twenty-six quarters ending September 2020, district planning authorities reported 232,000 applications for prior approvals for permitted developments. For 131,300 (57 per cent) of them prior approval was not required, 54,500 (23 per cent) were granted and 46,100 (20 per cent) were refused (**Figure 9**).

Figure 9: Applications for prior approvals for permitted development rights reported by district planning authorities

England, twenty-six quarters from April 2014 to September 2020



To put these recent figures into context, **Live Table P128** and **Figure 10** show how the number of ‘determination applications’ received remained broadly stable at around 5,000 to 8,000 per year from 2004/05 to 2012/13, but approximately doubled to 15,700 in 2013/14, following the creation of new permitted development right categories in May 2013.

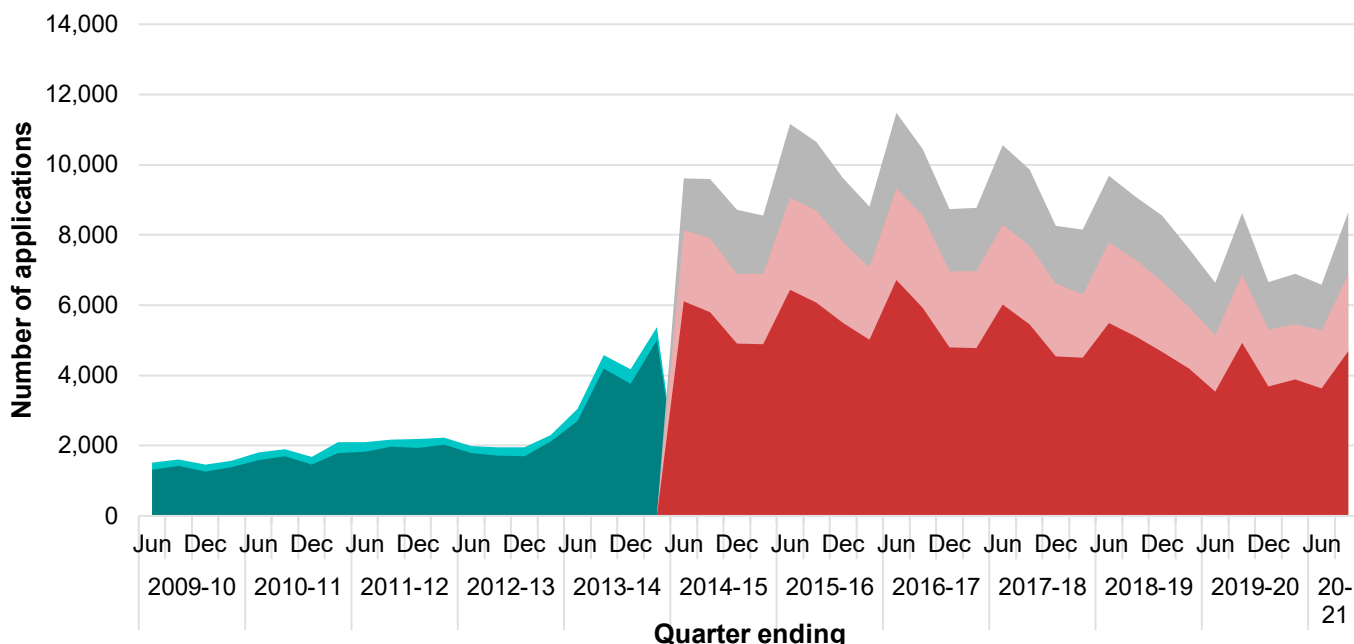
Since April 2014, there have been 36,500 PDR applications in 2014-15, 40,200 in 2015-16, 39,400 in 2016-17, 36,800 in 2017-18, 34,900 in 2018-19 and 29,100 in 2019-20. The quarterly pattern since April 2014 reflects a combination of both: i) the introduction of new permitted development right categories on several occasions; and ii) the seasonal peaks and troughs that have previously also been observed for planning applications, as shown earlier in this release, in **Figure 1 (Live Table PDR 2 and Figure 10)**.

