



# Department for Levelling Up, Housing & Communities



## Planning application statistics

# Planning applications in England: October to December 2021

## In this release:

Between October to December 2021, district level planning authorities in England:

- received 106,600 applications for planning permission, down five per cent from the corresponding quarter of 2020;
- granted 90,700 decisions, up five per cent from the same quarter in 2020; this is equivalent to 87 per cent of decisions, unchanged from the same quarter of 2020;
- decided 86 per cent of major applications within 13 weeks or the agreed time, down two percentage points from the same quarter in 2020;
- granted 9,500 residential applications, down seven per cent on a year earlier: 1,200 for major developments and 8,300 for minor developments;
- granted 2,000 applications for commercial developments, up six per cent on a year earlier.
- decided 60,200 householder development applications, up eight per cent on a year earlier. This accounted for 58 per cent of all decisions, up from 57 per cent a year earlier.

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

- granted 376,700 decisions, up 20 per cent on the year ending December 2020; and
- granted 38,500 decisions on residential developments, of which 4,800 were for major developments and 33,700 were for minor developments, down by three and two per cent respectively on the year ending December 2020. This is equivalent to a decrease of two per cent in the overall number of residential decisions granted.

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**Contact:** Andrew Presland [Planning.Statistics@levellingup.gov.uk](mailto:Planning.Statistics@levellingup.gov.uk)

**Media enquiries:** 0303 444 1209 [NewsDesk@levellingup.gov.uk](mailto:NewsDesk@levellingup.gov.uk)

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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 4 February 2022 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. This includes figures for response rates and a *Definitions* section which provides a link to a glossary containing details of the main terms used within this release and associated live tables.

The department has introduced an interactive Power BI dashboard comprising data from the PS1, PS2 and CPS1/2 returns to complement the ongoing use of some live tables in Excel spreadsheets which are available from the [planning applications statistics](#) web page.

## 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 usually rounded to the nearest hundred<sup>1</sup>; unrounded figures are available in the accompanying Live Tables.

### Planning applications

During October to December 2021, authorities undertaking district level planning in England received 106,600 applications for planning permission, down five per cent from the corresponding

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<sup>1</sup> The three exceptions are the permissions totals provided by Glenigan Ltd (rounded to the nearest 1,000 due to the relative turbulence of the figures), numbers of projects by region provided by Glenigan Ltd (rounded to the nearest ten because some numbers are very low) and the enforcement actions towards the end of the section (unrounded, because some numbers are very low).

quarter in 2020. In the year ending December 2021, authorities received 474,100 planning applications, up 15 per cent on the year ending December 2020 (**Live Table P134, Table 1 and PS1 summary dashboard**). <sup>2</sup>

## Planning decisions

Authorities reported 103,800 decisions on planning applications in October to December 2021, an increase of five per cent on the 98,600 decisions in the same quarter of the previous year. In the year ending December 2021, authorities decided 426,900 planning applications, up 19 per cent on the number in the year ending December 2020 (**Live Tables P120/P133/P134 and Table 1**).

## Applications granted

During October to December 2021, authorities granted 90,700 decisions, up five per cent on the same quarter in 2020. Authorities granted 87 per cent of all decisions, unchanged from the December quarter of 2020 (**Live Tables P120/P133**). Overall, 82 per cent of major and minor decisions were granted, up one percentage point from the quarter ending December 2020 (**PS2 development types dashboard**). Over the 12 months to December 2021, 376,700 decisions were granted, up 20 per cent on the figure for the year to December 2020 (**Table 1 and PS2 development types dashboard**). The above information is summarised in Table 1, below<sup>3</sup>.

**Table 1: District level planning applications received, decided and granted**  
England, quarters and years ending December 2020 and December 2021 <sup>P</sup>

	Quarter ending		Year Ending	
	2020 Q4	2021 Q4	2020 Q4	2021 Q4
<b>Total applications</b>				
Number of applications received (000s)	111.7	106.6	410.6	474.1
% change in the number of applications received from previous period	11	-5	-5	15
Number of applications decided <sup>1</sup> (000s)	98.6	103.8	359.3	426.8
% change in the number of applications decided from previous period	3	5	-9	19
Number of applications granted (000s)	86.3	90.7	314.3	376.7
% change in the number of applications granted from previous period	3	5	-10	20
<b>Residential applications</b>				
Number of applications decided (000s)	13.8	12.9	53.4	51.9
% change in the number of applications decided from previous period	-9	-7	-11	-3
Number of applications granted (000s)	10.2	9.5	39.4	38.5
% change in the number of applications granted from previous period	-9	-7	-12	-2

