



Planning application statistics

Planning applications in England: April to June 2022

In this release:

Between April to June 2022, district level planning authorities in England:

- received 106,800 applications for planning permission, down 17 per cent from the corresponding quarter of 2021;
- granted 87,600 decisions, down 12 per cent from the same quarter in 2021; this is equivalent to 88 per cent of decisions, down one percentage point from the same quarter of 2021;
- decided 86 per cent of major applications within 13 weeks or the agreed time, down one percentage point from the same quarter in 2021;
- granted 8,700 residential applications, down nine per cent on a year earlier: 1,000 for major developments and 7,700 for minor developments;
- granted 1,800 applications for commercial developments, down five per cent on a year earlier.
- decided 58,000 householder development applications, down 16 per cent on a year earlier. This accounted for 58 per cent of all decisions, down from 62 per cent a year earlier.

In the year ending June 2022, district level planning authorities:

- granted 362,000 decisions, up three per cent on the year ending June 2021; and
- granted 37,100 decisions on residential developments, of which 4,600 were for major developments and 32,500 were for minor developments, down by 11 and five per cent respectively on the year ending June 2021. This is equivalent to a decrease of six 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 12 August 2022 for the PS1/2 return ('District matters') and the CPS1/2 return ('County matters').

The separate Technical Notes document 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 hundred¹; unrounded figures are available in the accompanying Live Tables.

Planning applications

During April to June 2022, authorities undertaking district level planning in England received 106,800 applications for planning permission, down 17 per cent from the corresponding quarter in 2021. In the year ending June 2022, authorities received 437,700 planning applications, down

¹ 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).

seven per cent on the year ending June 2021 (**Live Table P134, Table 1 and PS1 summary dashboard**). ²

Planning decisions

Authorities reported 99,900 decisions on planning applications in April to June 2022, a decrease of 11 per cent on the 111,700 decisions in the same quarter of the previous year. In the year ending June 2022, authorities decided 412,000 planning applications, up three per cent on the number in the year ending June 2021 (**Live Tables P120/P133/P134 and Table 1**).

Applications granted

During April to June 2022, authorities granted 87,600 decisions, down 12 per cent on the same quarter in 2021. Authorities granted 88 per cent of all decisions, down one percentage point from the June quarter of 2021 (**Live Tables P120/P133**). Overall, 82 per cent of major and minor decisions were granted, unchanged from the quarter ending June 2021 (**PS2 development types dashboard**). Over the 12 months to June 2022, 362,000 decisions were granted, up three per cent on the figure for the year to June 2021 (**Table 1 and PS2 development types dashboard**). The above information is summarised in Table 1, below³.

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

England, quarters and years ending June 2021 and June 2022 ^P

	Quarter ending		Year Ending	
	2021 Q2	2022 Q2	2021 Q2	2022 Q2
Total applications				
Number of applications received (000s)	128.5	106.8	471.6	437.7
% change in the number of applications received from previous period	46	-17	18	-7
Number of applications decided ¹ (000s)	111.7	99.9	399.4	412.0
% change in the number of applications decided from previous period	36	-11	8	3
Number of applications granted (000s)	99.1	87.6	351.6	362.0
% change in the number of applications granted from previous period	38	-12	9	3
Residential applications				
Number of applications decided (000s)	13.0	12.0	53.4	50.2
% change in the number of applications decided from previous period	5	-8	-6	-6
Number of applications granted (000s)	9.6	8.7	39.5	37.1
% change in the number of applications granted from previous period	5	-9	-6	-6

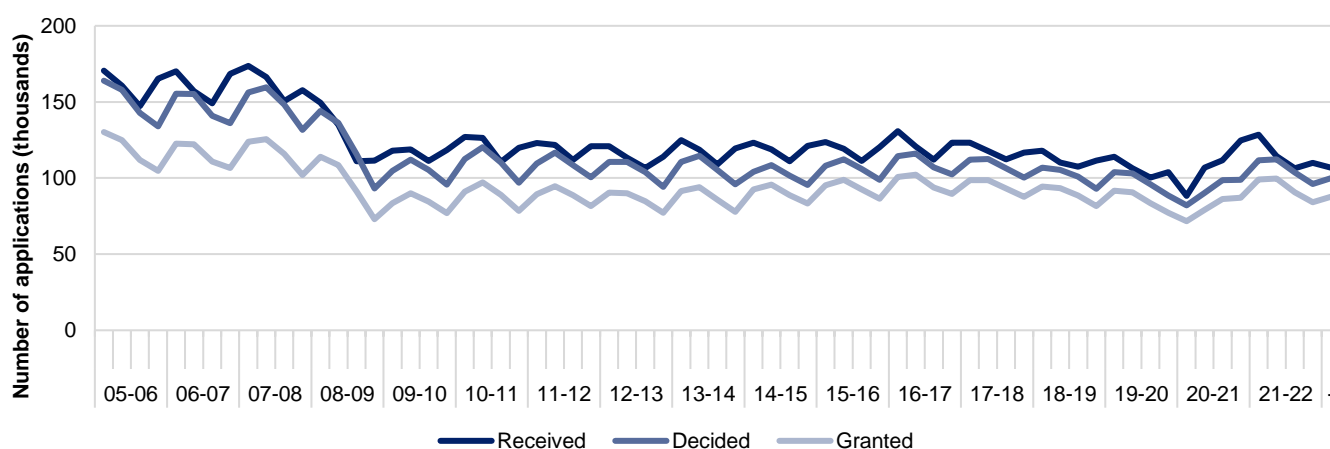
² Revisions to these figures are generally very small. The largest revisions made this quarter to an England total for January to March 2022 amounted to an increase of 801 (1%) over the previously reported number of applications on hand at the start of the quarter. These were due wholly to PS1 returns being submitted for the quarter by three authorities that had not previously done so.

