



# Department for Levelling Up, Housing & Communities



## Planning application statistics

# Planning applications in England: July to September 2022

## In this release:

Between July to September 2022, district level planning authorities in England:

- received 99,200 applications for planning permission, down 13% from the corresponding quarter of 2021;
- granted 85,700 decisions, down 14% from the same quarter in 2021; this is equivalent to 87% of decisions, down two percentage points from the same quarter of 2021;
- decided 87% of major applications within 13 weeks or the agreed time, up two percentage points from the same quarter in 2021;
- granted 8,900 residential applications, down 8% on a year earlier: 1,000 for major developments and 7,900 for minor developments;
- granted 1,900 applications for commercial developments, down 6% on a year earlier;
- decided 55,600 householder development applications, down 18% on a year earlier. This accounted for 57% of all decisions, down from 61% a year earlier.

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

- granted 347,800 decisions, down 7% on the year ending September 2021; and
- granted 36,300 decisions on residential developments, of which 4,400 were for major developments and 31,900 were for minor developments, down by 10% and 7% respectively on the year ending September 2021. This is equivalent to a decrease of 7% 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 November 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 and open data (.csv) files to complement the ongoing use of live tables in Excel spreadsheets which are available from the [planning applications statistics](#) web page.

At the time of publication of the release for July to September 2022, the Office for National Statistics had issued a **GSS Planning Statistics survey**, with a deadline of **12 January 2023**. Statisticians within the Department had worked closely with ONS in designing the survey, which is accessible at: <https://consultations.ons.gov.uk/external-affairs/ddcd349e>. They look forward to analysing and acting upon the results, to the extent that they apply to England.

## 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.

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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).

## Planning applications

During July to September 2022, authorities undertaking district level planning in England received 99,200 applications for planning permission, down 13% from the corresponding quarter in 2021. In the year ending September 2022, authorities received 422,300 planning applications, down 12% on the year ending September 2021 (**Live Table P134, Table 1 and PS1 summary dashboard**).

## Planning decisions

Authorities reported 98,300 decisions on planning applications in July to September 2022, a decrease of 12% on the 112,300 decisions in the same quarter of the previous year. In the year ending September 2022, authorities decided 397,900 planning applications, down 6% on the number in the year ending September 2021 (**Live Tables P120/P133/P134 and Table 1**).

## Applications granted

During July to September 2022, authorities granted 85,700 decisions, down 14% on the same quarter in 2021. Authorities granted 87% of all decisions, down two percentage points from the September quarter of 2021 (**Live Tables P120/P133**). Overall, 82% of major and minor decisions were granted, down one percentage point from the quarter ending September 2021 (**PS2 development types dashboard**). Over the 12 months to September 2022, 347,800 decisions were granted, down 7% on the figure for the year to September 2021 (**Table 1 and PS2 development types dashboard**). The above information is summarised in **Table 1**, below.

