



Planning application statistics

Planning applications in England: July to September 2021

In this release:

Between July and September 2021, district level planning authorities in England:

- received 114,400 applications for planning permission, up seven per cent from the corresponding quarter of 2020;
- granted 99,700 decisions, up 26 per cent from the same quarter in 2020; this is equivalent to 89 per cent of decisions, up one percentage point from the same quarter of 2020;
- decided 85 per cent of major applications within 13 weeks or the agreed time, down three percentage points from the same quarter in 2020 and the lowest percentage since 2016;
- granted 9,600 residential applications, down three per cent on a year earlier: 1,100 for major developments and 8,500 for minor developments;
- granted 2,000 applications for commercial developments, up 19 per cent on a year earlier.
- decided 68,100 householder development applications, up 37 per cent on a year earlier. This accounted for 61 per cent of all decisions, up from 55 per cent a year earlier.

In the year ending September 2021, district level planning authorities:

- granted 372,200 decisions, up 19 per cent on the year ending September 2020; and
- granted 39,200 decisions on residential developments, of which 4,900 were for major developments and 34,300 were for minor developments, down by five and three per cent respectively on the year ending September 2020. This is equivalent to a decrease of three per cent in the overall number of residential decisions granted.

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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 5 November 2021 for the PS1/2 return ('District matters') and the CPS1/2 return ('County matters').

The technical notes that were previously included in this release in the release have been published as a separate document each quarter from the July to September 2020 release. The *Definitions* section in the Technical Notes document provides a link to a glossary containing details of the main terms used within this release and associated live tables.

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; detailed figures are available in the accompanying Live Tables.

Planning applications

During July to September 2021, authorities undertaking district level planning in England received 114,400 applications for planning permission, up seven per cent from the corresponding quarter in 2020. In the year ending September 2021, authorities received 479,100 planning applications, up 20 per cent on the year ending September 2020 (**Live Table P134, Table 1 and PS1 summary dashboard**).

Planning decisions

Authorities reported 112,300 decisions on planning applications in July to September 2021, an increase of 25 per cent on the 90,200 decisions in the same quarter of the previous year. In the year ending September 2021, authorities decided 421,600 planning applications, up 18 per cent

on the number in the year ending September 2020 (**Live Tables P120/P133/P134 and Table 1**).

Applications granted

During July to September 2021, authorities granted 99,700 decisions, up 26 per cent on the same quarter in 2020. Authorities granted 89 per cent of all decisions, up one percentage point from the June quarter of 2020 (**Live Tables P120/P133**). Overall, 83 per cent of major and minor decisions were granted, up one percentage point from the quarter ending September 2020 (**PS2 development types dashboard**). Over the 12 months to September 2021, 372,200 decisions were granted, up 19 per cent on the figure for the year to September 2020 (**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, quarters and years ending September 2020 and September 2021^P

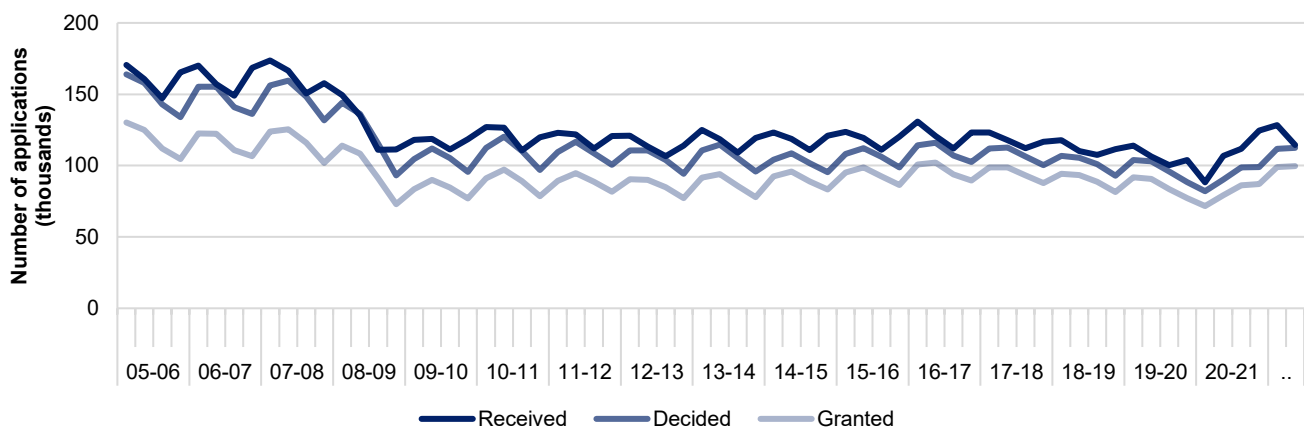
	Quarter ending		Year Ending	
	2021 Q3	2020 Q3	2021 Q3	2020 Q3
Total applications				
Number of applications received (000s)	114.4	106.8	479.1	399.2
<i>% change in the number of applications received from previous period</i>	7	0	20	-9
Number of applications decided ¹ (000s)	112.3	90.2	421.6	356.5
<i>% change in the number of applications decided from previous period</i>	25	-13	18	-11
Number of applications granted (000s)	99.7	79.2	372.2	311.5
<i>% change in the number of applications granted from previous period</i>	26	-13	19	-12
Residential applications				
Number of applications decided (000s)	12.8	13.4	52.9	54.7
<i>% change in the number of applications decided from previous period</i>	-4	-13	-3	-10
Number of applications granted (000s)	9.6	9.9	39.2	40.3
<i>% change in the number of applications granted from previous period</i>	-3	-13	-3	-11

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 leading to a large dip in 2020 following the start of the pandemic and a subsequent recovery in early 2021.