³ 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, including a particular peak in applications received.

Figure 1: Number of planning applications received, decided and granted
England, quarter ending June 2005 to quarter ending June 2022



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 decisions⁴.

⁴ 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 June 2022

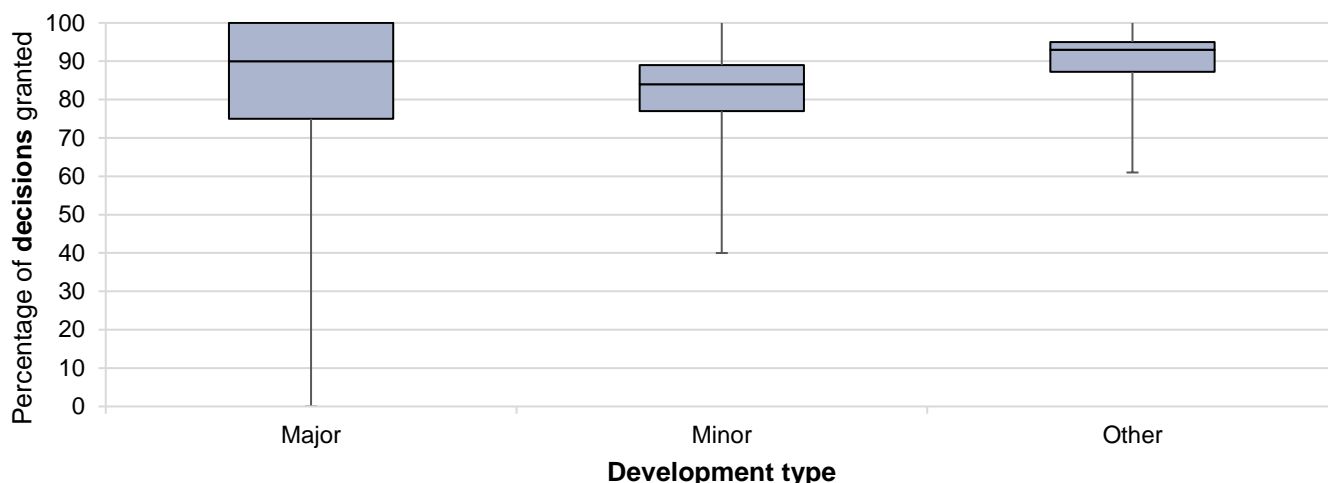


Figure 2 summarises the distribution of the percentage of decisions granted across authorities for major, minor and other developments using box and whisker plots. The ends of the box are the upper and lower quartiles, meaning that 50 per cent of local authorities fall within this range, with the horizontal line in the centre of the box representing the median. 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 (40 to 100 per cent) and other developments (61 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 81 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 June 2022

	Total applications received	Total decisions	Total decisions granted	Percentage of decisions granted
England	106,800	99,900	87,600	88
North East	3,100	2,900	2,700	94
North West	10,200	9,400	8,400	90
Yorkshire and the Humber	8,400	8,100	7,200	89
East Midlands	8,600	7,600	6,900	91
West Midlands	8,400	8,400	7,500	89
East of England	14,200	13,000	11,200	86
London	17,700	16,000	13,000	81
South East	20,900	20,200	17,900	88
South West	13,400	12,500	11,200	90
National Parks	1,800	1,600	1,500	92

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 17 per cent, regional changes varied from decreases of 23 per cent for the North East to a decrease of 11 per cent for the London. **(Live Table P133)**

Table 3: Regional breakdown of changes in applications and decisions

Quarter ending June 2021 to quarter ending June 2022

	Total applications received, April to June 2021	Total applications received, April to June 2022	Percentage change	Total decisions, April to June 2021	Total decisions, April to June 2022	Percentage change
England	128,500	106,800	-17	111,700	99,900	-11
North East	4,000	3,100	-23	3,500	2,900	-16
North West	13,000	10,200	-21	11,000	9,400	-14
Yorkshire and the Humber	10,600	8,400	-20	9,300	8,100	-13
East Midlands	10,100	8,600	-15	8,800	7,600	-14
West Midlands	10,400	8,400	-19	8,800	8,400	-4
East of England	17,500	14,200	-19	15,700	13,000	-17
London	19,900	17,700	-11	17,300	16,000	-7
South East	25,300	20,900	-17	22,000	20,200	-8
South West	15,700	13,400	-14	13,600	12,500	-8
National Parks	2,200	1,800	-16	1,900	1,600	-13

Speed of decisions

- In April to June 2022, 86 per cent of major applications were decided within 13 weeks or within the agreed time⁵, down one percentage point from the same quarter a year earlier.