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

England, quarters and years ending September 2021 and September 2022<sup>P</sup>

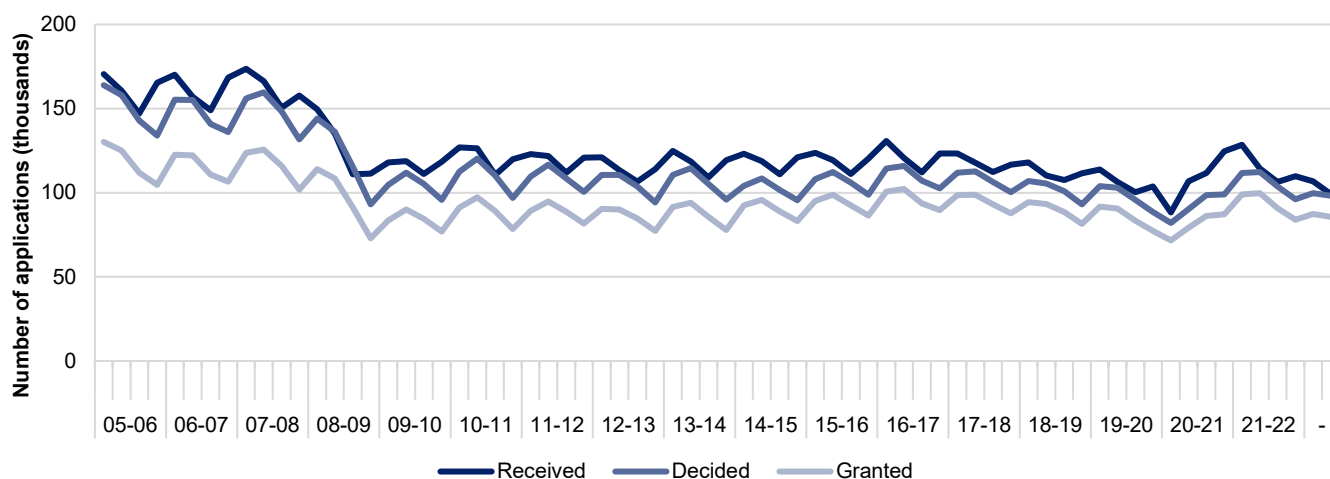
All applications	Quarter ending		Year ending	
	2021 Q3	2022 Q3	2021 Q3	2022 Q3
Number of applications received (000s)	114.5	99.2	479.2	422.3
<i>% change in the number of applications received from previous period</i>	7	-13	20	-12
Number of applications decided (000s)	112.3	98.3	421.5	397.9
<i>% change in the number of applications decided from previous period</i>	25	-12	18	-6
Number of applications granted (000s)	99.7	85.7	372.1	347.8
<i>% change in the number of applications granted from previous period</i>	26	-14	19	-7
<b>Residential applications only</b>				
Number of applications decided (000s)	12.8	12.1	52.9	49.5
<i>% change in the number of applications decided from previous period</i>	-4	-6	-3	-6
Number of applications granted (000s)	9.6	8.9	39.2	36.3
<i>% change in the number of applications granted from previous period</i>	-3	-8	-3	-7

Revisions made to the figures submitted by local authorities are generally very small. The largest revisions made this quarter to an England total for April to June 2022 amounted to an increase of 3,000 (2%) 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 six authorities that had not previously done so.