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

Figure 1: Number of planning applications received, decided and granted
 England, quarter ending April 2006 to quarter ending September 2021



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
 Local planning authorities, quarter ending September 2021

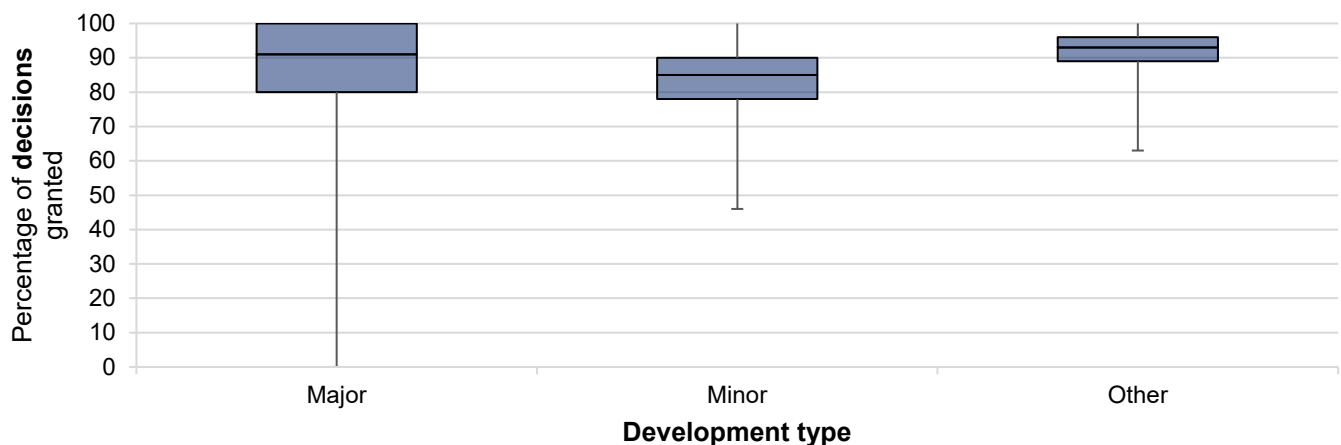


Figure 2 summarises the distribution of the percentage of decisions granted across authorities for major, minor and other developments using box and whisker plots. The ends of the box are the upper and lower quartiles, meaning that 50 per cent of local authorities fall within this range. The whiskers 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 (63 to 100 per cent) (**Live Table P120 and PS2 local planning authorities dashboard**).

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'.

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 80 per cent in London to 94 per cent in the North East. **(Live Table P133)**.

Table 2: Regional breakdown of applications and decisions

Quarter ending September 2021

	Total applications received	Total decisions	Total decisions granted	Percentage of decisions granted
England	114,400	112,300	99,700	89
North East	3,500	3,400	3,200	94
North West	11,200	10,500	9,600	92
Yorkshire and the Humber	8,800	9,200	8,300	90
East Midlands	9,000	8,900	8,200	92
West Midlands	9,500	9,000	8,200	91
East of England	15,200	15,600	13,500	87
London	18,000	17,600	14,100	80
South East	22,800	22,400	20,000	89
South West	14,300	14,000	12,900	93
National Parks	2,100	1,800	1,600	91

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 increased overall by seven per cent, regional changes varied from decreases of one per cent for Yorkshire and the Humber to increases of 11 per cent for the South East and the South West. **(Live Table P133)**

Table 3: Regional breakdown of changes in applications and decisions

Quarter ending September 2020 to quarter ending September 2021

	Total applications received, July to September 2020	Total applications received, July to September 2021	Percentage change	Total decisions, July to September 2020	Total decisions, July to September 2021	Percentage change
England	106,800	114,400	7	90,200	112,300	25
North East	3,300	3,500	6	2,800	3,400	21
North West	11,100	11,200	1	8,800	10,500	19
Yorkshire and the Humber	8,900	8,800	-1	7,500	9,200	23
East Midlands	8,300	9,000	9	7,000	8,900	27
West Midlands	9,000	9,500	5	7,100	9,000	27
East of England	14,000	15,200	9	12,100	15,600	29
London	16,900	18,000	7	14,100	17,600	25
South East	20,500	22,800	11	17,900	22,400	25
South West	12,900	14,300	11	11,200	14,000	24
National Parks	1,900	2,100	9	1,600	1,800	10