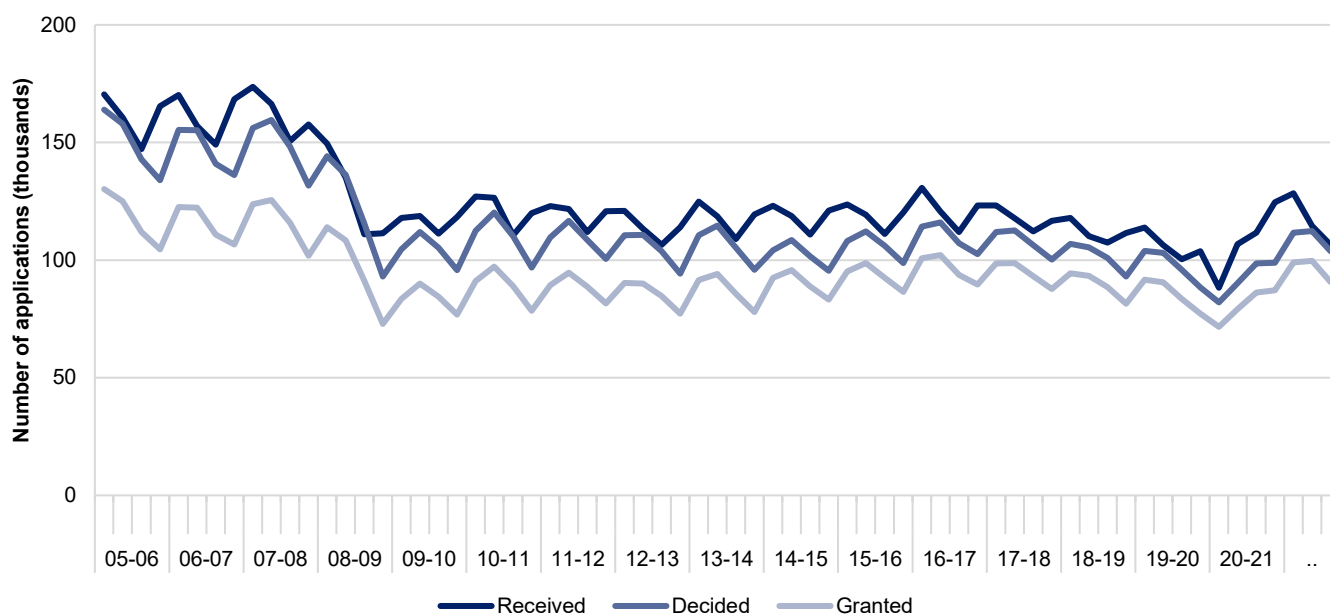
<sup>2</sup> Revisions to these figures are generally very small. The largest in this release is for the number of applications received in July-Sept 2021. This was amended by five authorities, resulting in a net increase of 83, or 0.07 % of the initially-reported national total.

<sup>3</sup> 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 leading to a large dip in 2020 following the start of the pandemic and a subsequent recovery in early 2021.

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

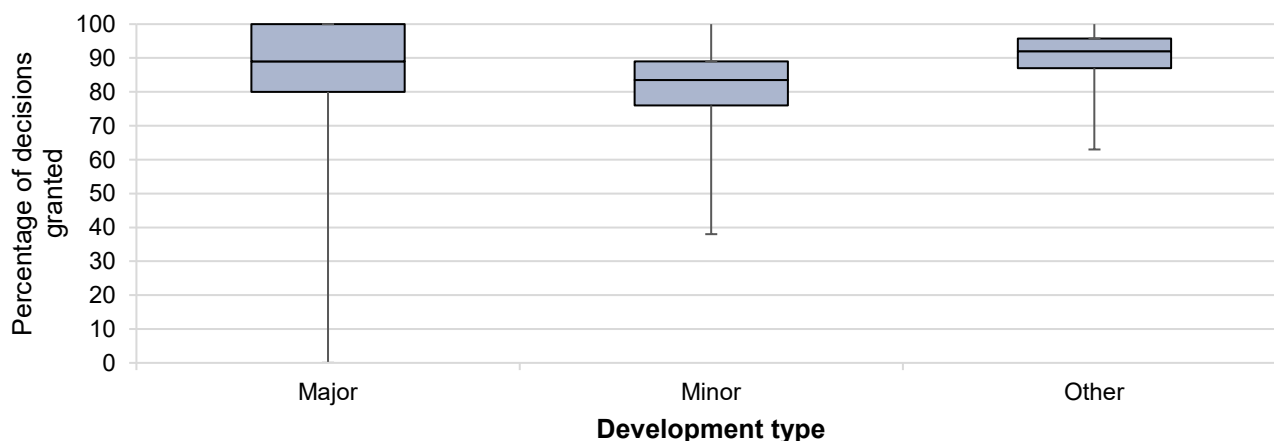


Historical figures for all district level decisions dating back to 2008-09 are set out in **Live Table P120**, with separate breakdowns for residential and commercial decisions being shown in **Live Tables P120A** and **P120B** respectively. These latter two tables are discussed below in the sections on residential and commercial decisions<sup>4</sup>.

<sup>4</sup> 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'.

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

Local planning authorities, quarter ending December 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 (38 to 100 per cent) and other developments (63 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 80 per cent in London to 93 per cent in the North East. (**Live Table P133**).

**Table 2: Regional breakdown of applications and decisions**

Quarter ending December 2021

	Total applications received	Total decisions	Total decisions granted	Percentage of decisions granted
England	<b>106,600</b>	<b>103,800</b>	<b>90,700</b>	<b>87</b>
North East	3,000	3,200	3,000	93
North West	10,000	9,900	8,900	90
Yorkshire and the Humber	8,100	8,400	7,500	89
East Midlands	8,200	7,900	7,100	90
West Midlands	8,600	8,600	7,600	89
East of England	14,400	14,200	12,100	85
London	17,200	16,100	12,900	80
South East	21,200	20,600	18,000	88
South West	14,000	13,200	12,100	91
National Parks	1,900	1,800	1,600	90

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 received decreased overall by five per cent, regional changes varied from decreases of 12 per cent for the North West to increases of three per cent for the South West. **(Live Table P133)**

**Table 3: Regional breakdown of changes in applications and decisions**

Quarter ending December 2020 to quarter ending December 2021

	Total applications received, October to December 2020	Total applications received, October to December 2021	Percentage change	Total decisions, October to December 2020	Total decisions, October to December 2021	Percentage change
England	<b>111,700</b>	<b>106,600</b>	<b>-5</b>	<b>98,600</b>	<b>103,800</b>	<b>5</b>
North East	3,200	3,000	-7	<b>3,000</b>	3,200	6
North West	11,300	10,000	-12	<b>9,600</b>	9,900	2
Yorkshire and the Humber	8,800	8,100	-8	<b>8,400</b>	8,400	0
East Midlands	8,800	8,200	-7	<b>7,700</b>	7,900	2
West Midlands	9,100	8,600	-6	<b>8,000</b>	8,600	7
East of England	15,000	14,400	-4	<b>13,400</b>	14,200	6
London	18,100	17,200	-5	<b>15,600</b>	16,100	3
South East	21,800	21,200	-3	<b>19,100</b>	20,600	8
South West	13,600	14,000	3	<b>12,100</b>	13,200	9
National Parks	1,900	1,900	-1	<b>1,700</b>	1,800	4