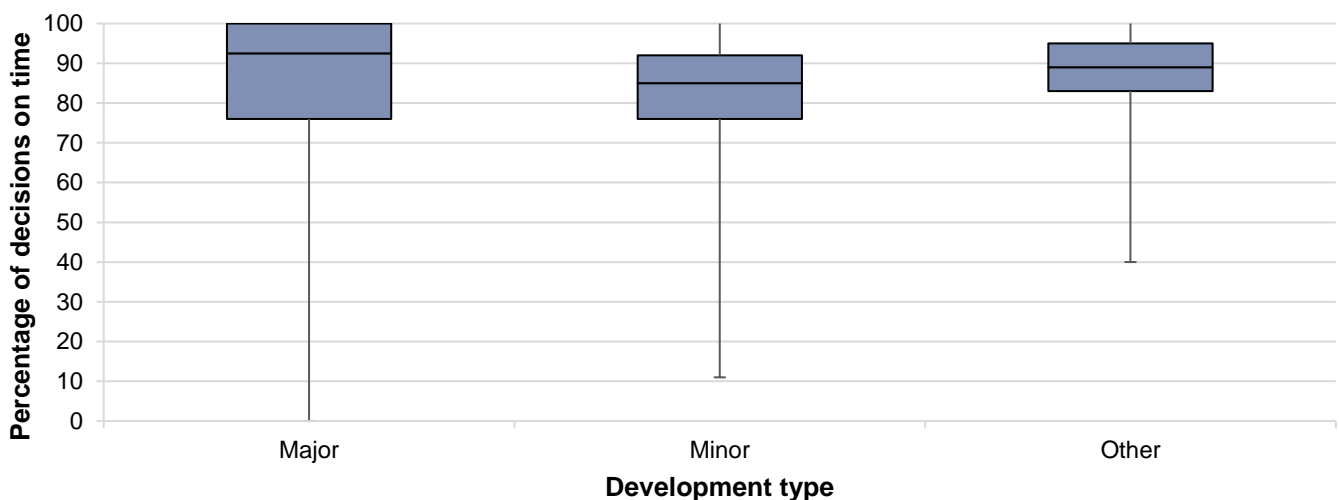
⁵ This is the agreed time for applications for major developments associated with a Planning Performance Agreement (PPAs), Extension of Time (EoT) or Environmental Impact Assessment (EIA).

- In the same quarter, 82 per cent of minor applications were decided within eight weeks or the agreed time, up one percentage point from a year earlier.
- Also in the same quarter, 87 per cent of other applications were decided within eight weeks or the agreed time, up one percentage point 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, with the horizontal line in the centre of the box representing the median. 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 (11 to 100 per cent) and other developments (40 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 June 2022



Use of performance agreements

Table 4 summarises the recent use of performance agreements⁶. It shows that they are more commonly used for major developments than minor or other developments, with 74 per cent of major decisions made during April to June 2022 involving a planning agreement, compared with 50 per cent of minor decisions, 37 per cent of other decisions and 41 per cent of all decisions (also shown in **Reference Table 2**). **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

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

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.

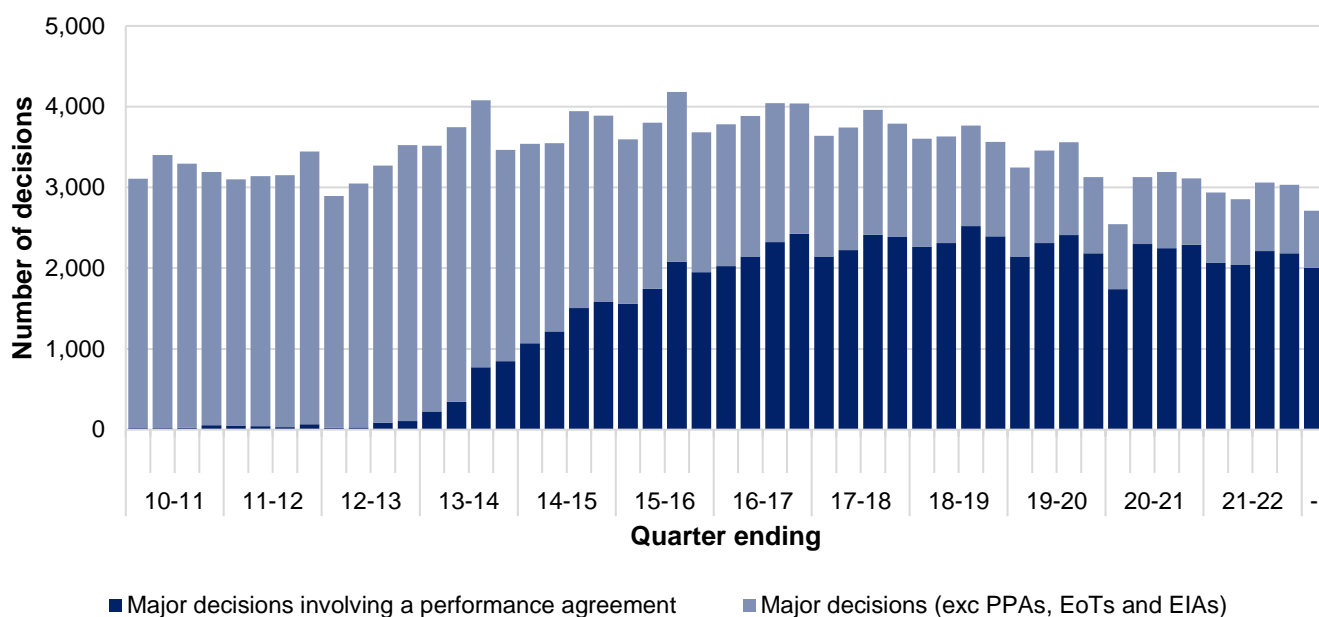
Live Tables P133 and P134 give quarterly and annual totals respectively, for each local planning authority, of decisions: i) where the application was accompanied with an Environmental Statement; ii) where the application was accompanied with a Planning Performance Agreement and iii) where an extension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