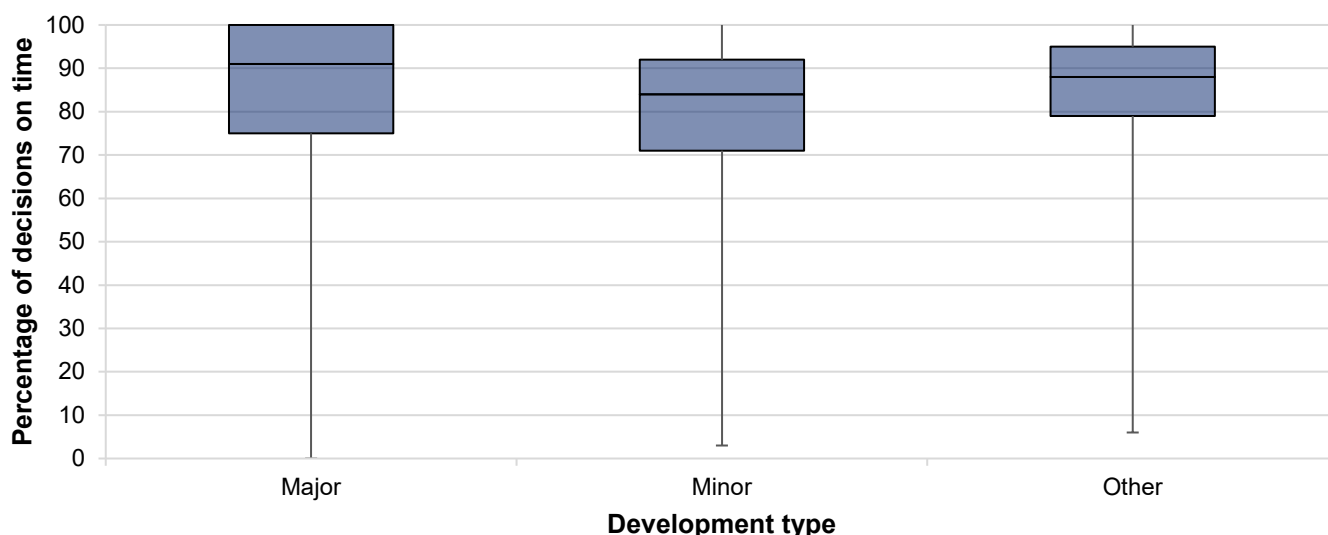
Speed of decisions

- In July to September 2021, 85 per cent of major applications were decided within 13 weeks or within the agreed time³, down three percentage points from the same quarter a year earlier, the lowest since January to March 2016.
- In the same quarter, 80 per cent of minor applications were decided within eight weeks or the agreed time, down four percentage points from a year earlier, the lowest since January to March 2016.
- Also in the same quarter, 84 per cent of other applications were decided within eight weeks or the agreed time, down five percentage points from a year earlier, the lowest since January to March 2015.

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 (3 to 100 per cent) and other developments (6 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 2021



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 72 per cent of major decisions made during July to September 2021 involving a planning agreement, compared with 49 per cent of minor decisions and 37 per cent of other decisions. **Figure 4** shows, from 2010, numbers of decisions on major developments made involving a performance agreement, compared with numbers of major developments without a performance agreement. The underlying historical figures are available in the PS2 development type dashboard. Notwithstanding definitional changes, there has been a marked increase in the use of agreements since early 2013. 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 time series for corresponding totals for planning applications involving a planning agreement for all types of development (major, minor and 'other' combined), showing the numbers of decisions and percentages decided within time.

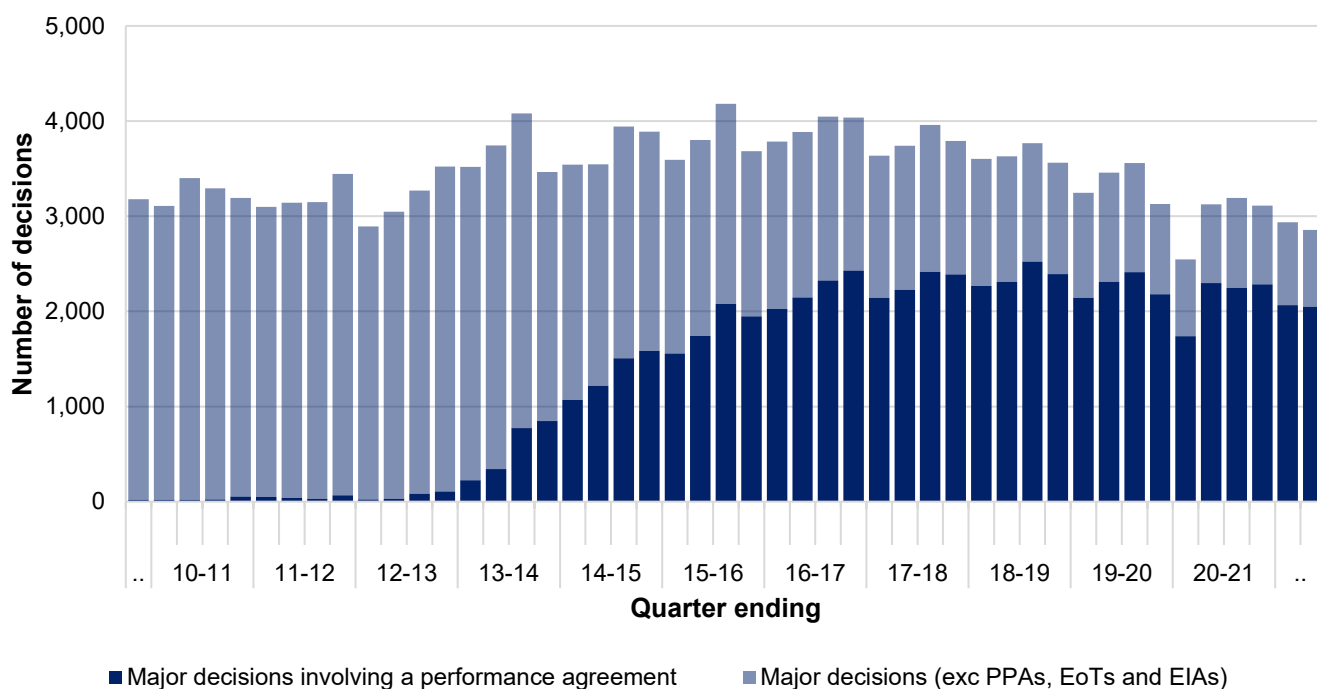
Live Tables P133 and P134 give quarterly and annual totals respectively, for each local planning authority, of decisions: i) where the application was accompanied with an Environmental Statement; ii) where the application was accompanied with an a Planning Performance Agreement and iii) where an extension of time agreement was made.

Table 4: Use of performance agreements with planning applications
England, quarters and years ending September 2020 and September 2021^P

	Quarter ending		Year ending	
	2021 Q3	2020 Q3	2021 Q3	2020 Q3
Major decisions				
Total	2,856	3,126	12,096	12,359
Number involving a performance agreement	2,047	2,296	8,644	8,626
<i>% involving a performance agreement</i>	72	73	71	70
Minor decisions				
Total	26,752	24,775	104,409	103,499
Number involving a performance agreement	13,191	12,005	49,959	46,985
<i>% involving a performance agreement</i>	49	48	48	45
Other decisions				
Total	82,719	62,250	305,097	240,642
Number involving a performance agreement	30,318	19,682	102,833	70,152
<i>% involving a performance agreement</i>	37	32	34	29
Total decisions				
Total	112,327	90,151	421,602	356,500
Number involving a performance agreement	45,556	33,983	161,436	125,763
<i>% involving a performance agreement</i>	41	38	38	35