## Speed of decisions

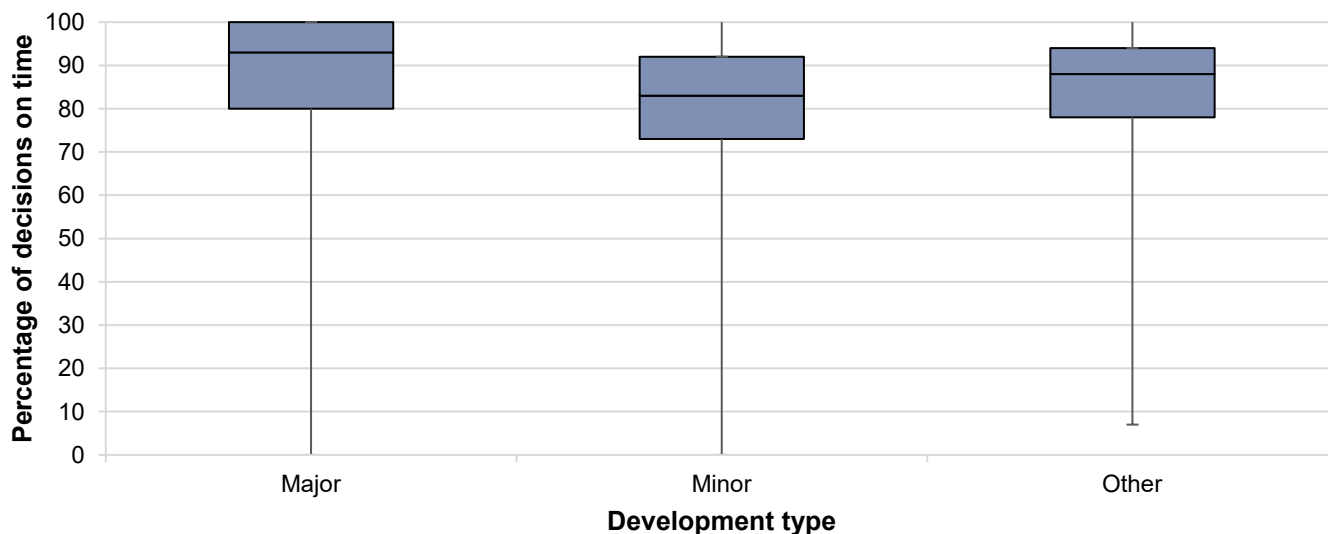
- In October to December 2021, 86 per cent of major applications were decided within 13 weeks or within the agreed time<sup>5</sup>, down two percentage points from the same quarter a year earlier.
- In the same quarter, 80 per cent of minor applications were decided within eight weeks or the agreed time, down four percentage points from a year earlier.
- Also in the same quarter, 84 per cent of other applications were decided within eight weeks or the agreed time, down six percentage points 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 (0 to 100 per cent) and other developments (7 to 100 per cent). **(Live Table P120 and the PS2 local planning authorities dashboard).**

<sup>5</sup> 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).

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

Local planning authorities, quarter ending December 2021



## Use of performance agreements

**Table 4** summarises the recent use of performance agreements<sup>6</sup>. 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 October to December 2021 involving a planning agreement, compared with 50 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.

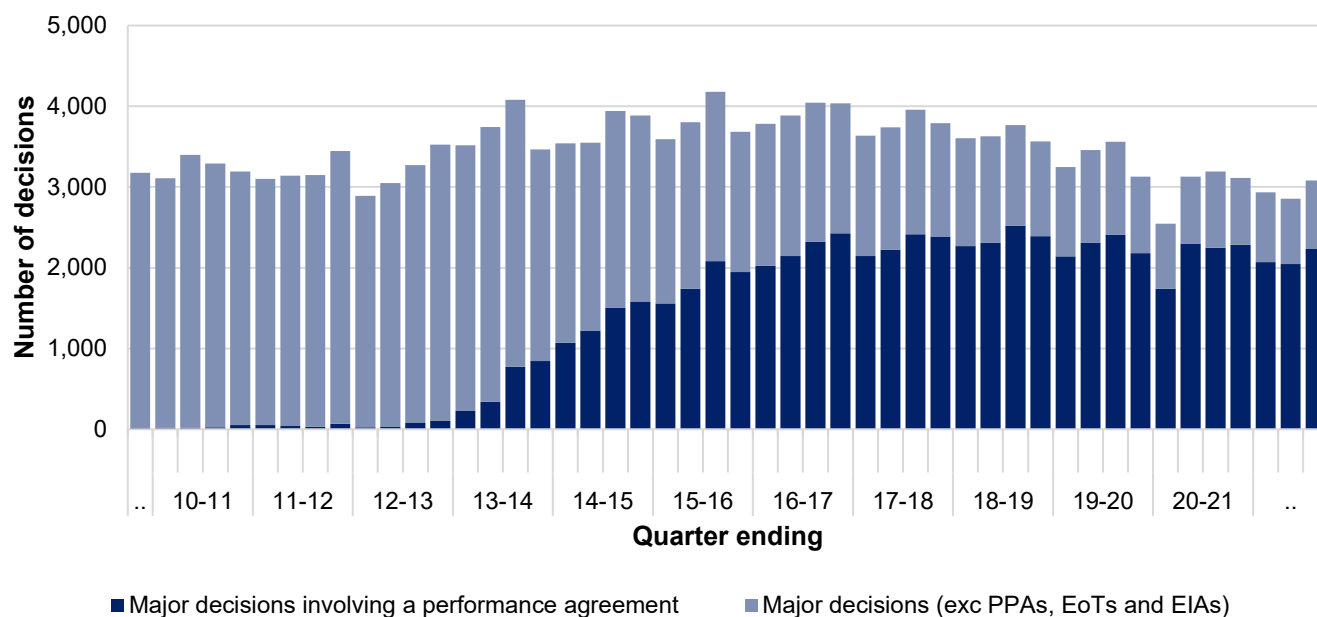
**Live Tables P133 and P134** give quarterly and annual totals respectively, for each local planning authority, of decisions: i) where the application was accompanied with an Environmental Statement; ii) where the application was accompanied with a Planning Performance Agreement and iii) where an extension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