## 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 September 2022

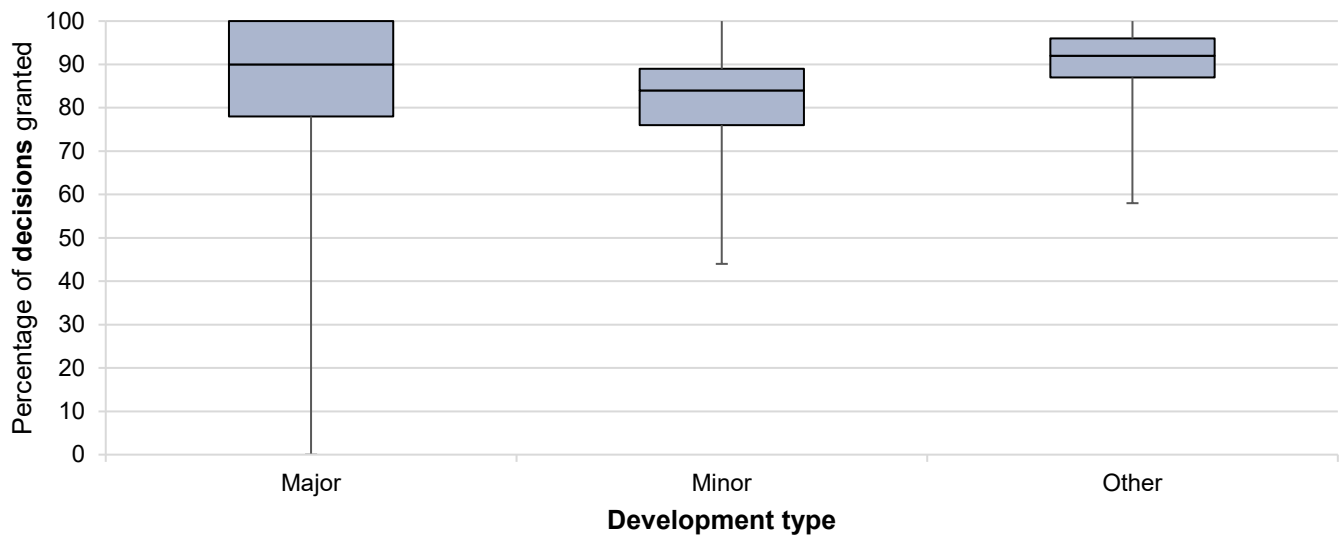


Historical figures for all district level decisions dating back to 2009-10 are set out in **Live Table P120**, with separate breakdowns for residential and commercial decisions being shown in **Live Tables P120A** and **P120B** respectively. These latter two tables are discussed below in the sections on residential and commercial decisions<sup>2</sup>.

<sup>2</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 September 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% 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%), followed by minor developments (44 to 100%) and other developments (58 to 100%) (**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% in London to 93% in the North East. (**Live Table P133**).

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

Quarter ending September 2022:

	Total applications received	Total decisions	Total decisions granted	Percentage of decisions granted
<b>England</b>	<b>99,158</b>	<b>98,298</b>	<b>85,733</b>	<b>87</b>
North East	2,694	2,807	2,603	93
North West	9,654	9,175	8,277	90
Yorkshire and the Humber	8,051	7,910	6,925	88
East Midlands	7,667	8,188	7,317	89
West Midlands	8,100	7,882	7,026	89
East of England	12,996	12,862	11,036	86
London	16,404	16,123	12,978	80
South East	19,389	19,574	17,098	87
South West	12,490	12,078	10,923	90
National Parks	1,713	1,699	1,550	91

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

**Table 3** shows how the changes in numbers of planning applications received, and in planning decisions made, varied by region. Although numbers of applications received decreased overall by 13%, regional changes varied from decreases of 23% for the North East to a decrease of 9% for the London and Yorkshire and the Humber. **(Live Table P133)**

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

Quarter ending September 2021 to quarter ending September 2022

	Total applications received, July to September 2021	Total applications received, July to September 2022	Percentage change	Total decisions, July to September 2021	Total decisions, July to September 2022	Percentage change
<b>England</b>	<b>114,482</b>	<b>99,158</b>	<b>-13</b>	<b>112,268</b>	<b>98,298</b>	<b>-12</b>
North East	3,490	2,694	-23	3,362	2,807	-17
North West	11,152	9,654	-13	10,502	9,175	-13
Yorkshire and the Humber	8,887	8,051	-9	9,238	7,910	-14
East Midlands	9,051	7,667	-15	8,925	8,188	-8
West Midlands	9,464	8,100	-14	9,018	7,882	-13
East of England	15,193	12,996	-14	15,572	12,862	-17
London	18,038	16,404	-9	17,507	16,123	-8
South East	22,776	19,389	-15	22,361	19,574	-12
South West	14,303	12,490	-13	13,975	12,078	-14
National Parks	2,128	1,713	-20	1,808	1,699	-6

## Speed of decisions

- In July to September 2022, 87% of major applications were decided within 13 weeks or within the agreed time<sup>3</sup>, up two percentage points from the same quarter a year earlier.

<sup>3</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).