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

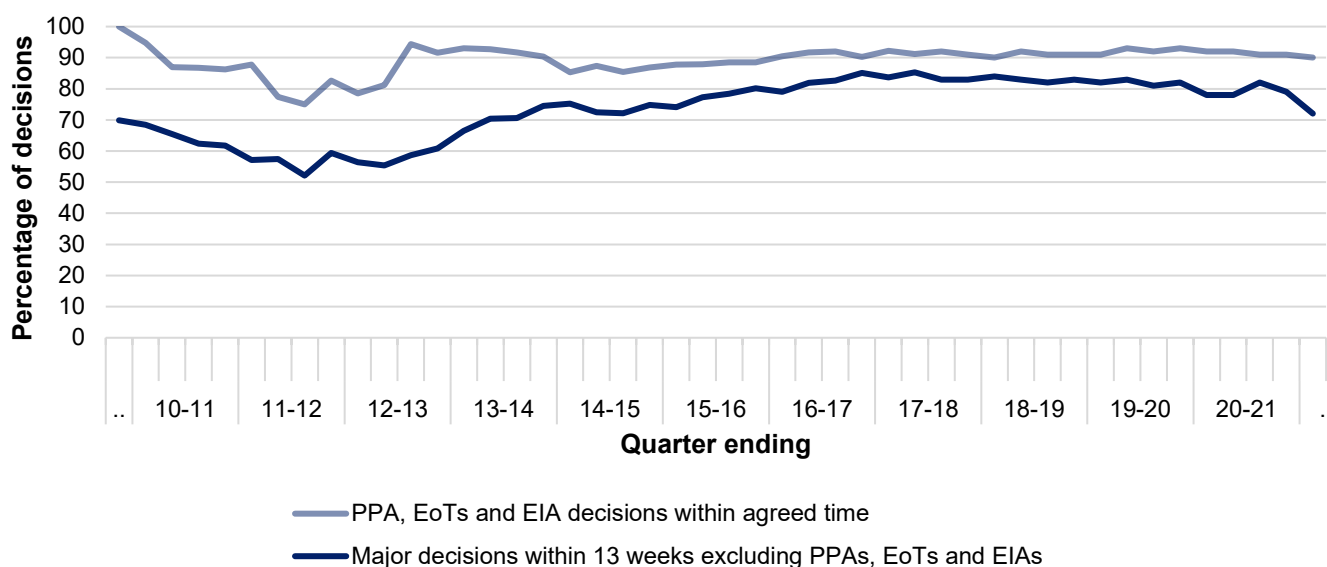
Figure 4: Use of performance agreements with applications for major developments¹
 England, quarter ending March 2010 to quarter ending September 2021



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 2021, 90 per cent of major development decisions involving performance agreements were made on time. In comparison, 72 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 type dashboard**.

Figure 5: Percentage of major development decisions made within time¹
 England, quarter ending June 2010 to quarter ending September 2021



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**' (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 non-major 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 2021, 12,800 decisions were made on applications for residential ⁵ developments, of which 9,600 (75 per cent) were granted. The number of residential decisions made decreased by four per cent from the September quarter of 2020, with the number granted decreasing by three per cent. The number of major residential decisions granted decreased by 15 per cent to 1,100, and the number of minor residential decisions granted decreased by one per cent, to 8,500 (**Live Table P120A, and the PS2 development type dashboard**).

In the year ending September 2021, authorities granted 4,900 major and 34,300 minor residential applications, down five and three per cent respectively on the year ending September 2020 (**Live Table P120A and the PS2 local planning authorities dashboard**). This is equivalent to a decrease of three per cent in the overall number of residential decisions granted.

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.

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 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 319,000 homes was given in the year to 30 September 2021, up eight per cent from the 295,000 homes granted permission in the year to 30 September 2020.

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.

Table 5 shows rolling annual totals to Q2 from 2009 to 2021 and **Figure 6** shows the trends in a graph.

Table 5: Number of housing units granted planning permission⁷

England, year ending September 2009 to year ending September 2021

Rolling annual total to:	Number of units granted	Percentage change from prior year
2009 Q3	147,000	
2010 Q3	162,000	10%
2011 Q3	163,000	0%
2012 Q3	174,000	7%
2013 Q3	205,000	18%
2014 Q3	220,000	8%
2015 Q3	255,000	16%
2016 Q3	306,000	20%
2017 Q3	332,000	8%
2018 Q3	301,000	-9%
2019 Q3	329,000	9%
2020 Q3 ^R	295,000	-10%
2021 Q3 ^P	319,000	8%