<sup>6</sup> 'Performance agreement' is an umbrella term used to refer to Planning Performance Agreements, Extensions of Time and Environmental Impact Assessments.

**Table 4: Use of performance agreements with planning applications**  
England, quarters and years ending December 2020 and December 2021<sup>P</sup>

	Quarter ending		Year ending	
	2020 Q4	2021 Q4	2020 Q4	2021 Q4
<b>Major decisions</b>				
Total	3,191	3,081	11,992	11,986
Number involving a performance agreement	2,250	2,232	8,472	8,632
% involving a performance agreement	71	72	71	72
<b>Minor decisions</b>				
Total	25,971	26,317	100,790	104,757
Number involving a performance agreement	11,916	13,039	46,957	51,105
% involving a performance agreement	46	50	47	49
<b>Other decisions</b>				
Total	69,471	74,392	246,523	310,020
Number involving a performance agreement	20,825	27,354	74,984	109,407
% involving a performance agreement	30	37	30	35
<b>Total decisions</b>				
Total	<b>98,633</b>	<b>103,790</b>	<b>359,305</b>	<b>426,763</b>
Number involving a performance agreement	<b>34,991</b>	<b>42,625</b>	<b>130,413</b>	<b>169,144</b>
% involving a performance agreement	<b>35</b>	<b>41</b>	<b>36</b>	<b>40</b>

**Figure 4: Use of performance agreements with applications for major developments<sup>1</sup>**  
England, quarter ending March 2010 to quarter ending December 2021



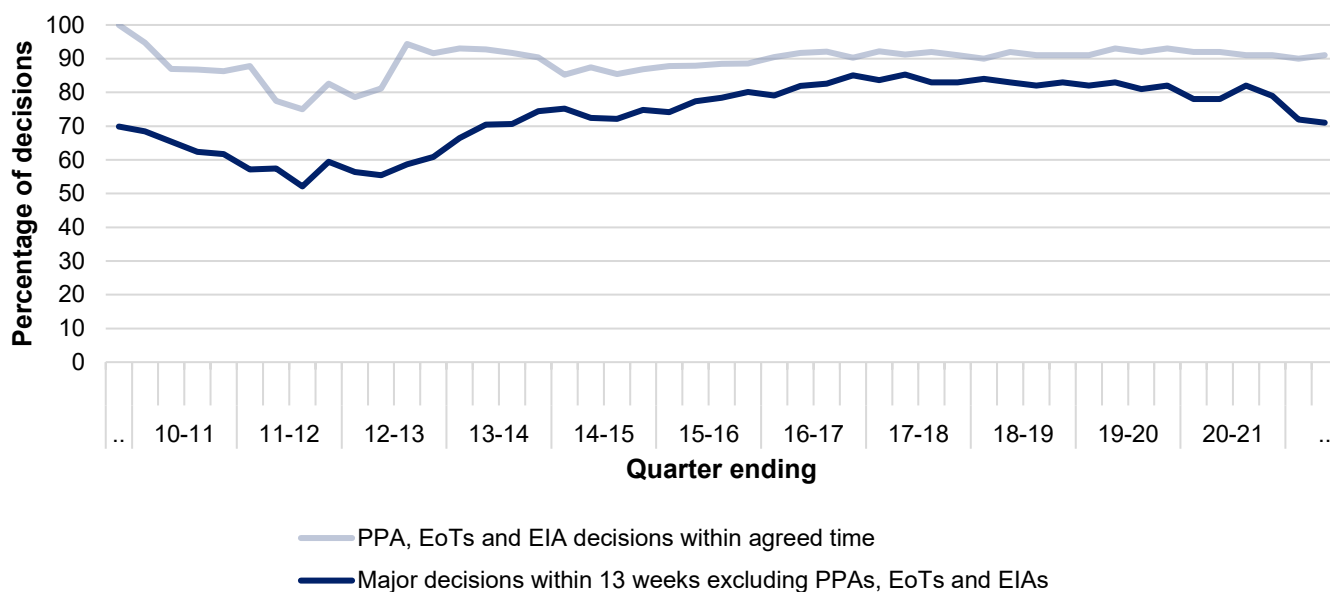
1. Figures cover agreed extensions of time and environmental impact assessments from 1 April 2013

**Figure 5 and Reference Table 2** show that in the quarter to December 2021, 91 per cent of major development decisions involving performance agreements were made on time. In comparison, 71 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 time<sup>1</sup>**



## England, quarter ending June 2010 to quarter ending December 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 October to December 2021, 12,900 decisions were made on applications for residential <sup>7</sup> developments, of which 9,500 (73 per cent) were granted. The number of residential decisions made decreased by seven per cent from the December quarter of 2020, with the number granted also decreasing by seven per cent. The number of major residential decisions granted decreased by nine per cent to 1,200, and the number of minor residential decisions granted decreased by seven per cent, to 8,300 (**Live Table P120A, and the PS2 development type dashboard**).