Table 4: Use of performance agreements with planning applications

England, quarters and years ending June 2021 and June 2022 ^P

	Quarter ending		Year ending	
	2021 Q2	2022 Q2	2021 Q2	2022 Q2
Major decisions				
Total	2,900	2,700	12,400	11,700
Number involving a performance agreement	2,100	2,000	8,900	8,400
% involving a performance agreement	70	74	72	72
Minor decisions				
Total	26,100	25,300	102,400	103,500
Number involving a performance agreement	12,300	12,700	48,800	52,100
% involving a performance agreement	47	50	48	50
Other decisions				
Total	82,700	71,900	284,600	296,800
Number involving a performance agreement	27,500	26,400	92,300	110,800
% involving a performance agreement	33	37	32	37
Total decisions				
Total	111,700	99,900	399,400	412,000
Number involving a performance agreement	41,900	41,200	150,000	171,400
% involving a performance agreement	38	41	38	42

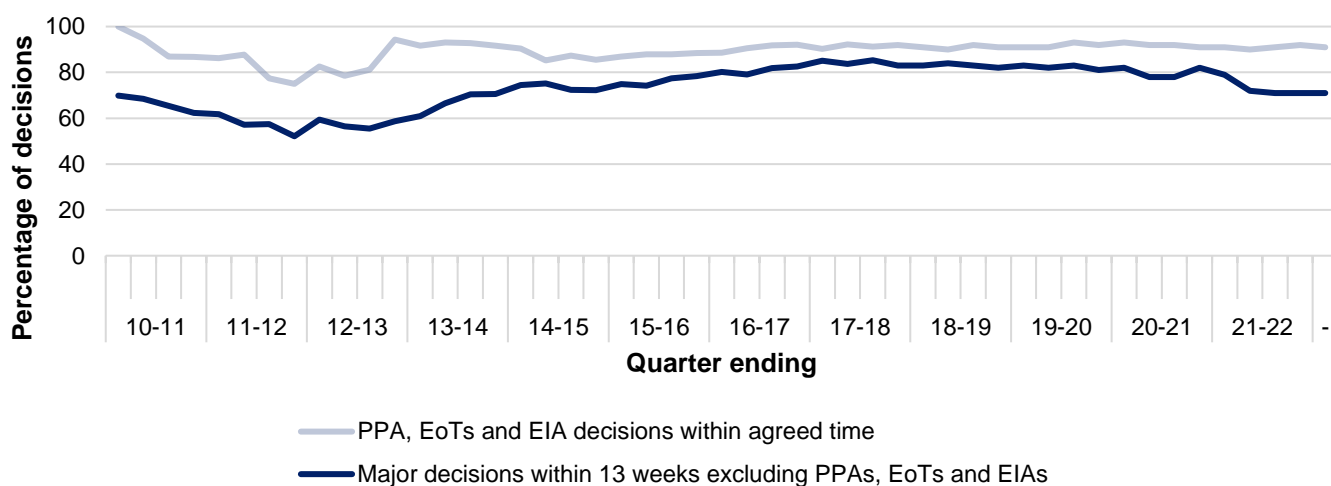
Figure 4: Use of performance agreements with applications for major developments¹
 England, quarter ending June 2010 to quarter ending June 2022



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

Figure 5 shows that in the quarter to June 2022, 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 **Reference Table 2** and the **PS2 development type dashboard**.

Figure 5: Percentage of major development decisions made within time¹
 England, quarter ending June 2010 to quarter ending June 2022



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 April to June 2022, 12,000 decisions were made on applications for residential ⁷ developments, of which 8,700 (73 per cent) were granted. The number of residential decisions made decreased by eight per cent from the June quarter of 2021, with the number granted decreasing by nine per cent. The number of major residential decisions granted decreased by 16 per cent to 1,000, and the number of minor residential decisions granted decreased by eight per cent, to 7,700 (**Live Table P120A, and the PS2 development type dashboard**).

In the year ending June 2022, authorities granted 4,600 major and 32,500 minor residential applications, down by 11 per cent and five per cent respectively on the year ending June 2021 (**Live Table P120A and the PS2 local planning authorities dashboard**). This is equivalent to a decrease of six per cent in the overall number of residential decisions granted.

⁷ '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.⁸ The latest provisional figures show that permission for 280,000 homes was given in the year to 30 June 2022, down 16 per cent from the 334,000 homes granted permission in the year to 30 June 2021.

On an ongoing basis, figures are revised to ensure that any duplicates are removed as far as possible, 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 2022 and **Figure 6** shows the trends in a graph.