Source: Glenigan planning permission data: snapshot as at 26 November 2021

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

P Provisional

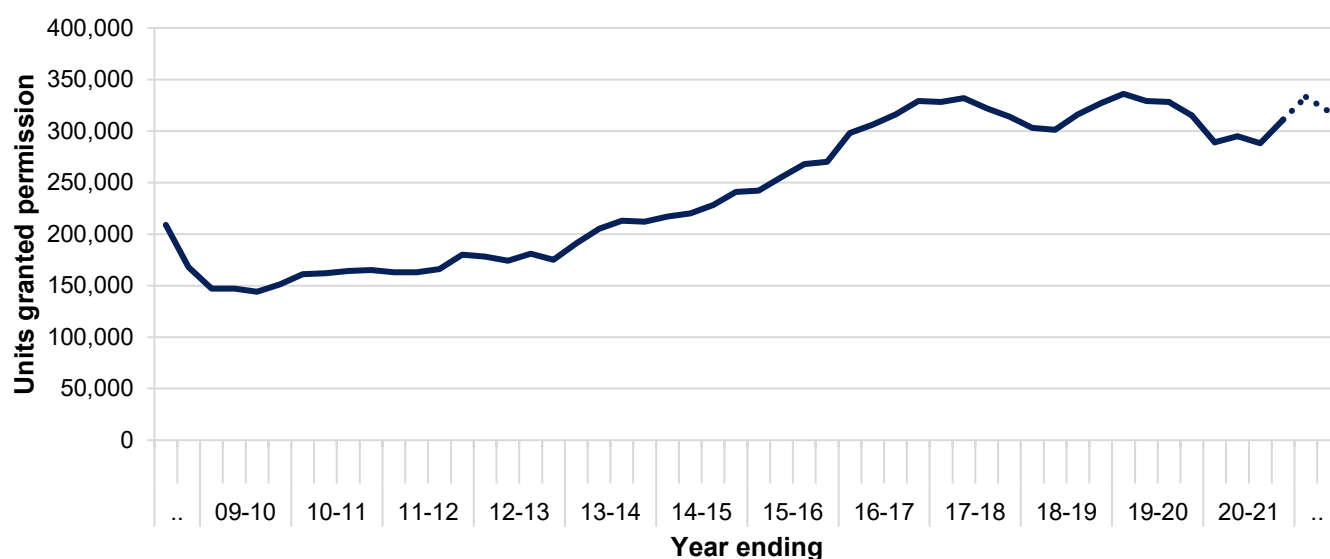
R Revised

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 the Technical Notes to this release.

⁷ Revisions have been made following a review by Glenigan of the most relevant types of planning approval to be included in the figures to achieve accurate measurement whilst minimising double counting

Figure 6: Number of housing units granted planning permission

England, year ending April 2008 to year ending September 2021



Note to Figure 6: 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 at <https://opendatacommunities.org/data/planning/units-granted-permission/all-sites>.

Table 6 gives a breakdown of the total for the year to September 2021 by size of project, whereas **Table 7** gives a breakdown by region.

Table 6: Numbers of housing units granted permission in the year to 30 September 2021: by size and number of projects

Number of units	Frequency (rounded to nearest 100)	% of total number of units	Number of projects (rounded to nearest 10)	% of total number of projects
1	5,200	2	5,200	40
2	2,200	1	1,100	9
3-5	10,500	3	2,800	22
6-9	11,100	3	1,500	12
9 or fewer	29,100	9	10,600	82
10	1,800	1	200	2
11-49	36,100	11	1,400	11
50-99	37,700	12	500	4
100-149	31,700	10	300	2
150-199	32,600	10	200	2
200-499	92,400	29	300	2
500+	57,300	18	100	1
10 or more	289,600	91	3,000	23
Total	318,600	100	13,600	100

Source: Glenigan Ltd

Table 7: Housing units granted permission in the year to 30 September 2021: by region

Region	ONS code	Number, rounded to the nearest 100	% of England total
England	E92000001	318,600	100
North East	E12000001	13,800	4
North West	E12000002	42,300	13
Yorkshire and the Humber	E12000003	24,900	8
East Midlands	E12000004	30,100	9
West Midlands	E12000005	30,000	9
East of England	E12000006	38,600	12
London	E12000007	60,200	19
South East	E12000008	46,500	15
South West	E12000009	31,600	10
National Parks	-	600	0

Source: Glengian Ltd

When considering the above figures in relation to the central government aim of raising housing supply to 300,000 homes per year on average by the mid-2020s, it should be noted that many permissions do not result in a home being delivered in practice. This is due to a range of reasons, relating to the circumstances of landowners and developers, as well as the local and national economy. In addition, i) time lags in building can affect the number of homes built in a particular period; and ii) the methodology used cannot guarantee that all double counting of permissions is removed from the above figures.

Numbers included in Live Table P120A show that the number of residential decisions made by local planning authorities during the year ending September 2021 - as reported to the department - *decreased* by three per cent, in contrast with *the increase* of eight per cent in the number of homes granted permission during the same period according to the data from Glengian Ltd reported. In comparing the figures, it should be noted that the two series measure different things and use data from different sources, and so may not track each other closely over the short term. More specifically, this difference is likely to be due to a combination of differences in the timing of recorded decisions and a difference in the average numbers of homes included within the relevant planning applications.

For comparison purposes, regional breakdowns of quarterly numbers of planning applications received, and of planning decisions made and granted, are available from the [district matters planning dashboard](#). In addition, regional totals have been included in Live Table P133 since July to September 2020.

Commercial ⁸ decisions

In July to September 2021, 2,200 decisions were made on applications for commercial developments, of which 2,000 (91 per cent) were granted. The total number of commercial decisions granted increased by 19 per cent on the same quarter of 2020. In the year ending September 2021, 7,700 applications for commercial developments were granted, up four per cent on the year ending September 2020 (**Live Table P120B**).

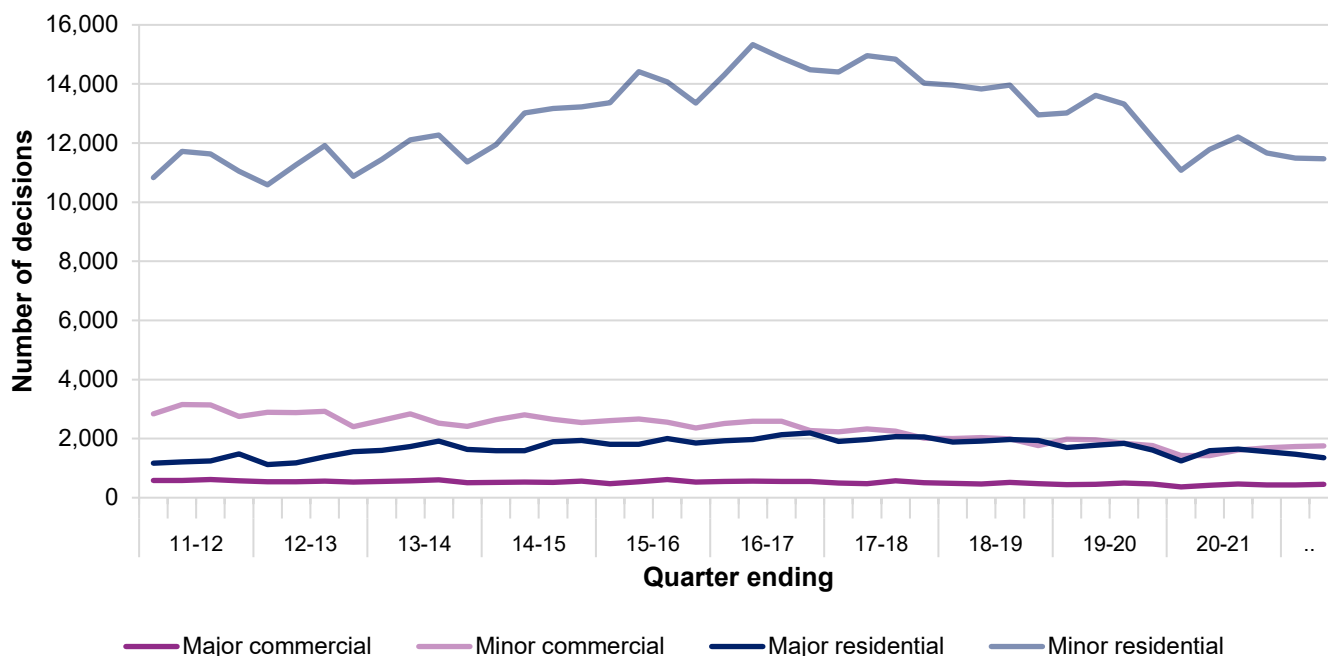
Trends in numbers of residential and commercial decisions