In the year ending December 2021, authorities granted 4,800 major and 33,700 minor residential applications, down three and two per cent respectively on the year ending December 2020 (**Live Table P120A and the PS2 local planning authorities dashboard**). This is equivalent to a decrease of two 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 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.<sup>8</sup> The latest provisional figures show that permission for 317,000 homes was given in the year to 31 December 2021, up 10 per cent from the 288,000 homes granted permission in the year to 31 December 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 permission<sup>9</sup>** England, year ending September 2009 to year ending December 2021

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<sup>7</sup> '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.

<sup>8</sup> 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.

<sup>9</sup> 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

Rolling annual total to:	Number of units granted	Percentage change from prior year
2009 Q4	144,000	
2010 Q4	164,000	14%
2011 Q4	166,000	1%
2012 Q4	181,000	9%
2013 Q4	213,000	18%
2014 Q4	228,000	7%
2015 Q4	268,000	18%
2016 Q4	316,000	18%
2017 Q4	322,000	2%
2018 Q4	316,000	-2%
2019 Q4	328,000	4%
2020 Q4 <sup>R</sup>	288,000	-12%
2021 Q4 <sup>P</sup>	317,000	10%

Source: Glenigan planning permission data: snapshot as at 4<sup>th</sup> March 2022

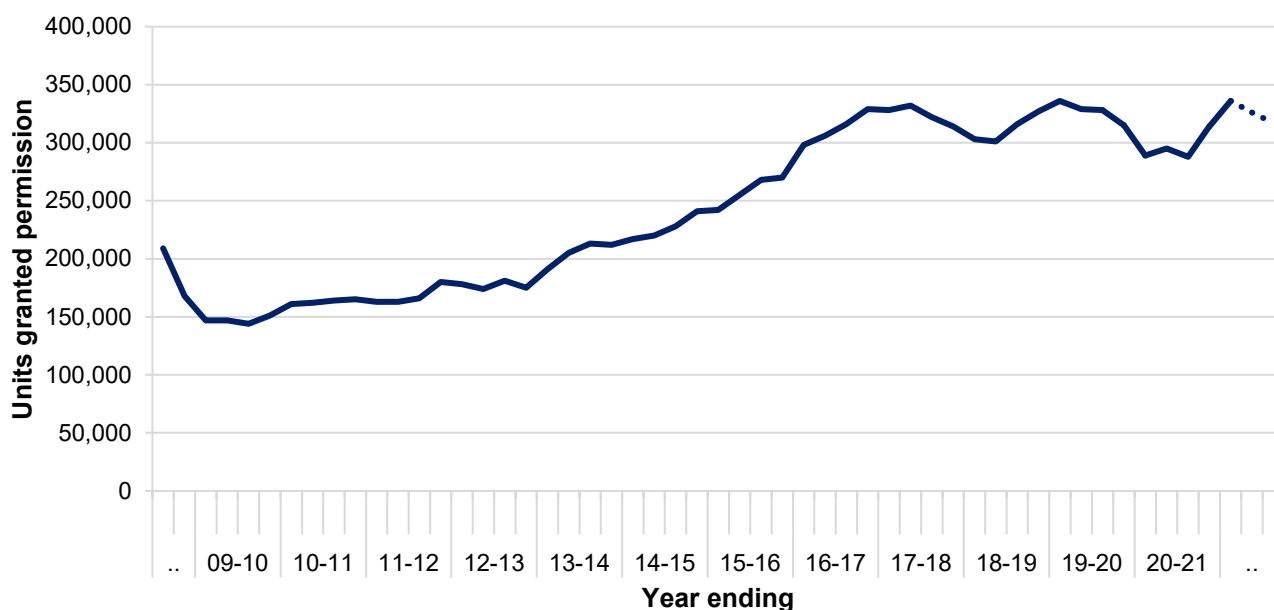
Figures include housing units on all sites, including those with ten or fewer units. They are rounded to the nearest thousand.

P Provisional

R Revised

### Figure 6: Number of housing units granted planning permission

England, year ending April 2008 to year ending December 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 December 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 31 December 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	5,300	2	5,300	39
2	2,300	1	1,100	8
3-5	10,400	3	2,800	20
6-9	10,700	3	1,500	11
9 or fewer	<b>28,600</b>	<b>9</b>	<b>10,600</b>	<b>77</b>
10	1,600	1	200	1
11-49	33,900	11	1,500	11
50-99	36,200	11	500	4
100-149	31,300	10	300	2
150-199	29,200	9	200	1
200-499	101,400	32	300	2
500+	54,300	17	100	1
10 or more	<b>287,900</b>	<b>91</b>	<b>3,100</b>	<b>23</b>
Total	<b>316,600</b>	<b>100</b>	<b>13,700</b>	<b>100</b>

Source: Glenigan Ltd

**Table 7: Housing units granted permission in the year to 31 December 2021: by region**

Region	ONS code	Number, rounded to the nearest 100	% of England total
England	E92000001	316,600	100
North East	E12000001	14,100	4
North West	E12000002	38,300	12
Yorkshire and the Humber	E12000003	25,300	8
East Midlands	E12000004	26,800	8
West Midlands	E12000005	28,700	9
East of England	E12000006	42,100	13
London	E12000007	62,300	20
South East	E12000008	44,700	14
South West	E12000009	33,600	11
National Parks	-	500	0

Source: Glenigan 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 granted by local planning authorities during the year ending December 2021 - as reported to the department -

decreased by two per cent, in contrast with the increase of 10 per cent in the number of homes granted permission during the same period according to the data from Glenigan 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 December 2020.