Table 5: Number of housing units granted planning permission⁹

England, year ending June 2009 to year ending June 2022

Rolling annual total to:	Number of units granted	Percentage change from prior year
2009 Q2	147,000	
2010 Q2	161,000	9%
2011 Q2	163,000	2%
2012 Q2	178,000	9%
2013 Q2	191,000	7%
2014 Q2	217,000	14%
2015 Q2	242,000	11%
2016 Q2	298,000	24%
2017 Q2	328,000	10%
2018 Q2	303,000	-7%
2019 Q2	336,000	11%
2020 Q2	289,000	-14%
2021 Q2 R	334,000	16%
2022 Q2 P	280,000	-16%

Source: Glenigan planning permission data: snapshot as at 19th August 2022

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

P Provisional

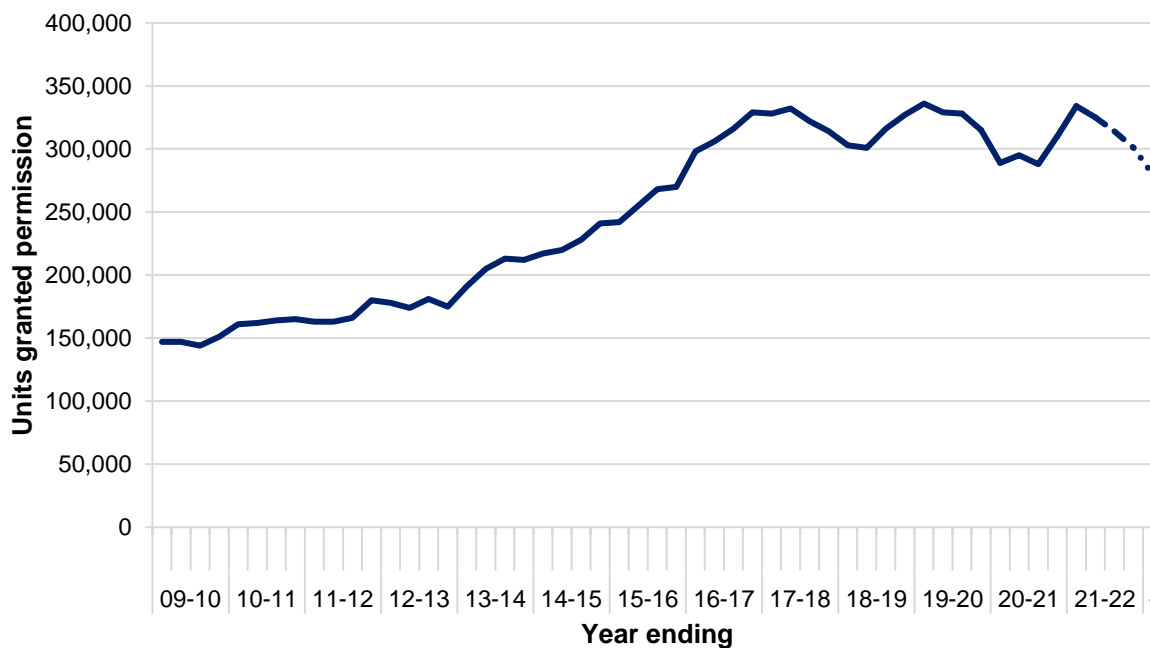
R Revised

⁸ 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.

⁹ 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 June 2009 to year ending June 2022



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 Communities at <https://opendatacommunities.org/data/planning/units-granted-permission/all-sites>.

Table 6 gives a breakdown of the total for the year to June 2022 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 June 2022: 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	41
2	2,200	1	1,100	9
3-5	10,100	4	2,700	21
6-9	10,100	4	1,300	10
9 or fewer	27,700	10	10,400	80
10	1,300	0	100	1
11-49	31,000	11	1,300	10
50-99	34,400	12	500	4
100-149	28,300	10	200	2
150-199	23,600	8	100	1
200-499	97,900	35	300	2
500+	35,800	13	0	0
10 or more	252,300	90	2,600	20
Total	280,000	100	13,000	100

Source: Glenigan Ltd

Table 7: Housing units granted permission in the year to 30 June 2022: by region

Region	ONS code	Number, rounded to the nearest 100	% of England total
England	E92000001	280,000	100
North East	E12000001	9,200	3
North West	E12000002	34,100	12
Yorkshire and the Humber	E12000003	22,100	8
East Midlands	E12000004	33,000	12
West Midlands	E12000005	23,300	8
East of England	E12000006	36,600	13
London	E12000007	55,000	20
South East	E12000008	38,000	14
South West	E12000009	28,200	10
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 June 2022 - as reported to the department - decreased by six per cent, compared with the decrease of two per cent in the number of homes granted permission during the same period according to the data from Glenigan Ltd. 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.

Commercial¹⁰ decisions

In April to June 2022, 2,100 decisions were made on applications for commercial developments, of which 1,800 (89 per cent) were granted. The total number of commercial decisions granted decreased by five per cent on the same quarter of 2021. In the year ending June 2022, 7,700 applications for commercial developments were granted, up four per cent on the year ending June 2021 (**Live Table P120B**).