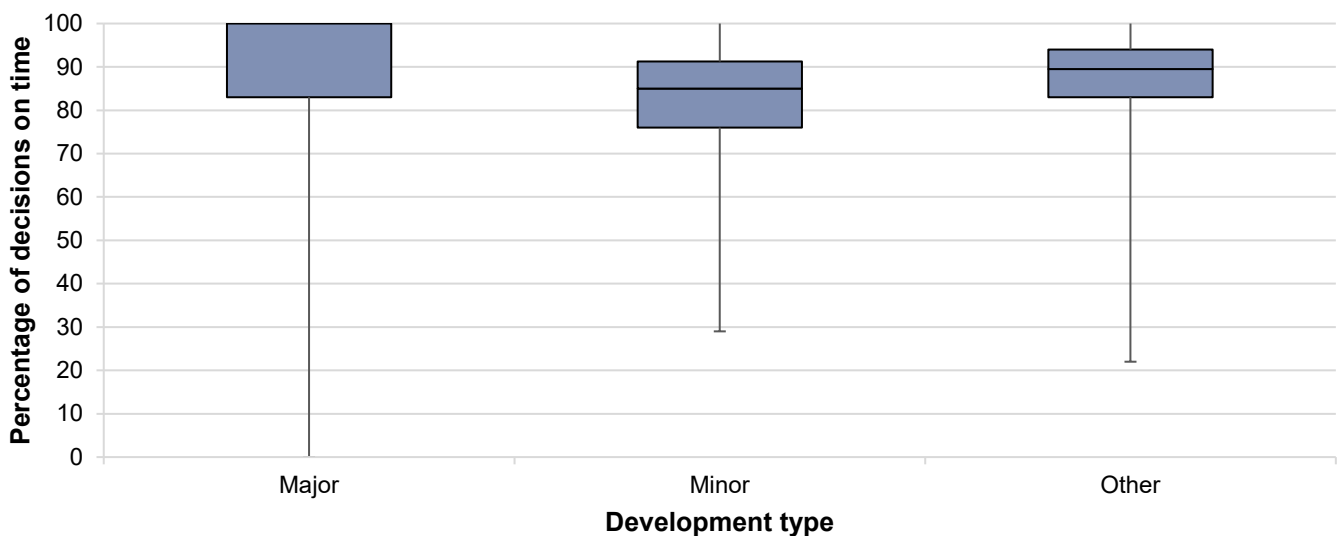
- In the same quarter, 82% of minor applications were decided within eight weeks or the agreed time, up two percentage points from a year earlier.
- Also in the same quarter, 86% of other applications were decided within eight weeks or the agreed time, up two percentage points from a year earlier.

**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% 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%), followed by minor developments (29 to 100%) and other developments (22 to 100%). (**Live Table P120 and the PS2 local planning authorities dashboard**).

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

Local planning authorities, quarter ending September 2022



## Use of performance agreements

**Table 4** summarises the recent use of performance agreements<sup>4</sup>. It shows that they are more commonly used for major developments than minor or other developments, with 73% of major decisions made during July to September 2022 involving a planning agreement, compared with 52% of minor decisions, 39% of other decisions and 43% 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

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

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.