## Commercial<sup>10</sup> decisions

In October to December 2021, 2,200 decisions were made on applications for commercial developments, of which 2,000 (89 per cent) were granted. The total number of commercial decisions granted increased by six per cent on the same quarter of 2020. In the year ending December 2021, 7,800 applications for commercial developments were granted, up nine per cent on the year ending December 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**).<sup>11</sup>

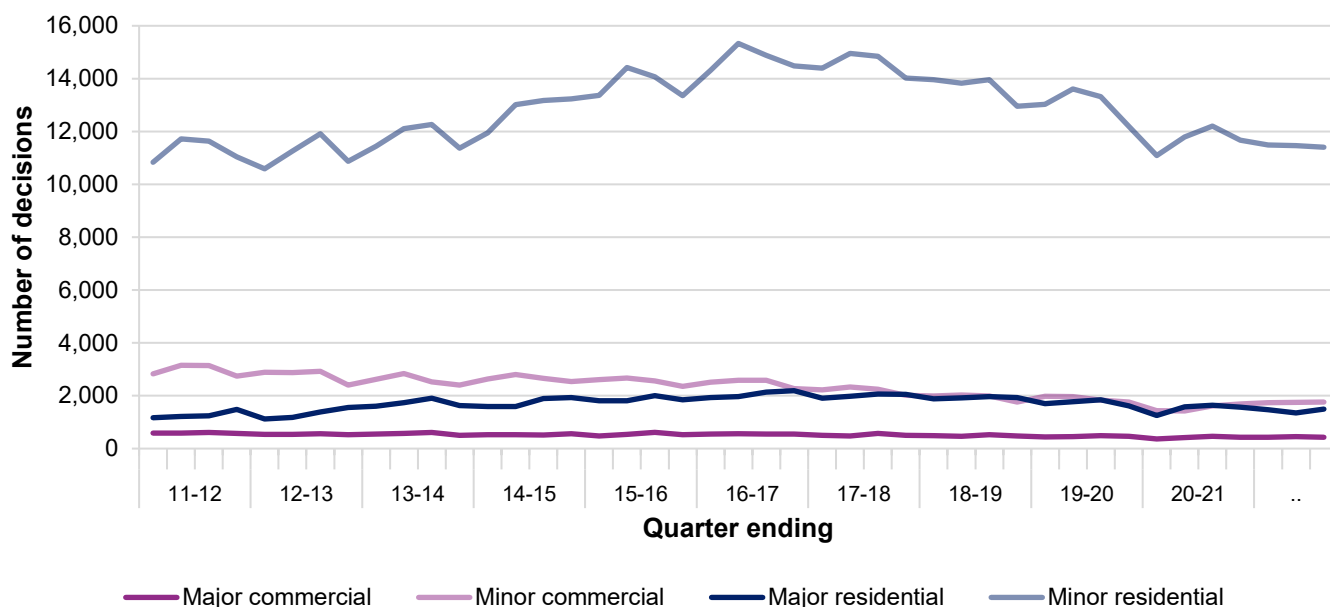
### Figure 7: Number of planning applications decided by district authorities, by type of development

England, quarter ending June 2011 to quarter ending December 2021

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<sup>10</sup> Commercial developments are defined in this release as: 'Offices, research and development, light industry', 'General industry, storage, warehousing' and 'Retail and service'.

<sup>11</sup> 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.

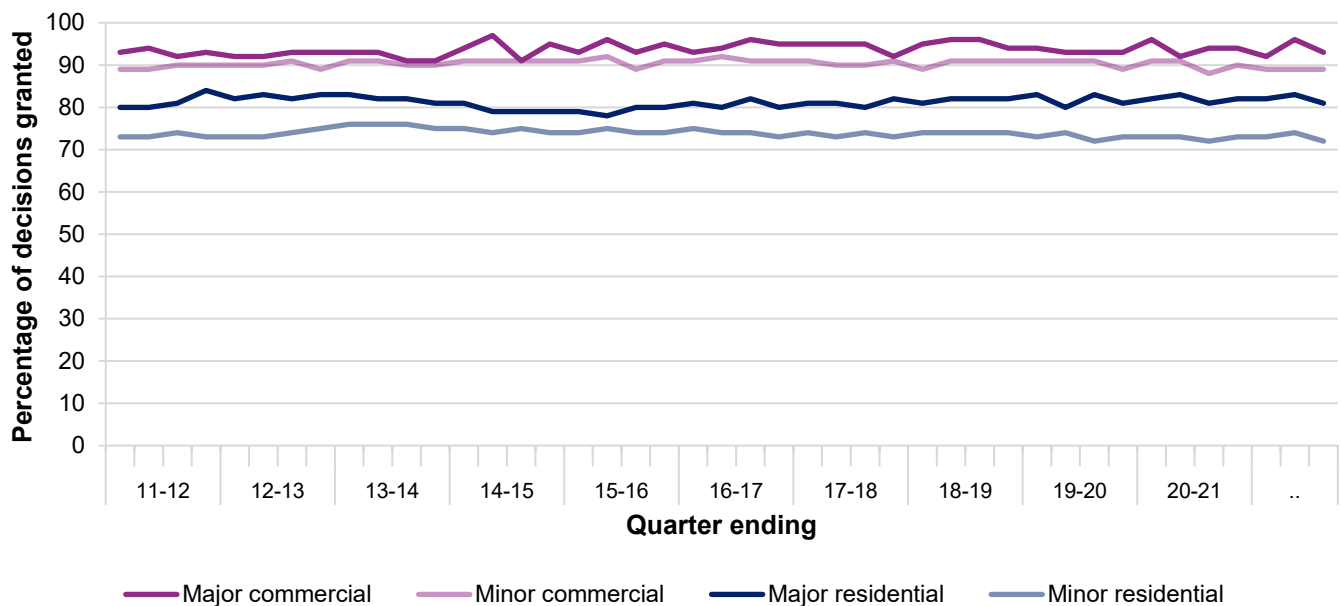


## Trends in the percentage of residential and commercial decisions granted

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 December 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 60,200 in the quarter ending December 2021, accounting for 58 per cent of all decisions, up from 57 per cent of all decisions made in the quarter ending December 2020. Authorities granted 90 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; 84, six and no decisions respectively during July to September 2021, and, 73, eight and two decisions respectively during October to December 2021.