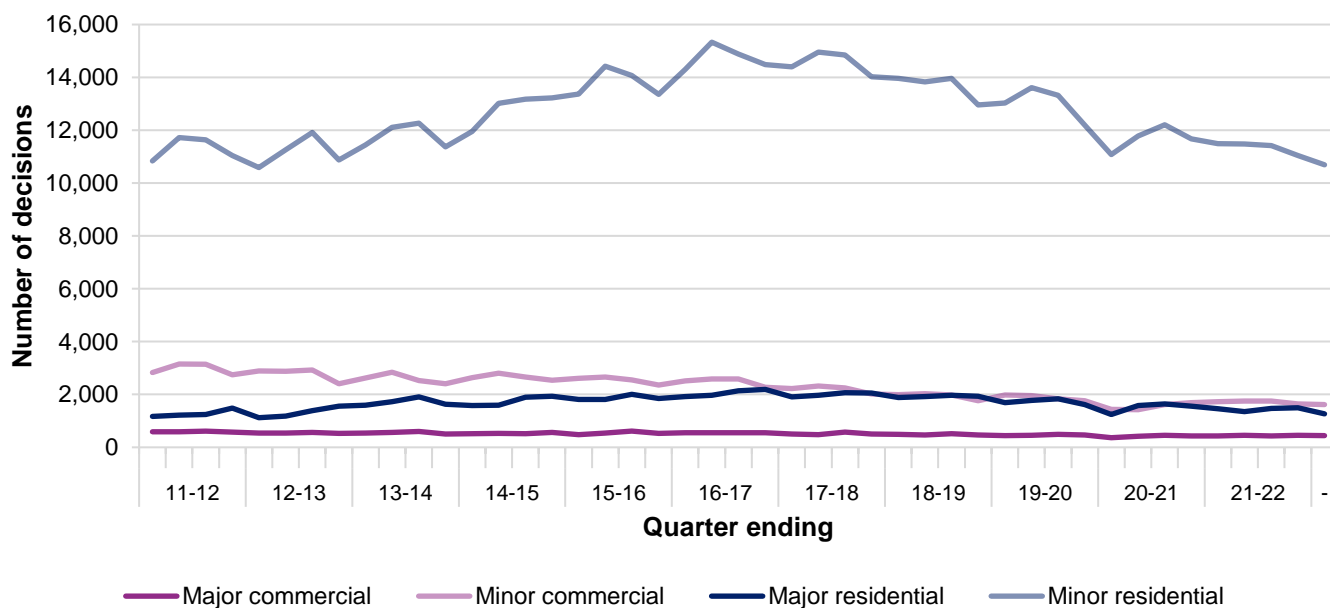
Trends in numbers of residential and commercial decisions

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. (**Live Tables P120A and P120B, Figure 7**).¹¹

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

England, quarter ending June 2011 to quarter ending June 2022



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

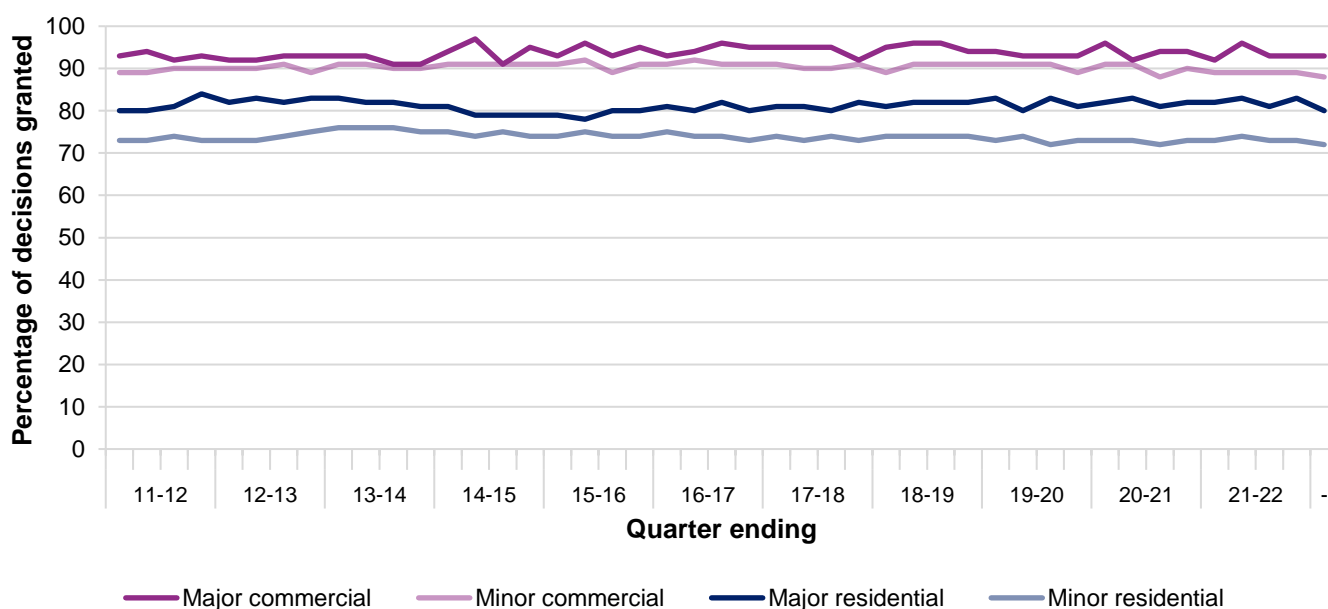
¹¹ The pre-recession peak referred to differs for major and minor commercial decisions; the pre-recession peak occurred in 2006/07 for major decisions and 2007/08 for minor decisions.

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 June 2022



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 58,000 in the quarter ending June 2022, accounting for 58 per cent of all decisions, down from 62 per cent of all decisions made in the quarter ending June 2021. Authorities granted 90 per cent of these applications and decided 88 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. During April to June 2022, local planning authorities reported 82 PiP (minor housing-led developments) decisions, 15 TDC (minor housing-led developments) decisions and one TDC (major developments) decision. The totals for the previous quarters have been similar.

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 and all five were decided within 10 weeks or the agreed time. During January to March 2022 there were eight decisions, of which all eight were granted and seven were decided in time. During April to June 2022 there were 10 decisions, of which all 10 were granted and eight were decided in time.¹²

¹² To minimise the data reporting burden, the Department is not collecting separate figures for major public service infrastructure decisions made under Regulation 3 of The Town and Country Planning General Regulations 1992. These relate to developments that an authority intends to carry out on its own for its own purposes and are reported on the PS1 return (metropolitan districts, unitary authorities, London boroughs and National

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 process¹³.