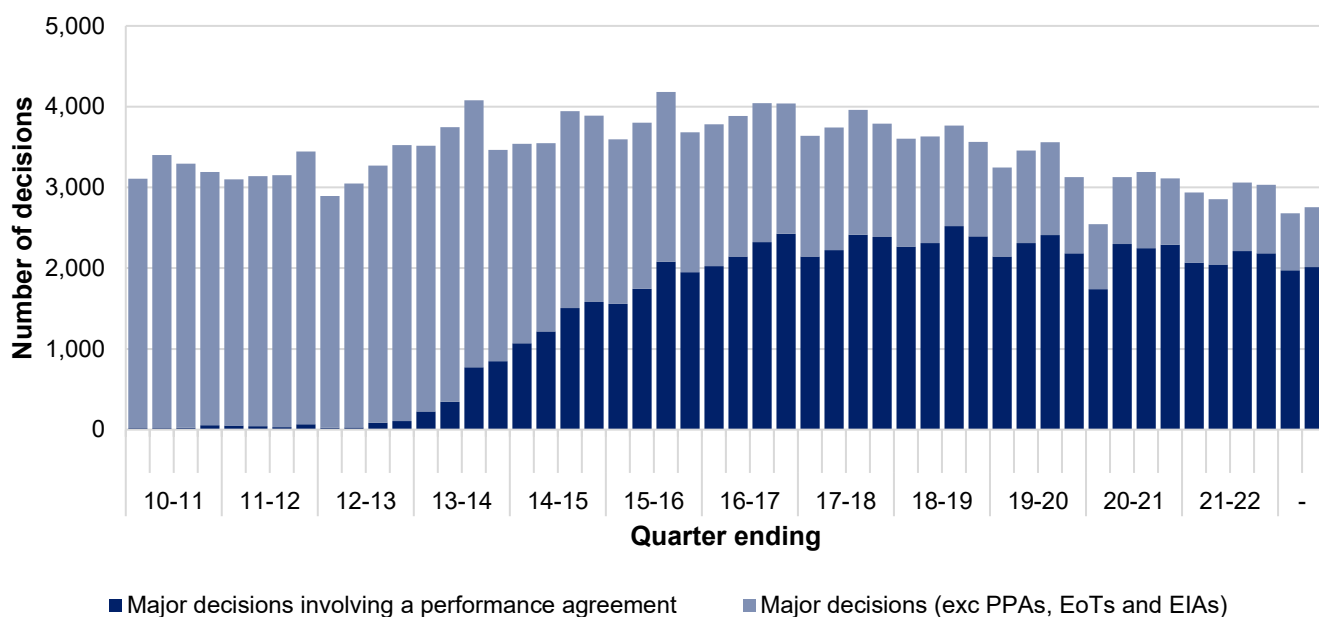
**Live Tables P133 and P134** give quarterly and annual totals respectively, for each local planning authority, of decisions: i) where the application was accompanied with an Environmental Statement; ii) where the application was accompanied with a Planning Performance Agreement and iii) where an extension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

**Table 4: Use of performance agreements with planning applications**  
England, quarters and years ending September 2021 and September 2022 <sup>P</sup>

	Quarter ending		Year ending	
	2021 Q3	2022 Q3	2021 Q3	2022 Q3
<b>Major decisions</b>				
Total	2,855	2,756	12,092	11,525
Number involving a performance agreement	2,045	2,012	8,651	8,380
% involving a performance agreement	72	73	72	73
<b>Minor decisions</b>				
Total	26,741	25,476	104,402	102,235
Number involving a performance agreement	13,186	13,161	49,979	52,079
% involving a performance agreement	49	52	48	51
<b>Other decisions</b>				
Total	82,672	70,066	305,021	284,116
Number involving a performance agreement	30,326	27,454	102,942	107,994
% involving a performance agreement	37	39	34	38
<b>Total decisions</b>				
<b>Total</b>	<b>112,268</b>	<b>98,298</b>	<b>421,515</b>	<b>397,876</b>
<b>Number involving a performance agreement</b>	<b>45,557</b>	<b>42,627</b>	<b>161,572</b>	<b>168,453</b>
<b>% involving a performance agreement</b>	<b>41</b>	<b>43</b>	<b>38</b>	<b>42</b>