## Major public service infrastructure development decisions

Since 1 August 2021, major public service infrastructure developments – broadly defined as major developments (excluding Environmental Impact Assessments) for schools, hospitals and criminal justice accommodation - have been subject to an accelerated decision-making timetable under which they are to be determined within 10 weeks instead of falling within the normal 13-week determination period.

Separate figures on major public service infrastructure development decisions have been collected on the quarterly PS2 return with effect from 1 October 2021. They are provided at local planning authority level in **Live Table MJPSI**. In summary, during October to December 2021, local planning authorities reported five such decisions, of which four were granted. All five were decided within 10 weeks or the agreed time.

## 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 process<sup>12</sup>.

The results for the latest quarter for which they have been collected (October to December 2021) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 7,300 applications reported in the October to December quarter of 2021, prior approval was not required for 3,900 and permission was granted for 1,700 and refused for 1,700. This resulted in an overall acceptance rate<sup>13</sup> of 77 per cent. Larger householder extensions accounted for 65 per cent of applications (4,700), with seven per cent relating to change of use from agricultural to residential and four per cent to change of use from office to residential. ‘All other’ permitted development rights, accounted for 18 per cent of applications, up from 16 per cent a year earlier.

<sup>12</sup> Under Article 4 of the General Permitted Development Order (Town and Country Planning (General Permitted Development) (England) Order 2015

<sup>13</sup> 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.



Taking i) granted applications and ii) those for which prior approval was not required together, 5,600 applications were approved without having to go through the full planning process, down 12 per cent from a year earlier. Within the 12 per cent decrease in the reported total number of PDR applications between October to December 2020 and October to December 2021:

- larger householder extensions decreased by 16 per cent;
- change of use from office to residential decreased by 34 per cent;
- change of use from agricultural to residential decreased by two per cent; and
- 'all other' permitted development rights was unchanged.

A new PDR for Commercial, business and service to residential use was created with effect from 1 August 2021. Figures for this were collected for the first time for October to December 2021, when about 140 applications were recorded. Of these, prior approval was not required for about 20, about 60 were granted and about 60 refused. Because this new PDR includes some of the uses that were previously included within the PDR for 'Retail and sui generis uses to residential', this latter PDR has been redefined and renamed 'Launderette, betting office, pay day loan shop, hot food takeaway, amusement arcade or centre or casino to residential'. Figures collected on this new basis are therefore not directly comparable with figures for the 'Retail and sui generis uses to residential' PDR for previous quarters.

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 1,200 applications for changes to residential use were reported in October to December 2021, of which 700 (62 per cent) were given the go-ahead without having to go through the full planning process.

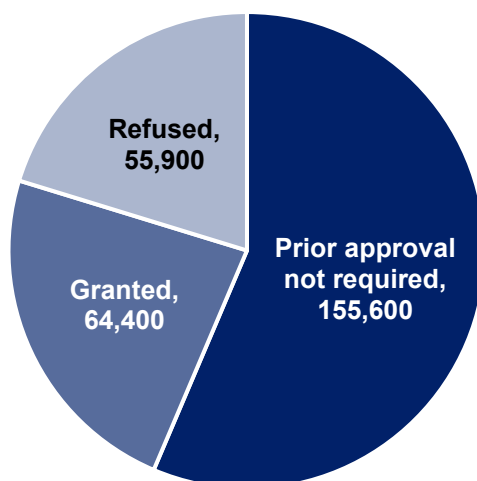
Overall during the thirty-one quarters<sup>14</sup> ending December 2021, district planning authorities reported 275,900 applications for prior approvals for permitted developments. For 155,600 (56 per cent) of them prior approval was not required, 64,400 (23 per cent) were granted and 55,900 (20 per cent) were refused (**Figure 9**).

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

England, thirty-one quarters from April 2014 to December 2021

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<sup>14</sup> This is the period since detailed data collection started from 1 April 2014.