Historically, numbers of **residential** decisions dropped sharply during 2008 (particularly for minor decisions) then increased from 2012, before decreasing since about 2018 (major decisions) and 2019 (minor decisions).

Numbers of **commercial** decisions 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 2020/21, numbers of major commercial decisions were at about 47 per cent of the pre-recession peak, with the numbers of minor commercial decisions being at about 27 per cent (**Live Tables P120A and P120B, Figure 7**).⁹

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

England, quarter ending June 2011 to quarter ending September 2021



⁸ Commercial developments are defined in this release as: 'Offices, research and development, light industry', 'General industry, storage, warehousing' and 'Retail and service'.

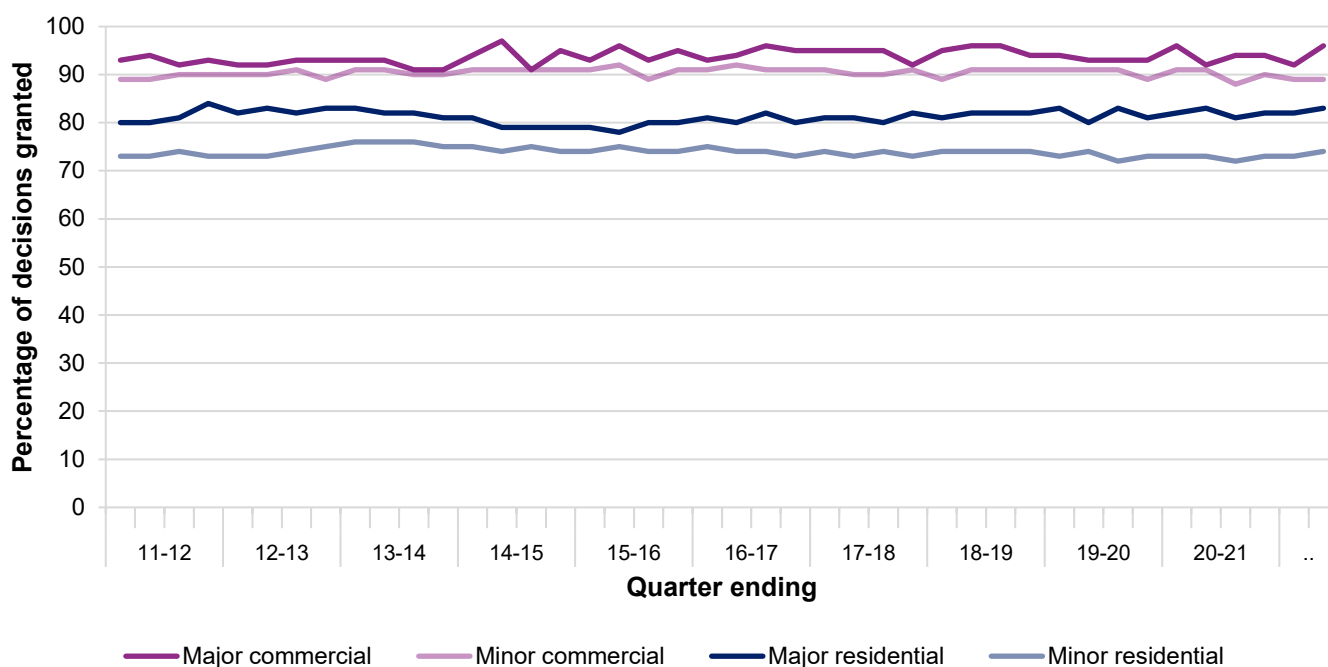
⁹ The pre-recession peak referred to differs for major and minor commercial decisions; the pre-recession peak occurred in 2006/07 for major decisions and 2007/08 for minor decisions.

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 major developments and about 75 per cent for minor developments) and have stabilised since then, at just over 80 per cent for major developments and just under 75 per cent for minor developments. 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 (**Live Tables P120A and P120B, Figure 8**).

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

England, quarter ending June 2011 to quarter ending September 2021



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 of the Technical Notes). The number of decisions made on householder developments was 68,100 in the quarter ending September 2021, accounting for 61 per cent of all decisions, up from 55 per cent of all decisions made in the quarter ending September 2020. Authorities granted 91 per cent of these applications and decided 85 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. They 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 few quarters have been similar, with 60, four and no decisions respectively in April to June 2020; 52, eight and no decisions respectively during July to September 2020; 77, five and no decisions respectively during October to December 2020; 79, four and no decisions respectively during January to March 2021; 86, five and no decisions respectively during April to June 2021, and 84, six and no decisions respectively during July to September 2021.

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 of the Technical Notes). 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 process¹⁰.