The initially large increase since 2014 in reported numbers of PDR applications for a change of use (e.g. office to residential), followed by a more recent decrease, is consistent with the annual numbers of dwellings added to the net housing supply as a result of a change of use. These have shown increases of 65 per cent in 2014-15, 48 per cent in 2015-16 and 22 per cent in 2016-17,

and decreases of 20 per cent in 2017-18, two per cent in 2018-19 and eight per cent in 2019-20.¹¹

Figure 10: Applications for determination and prior approvals for permitted development rights decided by district planning authorities

England, quarter ending September 2009 to quarter ending September 2020



1. April 2014 - beginning of collecting information on additional PDRs

Other information

England totals for all the items of information collected on the PS1 and PS2 returns for July to September 2020 are given in **Reference Tables 1 and 2** respectively. These include the following:

Delegated decisions

- Of the 90,300 decisions made during the quarter, 86,100 (95 per cent) were delegated to officers. This percentage has been stable since 2014, having previously increased from around 75 per cent in 2000. Also see **Live Table P133**.

Enforcement activity

- During the quarter, authorities issued 694 enforcement notices and served 786 planning contravention notices, 185 breach of condition notices, 27 stop notices and 59 temporary stop notices, while 15 enforcement injunctions were granted by the High/County Court and no injunctive applications refused. In recent years, this level of activity has remained broadly proportionate to the number of planning decisions made. See **Live Table P127**.

¹¹ Sources: statistical releases on *Housing Supply: net additional dwellings* at: <https://www.gov.uk/government/collections/net-supply-of-housing>

Regulation 3 and 4 decisions

- 265 ‘Regulation 3’ and 64 ‘Regulation 4’ decisions were made. Relative to the number of planning decisions made in recent years, numbers of ‘Regulation 3’ decisions have dropped and those for ‘Regulation 4’ have remained stable. Also see **Live Table P128**.

Traveller pitches

- During the quarter, authorities decided five major applications for traveller pitches, granting four of them, and deciding four of them within 13 weeks or the agreed time.
- They also decided 55 minor applications for traveller pitches, granting 20 of them and deciding 39 of them within eight weeks or the agreed time. Also see **Live Table P137**.
- For both major and minor applications, the numbers of decisions, and percentages of applications granted and decided on time, have remained broadly stable since figures were first collected in 2008.

Authorities undertaking county level planning

Authorities that undertake county level planning activity – which includes counties, unitary authorities, London boroughs, metropolitan districts, national parks and development corporations - received 873 ‘county matters’ applications in the year ending September 2020 (**CPS dashboard**). This compares with around 400,000 planning applications received by authorities that undertake district level planning activities. Statistics for ‘county matters’ decisions are therefore likely to be more volatile than those for districts because of the smaller numbers of such decisions. County level figures are unrounded in this publication. Recent summary statistics on numbers of applications, decisions and permissions granted are shown in **Table 6**. More historical and detailed figures are given in the accompanying **CPS dashboard**.

Table 6: County level planning applications received, decided and granted

England, quarters and years ending September 2019 and September 2020 ^P

	Quarter ending		Year ending	
	Q3 2020	Q3 2019	Q3 2020	Q3 2019
Number of applications received (000s)	199	239	873	1,034
% change in the number of applications received from previous period	-17%	-12%	-15%	-6%
Number of applications decided (000s)	165	191	706	920
% change in the number of applications decided from previous period	-14%	-23%	-23%	-9%
Number of applications granted (000s)	155	178	671	877
% change in the number of applications granted from previous period	-13%	-25%	-23%	-10%

P Provisional

Planning applications

In the quarter ending September 2020, authorities received 199 ‘county matter’ applications, down 19 per cent from the same quarter last year. County councils accounted for 76 per cent of total applications received, unitary authorities for 17 per cent, metropolitan districts for 5 per cent, London boroughs zero per cent and National Parks two per cent. The highest number of applications was received by Norfolk (17 applications). 106 out of the 160 responding authorities (66 per cent) did not receive any ‘county matter’ applications (**CPS dashboard**).