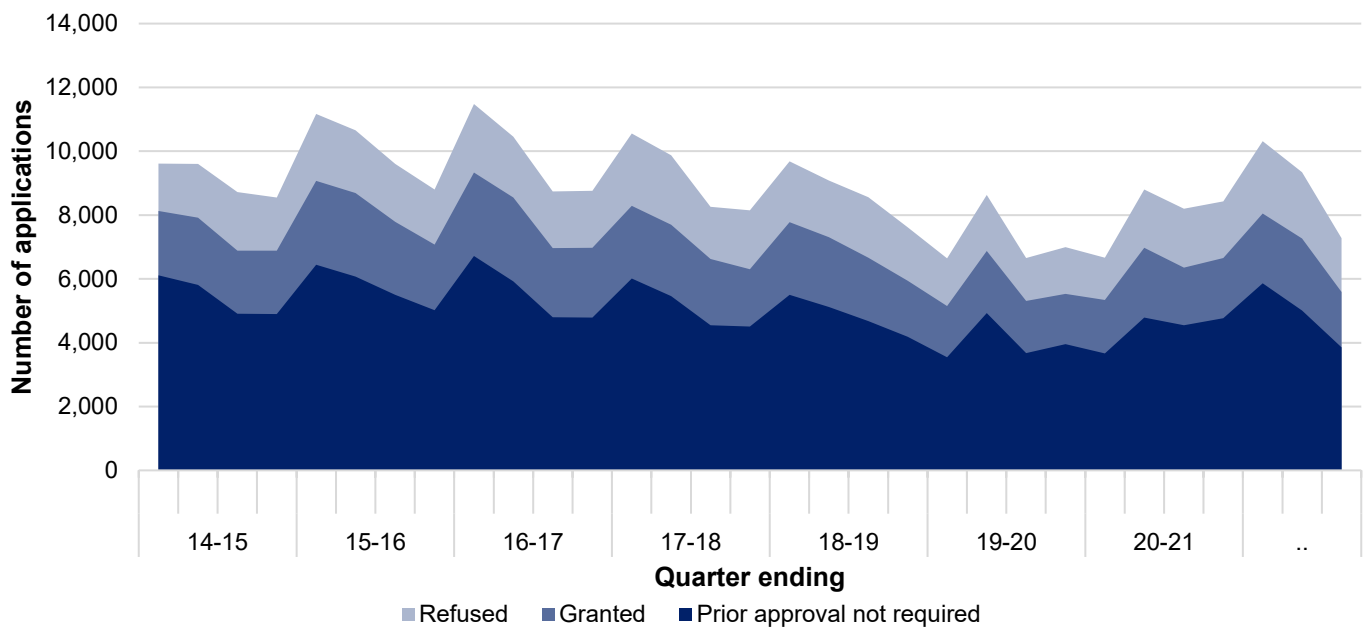
To put these recent figures into context, **Live Table P128** shows how the number of ‘determination applications’ received was just under 8,000 per year before 2012/13, but approximately doubled to 15,700 in 2013/14, following the creation of new permitted development right categories in May 2013.

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.<sup>15</sup>

**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 December 2021

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



## Other information

England totals for all the items of information collected on the PS1 and PS2 returns for October to December 2021 are given in **Reference Tables 1 and 2** respectively. These include the following, for which definitions are given in the glossary accessible from the *Definitions* section of the Technical Notes:

### Delegated decisions

- Of the 103,800 decisions made during the quarter, 99,500 (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 907 enforcement notices and served 814 planning contravention notices, 202 breach of condition notices, 109 stop notices and 43 temporary stop notices, while 13 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

- 340 'Regulation 3' and 77 '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

three of them, and deciding two of them within 13 weeks or the agreed time.

- They also decided 55 minor applications for traveller pitches, granting 25 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 787 ‘county matters’ applications in the year ending December 2021 (**CPS dashboard**). This compares with around 474,100 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 December 2020 and December 2021 <sup>P</sup>

	Quarter ending		Year ending	
	2020 Q4	2021 Q4	2020 Q4	2021 Q4
Number of applications received	252	225	870	787
% change in the number of applications received from previous period	-1	-11	-12	-10
Number of applications decided	222	167	709	674
% change in the number of applications decided from previous period	0	-25	-21	-5
Number of applications granted	209	150	668	623
% change in the number of applications granted from previous period	-2	-28	-22	-7

P Provisional

## Planning applications

In the quarter ending December 2021, authorities received 225 ‘county matter’ applications, down 11 per cent from the same quarter last year. County councils accounted for 67 per cent of total applications received, unitary authorities for 24 per cent, metropolitan districts for 8 per cent, National Parks one per cent and London boroughs zero per cent. The highest number of applications was received by Hampshire and by East Riding of Yorkshire (both with 15

applications). 115 out of the 161 responding authorities (71 per cent) did not receive any ‘county matter’ applications (**CPS dashboard**).

## Planning decisions

‘County matters’ authorities made decisions on 167 planning applications in the December quarter of 2021, down 25 per cent from the same quarter a year earlier. Of these, 90 per cent (150) were granted (**Table 4 and the CPS dashboard**), down five per cent from the same quarter last year.

Waste developments accounted for 59 per cent of the total decisions, minerals developments for 37 per cent and other developments for four per cent (**CPS dashboard**).

## Speed of decisions

In the quarter ending December 2021, ‘county matters’ planning authorities determined 91 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 October to December 2021 are given as additional columns in **Live Table PDR3**. They show that 13 applications for prior approval for permitted development were reported during the October to December quarter of 2021, unchanged from 12 in the same quarter of 2020.

## Other information

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

### Delegated decisions

- Of the 167 decisions made during the quarter, 105 (63 per cent) were delegated to officers. This percentage has remained stable in recent years.

### Enforcement activity

- Authorities issued 23 enforcement notices during the quarter, and served 27 planning contravention notices, eight breach of condition notices, one stop notice and no 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

- 109 '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 an **interactive Power BI dashboard** covering the main data items from the PS1, PS2 and CPS1/2 returns to complement the ongoing use of some live tables in Excel spreadsheets.

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 the interactive dashboard. Further information on how the dashboard 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 included in the dashboard 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**

<b>P151a/b</b>	District and 'county matters' planning authorities' performance - speed of major development decisions (24 months' data)
<b>P152a/b</b>	District and 'county matters' planning authorities' performance - quality of major development decisions (24 months' data)
<b>P153</b>	District planning authorities' performance - speed of non-major development decisions (24 months' data)
<b>P154</b>	District planning authorities' performance - quality of non-major development decisions (24 months' data)
<b>P155</b>	'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

## Major public service infrastructure development decisions

**MJPSI** District planning authorities – major public service infrastructure development decisions: data available for Q4 2021

## 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: October to December 2021

**2** PS2 – England totals: October to December 2021

**3** CPS1 – England totals: October to December 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](mailto: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](mailto: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](http://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics)



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Department for Levelling Up, Housing and Communities  
Fry Building  
2 Marsham Street  
London  
SW1P 4DF

Telephone: 030 3444 0000

For all our latest news and updates follow us on Twitter: [twitter.com/luhc](https://twitter.com/luhc)

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