The results for the latest quarter for which they have been collected (July to September 2021) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 9,300 applications reported in the July to September quarter of 2021, prior approval was not required for 5,000 and permission was granted for 2,300 and refused for 2,100. This resulted

¹⁰ Under Article 4 of the General Permitted Development Order (Town and Country Planning (General Permitted Development) (England) Order 2015

in an overall acceptance rate¹¹ of 78 per cent. Larger householder extensions accounted for 66 per cent of applications (6,100), with six per cent relating to change of use from agricultural to residential and seven per cent to change of use from office to residential. 'All other' permitted development rights, accounted for 16 per cent of applications, down from 19 per cent a year earlier.

Taking i) granted applications and ii) those for which prior approval was not required together, 7,300 applications were approved without having to go through the full planning process, up four per cent from a year earlier. Within the six per cent increase in the reported total number of PDR applications between July to September 2020 and July to September 2021:

- larger householder extensions increased by seven per cent;
- change of use from office to residential increased by 48 per cent;
- change of use from agricultural to residential decreased by four per cent;
- retail and sui generis increased by one per cent; and
- 'all other' permitted development rights decreased by seven per cent.

This is the second quarter's publication providing separate figures for six PDR categories that were introduced in June and July 2020, largely relating to 'building upwards'. Altogether, just over 230 applications were recorded under these categories during July to September 2020. Of these, about 110 were granted and about 120 were refused¹². A breakdown by individual PDR is given in **Live Table PDR1**.¹³ It was, however, optional for local planning authorities to provide figures for the six new categories, in the interests of minimising data reporting burdens. Instead, they were given the option of including the figures in the 'All Others' PDR category, with about 50 authorities taking the latter approach, as shown in **Live Table PDR1**.

Figures for the total number of permitted development right applications made for changes to 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 1,600 applications for changes to residential use were reported in July to September 2021, of which 1,100 (65 per cent) were given the go-ahead without having to go through the full planning process.

Overall during the thirty quarters¹⁴ ending September 2021, district planning authorities reported 268,600 applications for prior approvals for permitted developments. For 152,000 (57 per cent) of them prior approval was not required, 62,600 (23 per cent) were granted and 54,200 (20 per cent) were refused (**Figure 9**).

¹¹ 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.

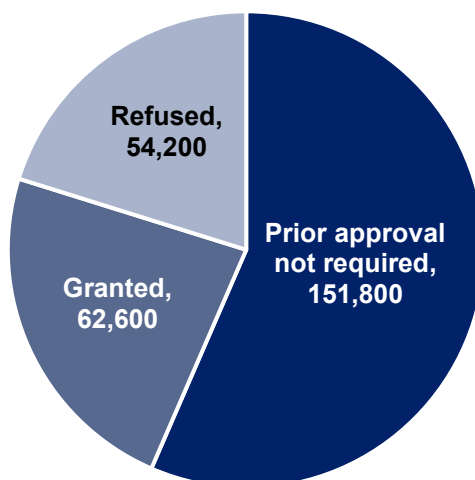
¹² Although prior approval is required for this permitted development right under the new rights, a further 12 cases were reported as 'prior approval not required'. This may be due to a misclassification of the figures that has not yet been corrected by the local planning authority. However, in some cases, the authority has confirmed that this was the outcome that it notified to one or more applicants and is reported for completeness.

¹³ Mostly as announced on 21 July 2020: <https://www.gov.uk/government/news/new-laws-to-extend-homes-upwards-and-revitalise-town-centres>.

¹⁴ This is the period since detailed data collection started from 1 April 2014.

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

England, thirty quarters from April 2014 to September 2021



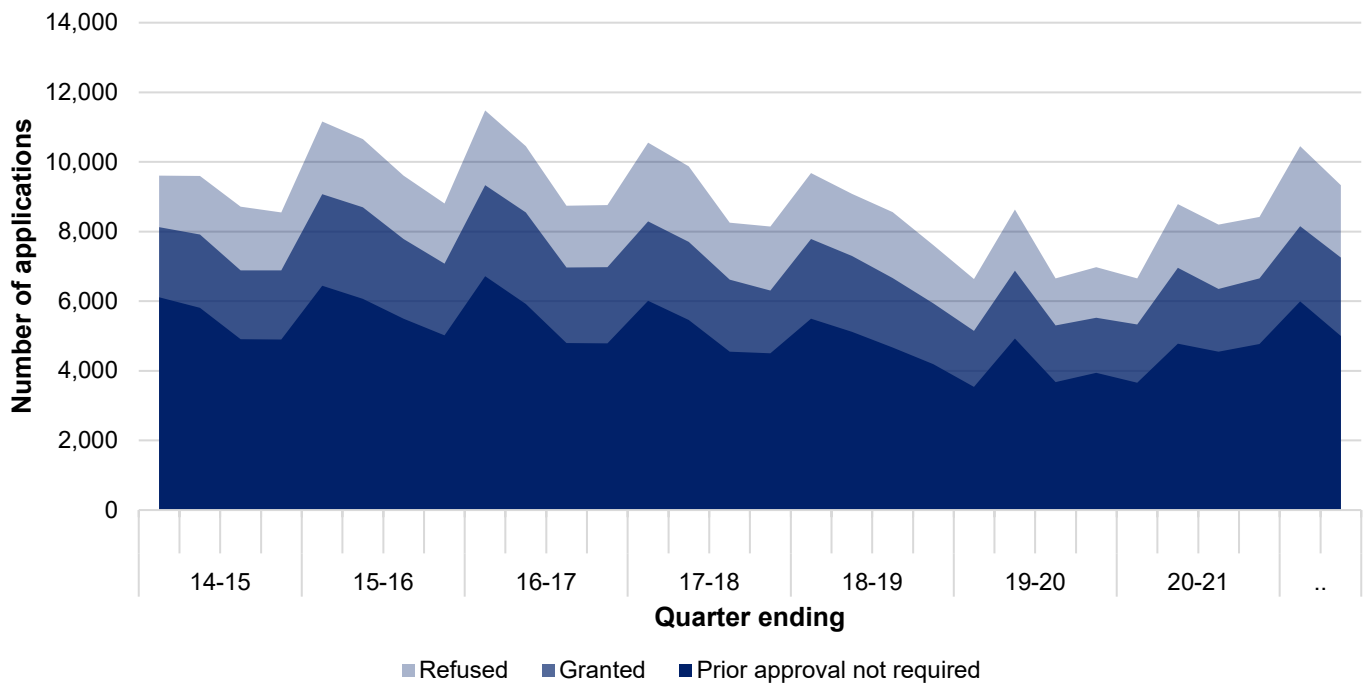
To put these recent figures into context, **Live Table P128** shows how the number of ‘determination applications’ received was just under 8,000 per year before 2012/13, but approximately doubled to 15,700 in 2013/14, following the creation of new permitted development right categories in May 2013.