Planning decisions

‘County matters’ authorities made decisions on 165 planning applications in the September quarter of 2020, down 14 per cent on the same quarter a year earlier. Of these, 94 per cent (155) were granted (**Table 4 and the CPS dashboard**), down 13 per cent from the same quarter last year.

Waste developments accounted for 63 per cent of the total decisions, minerals developments for 32 per cent and other developments for five per cent (**CPS dashboard**).

Speed of decisions

In the quarter ending September 2020, ‘county matters’ planning authorities determined 90 per cent of applications within 13 weeks or the agreed time (**CPS dashboard**).

Performance of individual county level local planning authorities

Live Table 151b presents data on the performance of county level local planning authorities against the latest published criterion in [Improving planning performance: criteria for designation](#) on the speed of decision-making for informing decisions on the designation of poorly performing local planning authorities under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the time taken for decisions to be made over the eight most recent quarters.

Similarly, **Live Table P152b** presents data on the performance of county level local planning authorities against the latest published criterion in [Improving planning performance: criteria for designation](#) on the quality of decision-making for assessing performance under section 62B of the Town and Country Planning Act 1990. In particular, it gives detailed figures for the percentage of decisions subject to a successful planning appeal, by matching eight quarters of the department’s data on decisions and all available quarters of Planning Inspectorate data on appeals. This table is usually published a few weeks after the statistical release and most of the other live tables, to take account of the latest appeals data.

Live Table P155 presents data on the time taken by county level local planning authorities to make decisions on oil and gas developments, using data from the eight most recent available quarters. The table has been produced to enable local planning authority performance to be

measured, as set out in the Written Ministerial Statement of 16 December 2015, available at <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-09-16/HCWS201/>.

Permitted development rights

Although most activity relating to permitted development rights is concerned with ‘district matters’, it is also relevant for ‘county matters’, with the CPS1 return having been amended to collect information on prior approvals for permitted developments with effect from 1 April 2014. The results for July to September 2020 are given as additional columns in **Live Table PDR3**. They show that 10 applications for prior approval for permitted development were reported during the July to September quarter of 2020, down from 14 in the same quarter of 2019.

Other information

England totals for the items of information collected on the CPS1 returns for July to September 2020 are given in **Reference Table 3**. These include the following:

Delegated decisions

- Of the 165 decisions made during the quarter, 107 (65 per cent) were delegated to officers. This percentage has remained stable in recent years.

Enforcement activity

- Authorities issued 20 enforcement notices during the quarter, and served 24 planning contravention notices, six breach of condition notices, two stop notices and four temporary stop notices. One enforcement injunction was granted by the High Court or county courts and no injunctive applications were refused. These activities have remained stable in recent years. Also see the **CPS dashboard**.

Regulation 3 and 4 decisions

- 148 ‘Regulation 3’ and no ‘Regulation 4’ decisions were made. The former has shown a downtrend trend in recent years. Also see the **CPS dashboard**.

Changes to accompanying tables

Recently, the department has been publishing over 40 accompanying Live Tables as individual spreadsheets for this quarterly publication, as listed below. The GSS Code of Practice for Statistics states that statistics producers should be creative and motivated to improve statistics and data. As stated in previous releases and in accordance with these guidelines, we proposed a number of changes intended to improve the accessibility, clarity and flexibility of our statistics, as well as reducing the burden on the department with regard to producing these statistics in a timely and efficient manner. The first step was to introduce three Excel spreadsheets providing district matters figures in a new **drop-down menu table format** over several quarters, between them enabling: i) breakdowns by development type to be displayed for a particular authority or type of authority during a particular period; ii) time series data to be displayed for a particular local authority, type of authority or for England; and iii) figures for residential, commercial and all district matters decisions taken within any given time period to be compared across local planning authorities.