The results for the latest quarter for which they have been collected (April to June 2022) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 7,400 applications reported in the April to June quarter of 2022, prior approval was not required for 4,200 and permission was granted for 1,600 and refused for 1,600. This resulted in an overall acceptance rate¹⁴ of 78 per cent. Larger householder extensions accounted for 69 per cent of applications (5,100), with six per cent relating to change of use from agricultural to residential and 18 per cent relating to ‘All other’ permitted development rights.

Taking i) granted applications and ii) those for which prior approval was not required together, 5,800 applications were approved without having to go through the full planning process, down 28 per cent from a year earlier. Within the 28 per cent decrease in the reported total number of PDR applications between April to June 2021 and April to June 2022:

- larger householder extensions decreased by 29 per cent;
- change of use from agricultural to residential decreased by 12 per cent; and
- ‘all other’ permitted development rights decreased by 18 per cent.

Part of the decrease in the overall total between April to June 2021 and April to June 2022 is due to applications under the PDR for change of use from office to residential no longer being able to be submitted after 31 July 2021: 600 such applications were reported for the April to June 2021 quarter.

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 in October to December 2021, when – to quote unrounded figures - 138 applications were recorded. Of these, prior approval was not required for 17, 64 were granted and 57 were refused. In January to March 2022, 196 applications were recorded, of which prior approval was not re-quired for 18, 113 were granted, and 65 were

Park Authorities) or the CPS1 return (county councils). Information provided to the relevant policy team within the Department indicates that some such decisions are made, typically for school developments.

¹³ Under Article 4 of the General Permitted Development Order (Town and Country Planning (General Permitted Development) (England) Order 2015

¹⁴ 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.

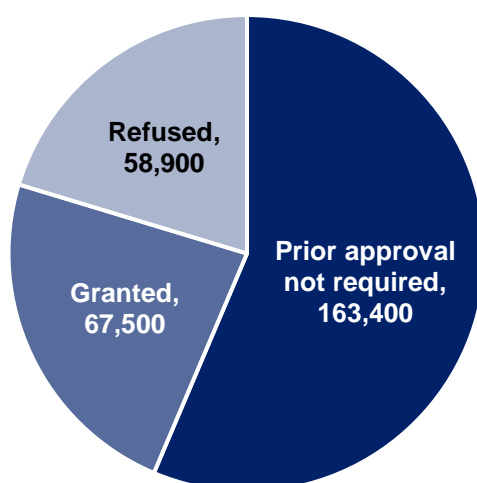
refused. In April to June 2022, 231 applications were recorded, of which prior approval was not required for 42, 119 were granted, and 70 were refused.

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 800 applications for changes to residential use were reported in April to June 2022, of which 500 (63 per cent) were given the go-ahead without having to go through the full planning process.

Overall during the thirty-three quarters¹⁵ ending June 2022, district planning authorities reported 289,800 applications for prior approvals for permitted developments. For 163,400 (56 per cent) of them prior approval was not required, 67,500 (23 per cent) were granted and 58,900 (20 per cent) were refused (**Figure 9**).

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

England, thirty-three quarters from April 2014 to June 2022



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, 32,100 in 2020-21, and 33,500 in 2021-22. 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

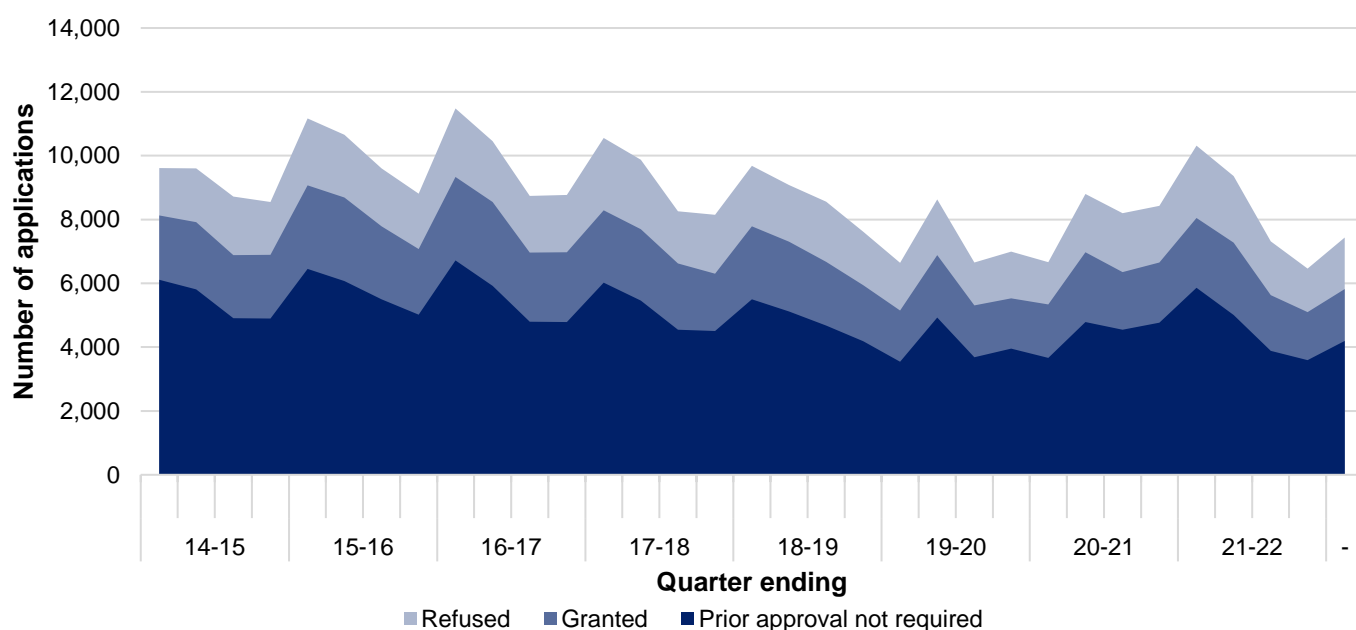
¹⁵ This is the period since detailed data collection started from 1 April 2014.