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, 28,900 in 2019-20 and 32,100 in 2020-21. 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, eight per cent in 2019-20 and a 11 per cent increase in 2020-21.¹⁵

¹⁵ Sources: statistical releases on *Housing Supply: net additional dwellings* at: <https://www.gov.uk/government/collections/net-supply-of-housing>

Figure 10: Applications for determination and prior approvals for permitted development rights decided by district planning authorities
 England, quarter ending June 2014 to quarter ending September 2021



Other information

England totals for all the items of information collected on the PS1 and PS2 returns for July to September 2021 are given in **Reference Tables 1 and 2** respectively. These include the following:

Delegated decisions

- Of the 112,300 decisions made during the quarter, 108,200 (96 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 872 enforcement notices and served 877 planning contravention notices, 121 breach of condition notices, 37 stop notices and 48 temporary stop notices, while 11 enforcement injunctions were granted by the High/County Court and no injunctive applications were refused. In recent years, this level of activity has remained broadly proportionate to the number of planning decisions made. See **Live Table P127**.

Regulation 3 and 4 decisions

- 314 'Regulation 3' and 46 '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 four major applications for traveller pitches, granting two of them, and deciding all four of them within 13 weeks or the agreed time.
- They also decided 54 minor applications for traveller pitches, granting 32 of them and deciding 35 of them within eight weeks or the agreed time. Also see **Live Table P137**.
- For both major and minor applications for traveller pitches, 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 814 ‘county matters’ applications in the year ending September 2021 (**CPS dashboard**). This compares with around 479,100 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 8**. More historical and detailed figures are given in the accompanying **CPS dashboard**.

Table 8: County level planning applications received, decided and granted

England, quarters and years ending September 2020 and September 2021 ^P

	Quarter ending		Year ending	
	2021 Q3	2020 Q3	2021 Q3	2020 Q3
Number of applications received	163	199	814	873
<i>% change in the number of applications received from previous period</i>	-18	-19	-7	-16
Number of applications decided	152	165	729	708
<i>% change in the number of applications decided from previous period</i>	-8	-13	3	-23
Number of applications granted	140	155	682	672
<i>% change in the number of applications granted from previous period</i>	-10	-13	1	-23

P Provisional

Planning applications

In the quarter ending September 2021, authorities received 163 'county matter' applications, down 18 per cent from the same quarter last year. County councils accounted for 69 per cent of total applications received, unitary authorities for 15 per cent, metropolitan districts for 14 per cent, National Parks one per cent and London boroughs zero per cent. The highest number of applications was received by Leeds (with 12 applications). 117 out of the 161 responding authorities (73 per cent) did not receive any 'county matter' applications (**CPS dashboard**).

Planning decisions

'County matters' authorities made decisions on 152 planning applications in the September quarter of 2021, down eight per cent from the same quarter a year earlier. Of these, 92 per cent (140) were granted (**Table 4 and the CPS dashboard**), down two per cent from the same quarter last year.

Waste developments accounted for 60 per cent of the total decisions, minerals developments for 35 per cent and other developments for five per cent (**CPS dashboard**).

Speed of decisions

In the quarter ending September 2021, 'county matters' planning authorities determined 86 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 2021 are given as additional columns in **Live Table PDR3**. They show that 20 applications for prior approval for permitted development were reported during the July to September quarter of 2021, up from 10 in the same quarter of 2020.

Other information

England totals for the items of information collected on the CPS1 returns for July to September 2021 are given in **Reference Table 3**. These include the following:

Delegated decisions

- Of the 152 decisions made during the quarter, 92 (61 per cent) were delegated to officers. This percentage has remained stable in recent years.

Enforcement activity

- Authorities issued 25 enforcement notices during the quarter, and served 49 planning contravention notices, 10 breach of condition notices, one stop notice and two temporary stop notices. No enforcement injunctions were 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

- 150 '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

Until recently, the department was 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, dashboards 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

A data dictionary and two associated data files (.csv files) are also available: one csv file holds data for the four most recent quarters only, whereas the other holds data back to Q2 1996.

PS2 - separate displays for breakdowns by:

- development type
- planning authority

There is also an interactive mapping facility. It includes figures previously published in live tables P121, P122, P123, P124, P131, P132, P135 and P136. A data dictionary and two associated data files (.csv files) are also available: one csv file holds data for the four most recent quarters only, whereas the other holds data back to Q2 1979.

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. A data dictionary and four associated data files (.csv files) are also available: one csv file holds CPS1 data for the four most recent quarters only, and the others hold: CPS2 data for the four most recent quarters only; CPS1 data going back to Q2 1979; and CPS2 data going back to Q2 1989.

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: data available for each quarter from Q1 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 2021

2 PS2 – England totals: July to September 2021

3 CPS1 – England totals: July to September 2021

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 Department for Levelling Up, Housing and Communities 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 the UK Statistical System is available via the UK Statistics Authority website: <https://www.statisticsauthority.gov.uk/>

Information about statistics at Department for Levelling Up, Housing and Communities is available via the Department's website: www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics



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