As the most recent step in the process, the department introduced **some interactive Power BI dashboards** to complement the ongoing use of some live tables in Excel spreadsheets. In particular, were introduced covering the main data items from the PS1, PS2 and CPS1/2 returns.

Taking account of this, the current position is set out below:

- **Discontinued little-used tables:** Tables P121, P122, P123, P124, P131, P132, P135, P136, P139 to P149 are no longer routinely published, having been replaced by interactive dashboards. Further information on how the dashboards can be used to replicate information from existing live tables is available in a **short user note** on the live tables web page.
- **Combining tables with significant overlap:** it is possible that other sets of tables with significant overlap could be replaced by further dashboards in the future, such as Live Tables P127 to P130. There are, however, no immediate plans to do so.
- **Retaining some of the existing tables as separate spreadsheets** – e.g. local authority performance tables (P151 to P155), Permitted development rights tables (PDR1 to PDR3), and Reference Tables 1 to 3.

Accompanying tables

The accompanying tables updated and available to download alongside this release are:

District planning authorities

P120 District planning authorities - planning applications received, decided, granted, performance agreements and speed of decisions, England (time series – quarterly and financial years' data)

P120A District planning authorities – residential planning applications decided, granted,

performance agreements and speed of decisions, England (time series - quarterly and financial years' data)

- P120B** District planning authorities – commercial planning applications decided, granted, performance agreements and speed of decisions, England (time series - quarterly and financial years' data)
- P124A** District planning authorities - planning decisions by development type and local planning authority (yearly data)
- P127** District planning authorities - enforcement action, England (quarterly and financial years' data)
- P128** District planning authorities - regulation 3 and 4 decisions made and applications for determination, England (quarterly and financial years' data)
- P129/P130** District planning authorities - enforcement action by local planning authority (P129 quarterly, P130 yearly data)
- P133** District planning authorities - applications received, decided, granted and delegated, environmental statements received and flow of applications by local planning authority (quarterly data)
- P134** District planning authorities - applications received, decided, granted and delegated and environmental statements received, by local planning authority (yearly data)
- P137/P138** District planning authorities - planning applications decided, granted and speed of decisions on major and minor traveller caravans, by local planning authority (P137 quarterly, P138 yearly data)

District matters interactive dashboard tables:

PS1 - separate displays for:

- PS1 summary
- Permitted development rights
- Enforcement action

An associated data file (.csv file) and data dictionary are also available.

PS2 - separate displays for breakdowns by:

- development type
- planning authority

Also an interactive mapping facility. Includes figures previously published in live tables P121, P122, P123, P124, P131, P132, P135 and P136. An associated data file (.csv file) and data dictionary are also available.

County matters interactive dashboard table

CPS1/2 - separate displays for breakdowns by:

- Planning authority level summary
- Time series
- *Development type*

There is also an interactive mapping facility. Includes figures previously published in Live Tables P139 to P149. An associated data file (.csv file) and data dictionary are also available.

Local planning authority performance tables

- P151a/b** District and 'county matters' planning authorities' performance - speed of major development decisions (24 months' data)
- P152a/b** District and 'county matters' planning authorities' performance - quality of major development decisions (24 months' data)
- P153** District planning authorities' performance - speed of non-major development decisions (24 months' data)
- P154** District planning authorities' performance - quality of non-major development decisions (24 months' data)
- P155** 'County matters' planning authorities' performance - speed of decisions on oil/gas developments (24 months' data)

Permission in Principle/Technical Details Consent

- PiP/TDC1** District planning authorities' - Permission in Principle and Technical Details Consents (new table: data available for the first two quarters of 2020)

Permitted development rights

- PDR1** District planning authorities - applications for prior approvals for permitted developments, by local planning authority (all available quarters)
- PDR2** District planning authorities - applications for prior approvals for permitted developments, England (all available quarters)
- PDR3** 'County matters' planning authorities - applications for prior approvals for permitted developments, by local planning authority (all available quarters)