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, 11 per cent increase in 2020-21.¹⁶

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 June 2022



Other information

England totals for all the items of information collected on the PS1 and PS2 returns for April to June 2022 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 99,900 decisions made during the quarter, 96,000 (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**.

¹⁶ Sources: statistical releases on *Housing Supply: net additional dwellings* at: <https://www.gov.uk/government/collections/net-supply-of-housing>

Enforcement activity

- During the quarter, authorities issued 784 enforcement notices and served 694 planning contravention notices, 132 breach of condition notices, 24 stop notices and 53 temporary stop notices, while seven 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**. Details of the available enforcement actions are available at <https://www.gov.uk/guidance/ensuring-effective-enforcement>.

Regulation 3 and 4 decisions

- 310 'Regulation 3' and 38 '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 two of them within 13 weeks or the agreed time.
- They also decided 65 minor applications for traveller pitches, granting 27 of them and deciding 39 of them within eight weeks or the agreed time. Also see **Live Table P137**.
- For both major and minor applications 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 769 ‘county matters’ applications in the year ending June 2022 (**CPS dashboard**). This compares with around 437,700 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 June 2021 and June 2022 ^P

	Quarter ending		Year ending	
	2021 Q2	2022 Q2	2021 Q2	2022 Q2
Number of applications received	195	169	851	769
% change in the number of applications received from previous period	-18	-13	-8	-10
Number of applications decided	169	181	742	671
% change in the number of applications decided from previous period	22	7	1	-10
Number of applications granted	162	159	697	614
% change in the number of applications granted from previous period	24	-2	0	-12

^P Provisional

Planning applications

In the quarter ending June 2022, authorities received 169 ‘county matter’ applications, down 13 per cent from the same quarter last year. County councils accounted for 69 per cent of total applications received, unitary authorities for 25 per cent, metropolitan districts for 5 per cent and National Parks and London boroughs both one per cent. The highest number of applications was received by Lancashire (with 12 applications). 112 out of the 161 responding authorities (70 per cent) did not receive any ‘county matter’ applications (**CPS dashboard**).

Planning decisions

‘County matters’ authorities made decisions on 181 planning applications in the June quarter of 2022, up seven per cent from the same quarter a year earlier. Of these, 88 per cent (159) were granted (**Table 4 and the CPS dashboard**), down eight percentage points from the same quarter last year.

Waste developments accounted for 56 per cent of the total decisions, minerals developments for 36 per cent and other developments for eight per cent (**CPS dashboard**).

Speed of decisions

In the quarter ending June 2022, 'county matters' planning authorities determined 90 per cent of applications within 13 weeks or the agreed time (**CPS dashboard**).

Performance of individual county level local planning authorities

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

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

Live Table P155 presents data on the time taken by county level local planning authorities to make decisions on oil and gas developments, using data from the eight most recent available quarters. The table has been produced to enable local planning authority performance to be measured, as set out in the Written Ministerial Statement of 16 December 2015, available at <http://www.parliament.uk/business/publications/written-questions-answers-statements/written-statement/Commons/2015-09-16/HCWS201/>.

Permitted development rights

Although most activity relating to permitted development rights is concerned with 'district matters', it is also relevant for 'county matters', with the CPS1 return having been amended to collect information on prior approvals for permitted developments with effect from 1 April 2014. The results for April to June 2022 are given as additional columns in **Live Table PDR3** and shown in **Reference Table 3**. They show that 14 applications for prior approval for permitted development were reported during the April to June quarter of 2022, up from 10 in the same quarter of 2021.

Other information

England totals for the items of information collected on the CPS1 returns for April to June 2022 are given in **Reference Table 3**. These include the following:

Delegated decisions

- Of the 181 decisions made during the quarter, 126 (70 per cent) were delegated to officers. This percentage has remained stable in recent years.

Enforcement activity

- Authorities issued 19 enforcement notices during the quarter, and served 37 planning contravention notices, two breach of condition notices, one stop notice and four temporary stop notices. One enforcement injunction was granted by the High Court or county courts and no injunctive applications were refused. These activities have remained stable in recent years. Also see the **CPS dashboard**.

Regulation 3 and 4 decisions

- 116 '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 for each of PS1 and PS2 data: 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

Major public service infrastructure development decisions

MJPSI District planning authorities – major public service infrastructure development decisions: data available for each quarter from 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: April to June 2022

2 PS2 – England totals: April to June 2022

3 CPS1 – England totals: April to June 2022

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@levellingup.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@levelingup.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: <https://www.gov.uk/government/organisations/department-for-levelling-up-housing-and-communities/about/statistics>.



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