Reference Tables:

- 1 PS1 – England totals: July to September 2020
- 2 PS2 – England totals: July to September 2020
- 3 CPS1 – England totals: July to September 2020

These tables can be accessed at

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

The following tables are no longer routinely updated following the review of tables described in the previous section of this release:

- P121/P122** District planning authorities - planning applications decided, granted and speed of decisions, by type of authority, England (P121 quarterly, P122 yearly data)
- P123/P124** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions, by type of development, England (P123 quarterly, P124 yearly data)
- P131/P132** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions, by development type and local planning authority (P131 quarterly, P132 yearly data)
- P135/P136** District planning authorities - planning applications decided, granted, performance agreements and speed of decisions on major and minor residential developments, by local planning authority (P135 quarterly, P136 yearly data)
- P139** 'County matters' planning authorities - planning applications received, decided and granted, by type of authority, England (quarterly and financial years' data)
- P140/P141** 'County matters' planning authorities - planning applications decided and granted, by type of authority and type of development, England (P140 quarterly, P141 yearly data)
- P142** 'County matters' planning authorities - planning decisions, by speed of decision, England (quarterly and financial years' data)
- P143/P144** 'County matters' planning authorities - planning applications received, decided and granted, speed of decisions and regulation 3 and 4 decisions, by local planning authority (P143 quarterly, P144 yearly data)
- P145** 'County matters' planning authorities - enforcement action, England (quarterly and financial years' data)
- P146** 'County matters' planning authorities - decisions on minerals applications, by type of development, England (financial years' data)

- P147** 'County matters' planning authorities - decisions on waste planning applications, by type of development, England (financial years' data)
- P148** 'County matters' planning authorities - planning applications decided and granted, by nature of site, and type of development, England (yearly data)
- P149** 'County matters' planning authorities - planning applications decided, granted and speed of decisions, by type of development, England (yearly data)

The following tables remain available from the link above but cannot be updated for the reasons given below:

- P125/P126** District planning authorities – major planning decisions by speed, performance agreements and type of development: separate data on large- and small-scale major developments have not been collected since April 2014
- P150** 'County matters' planning authorities – reasons given for decisions taking over 8 weeks: data have not been collected since April 2014

A planning statistics **email alert** is sent to anyone wishing to be informed each time some MHCLG planning application statistics are published. To sign up for this free service, please send an email to planning.statistics@communities.gov.uk.

Data held on Open Data Communities

The following linked open data is held on **Open Data Communities** at <http://opendatacommunities.org>:

- A selection of derived data on planning developments as included in planning live tables P124A and the 'Comparison between local authorities' table, at local planning authority level; and
- Rolling annual England total figures for numbers of planning permissions granted, as provided by Glenigan.

The **Open Data mobile app** provides a range of statistics published by the department for the locality and is available for download free of charge from [the Windows App Store](#), the [Google Playstore](#) and the [Apple iTunes Store](#). Any enquiries about the app should be sent to ODC@communities.gov.uk.

Technical Notes

Please see the accompanying technical notes document for further details of definitions, related statistics and other technical details.

Information on Official Statistics is available via the UK Statistics Authority website:

<https://www.statisticsauthority.gov.uk/>

Information about statistics at MHCLG is available via the Department's website:

www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics



© Crown copyright, 2020

Copyright in the typographical arrangement rests with the Crown.

You may re-use this information (not including logos) free of charge in any format or medium, under the terms of the Open Government Licence. To view this licence visit <http://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

This document/publication is also available on our website at www.gov.uk/mhclg

If you have any enquiries regarding this document/publication, complete the form at <http://forms.communities.gov.uk/> or write to us at:

Ministry of Housing, Communities and Local Government

Fry Building

2 Marsham Street

London

SW1P 4DF

Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: <https://twitter.com/mhclg>

December 2020