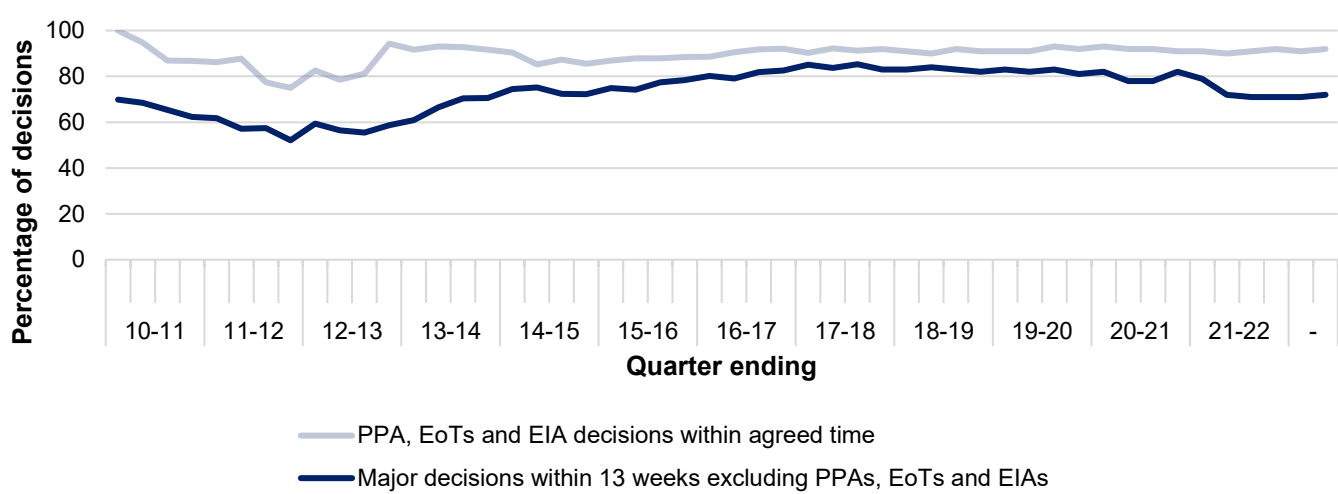
**Figure 4: Use of performance agreements with applications for major developments<sup>1</sup>**  
 England, quarter ending June 2010 to quarter ending September 2022



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

**Figure 5** shows that in the quarter to September 2022, 92% of major development decisions involving performance agreements were made on time. In comparison, 73% 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 time<sup>1</sup>**  
 England, quarter ending June 2010 to quarter ending September 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.

Historic appeals and applications data used in Live Tables P152 and P154 from Q1 2016 are provided in the **Planning quality open data** (.csv) table. More details are in the **Accompanying Tables** section.

## Residential decisions

In July to September 2022, 12,100 decisions were made on applications for residential <sup>5</sup> developments, of which 8,900 (73%) were granted. The number of residential decisions made decreased by 6% from the September quarter of 2021, with the number granted decreasing by 8%. The number of major residential decisions granted decreased by 11% to 1,000, and the number of minor residential decisions granted decreased by 8%, to 7,900 (**Live Table P120A, and the PS2 development type dashboard**).

In the year ending September 2022, authorities granted 4,400 major and 31,900 minor residential applications, down by 10% and 7% respectively on the year ending September 2021 (**Live Table**

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<sup>5</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.

**P120A and the PS2 local planning authorities dashboard**). This is equivalent to a decrease of 7% 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>6</sup> The latest provisional figures show that permission for 286,000 homes was given in the year to 30 September 2022, down 12% from the 325,000 homes granted permission in the year to 30 September 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 Q3 from 2009 to 2022 and **Figure 6** shows the trends in a graph.

**Table 5: Number of housing units granted planning permission<sup>7</sup>**

England, year ending September 2009 to year ending September 2022

Rolling annual total to:	Number of units granted	Percentage change from prior year
2009 Q3	147,000	
2010 Q3	162,000	10%
2011 Q3	163,000	0%
2012 Q3	174,000	7%
2013 Q3	205,000	18%
2014 Q3	220,000	8%
2015 Q3	255,000	16%
2016 Q3	306,000	20%
2017 Q3	332,000	8%
2018 Q3	301,000	-9%
2019 Q3	329,000	9%
2020 Q3	295,000	-10%
2021 Q3 <sup>R</sup>	325,000	10%
2022 Q3 <sup>P</sup>	286,000	-12%

Source: Glenigan planning permission data: snapshot as at 16<sup>th</sup> November 2022

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

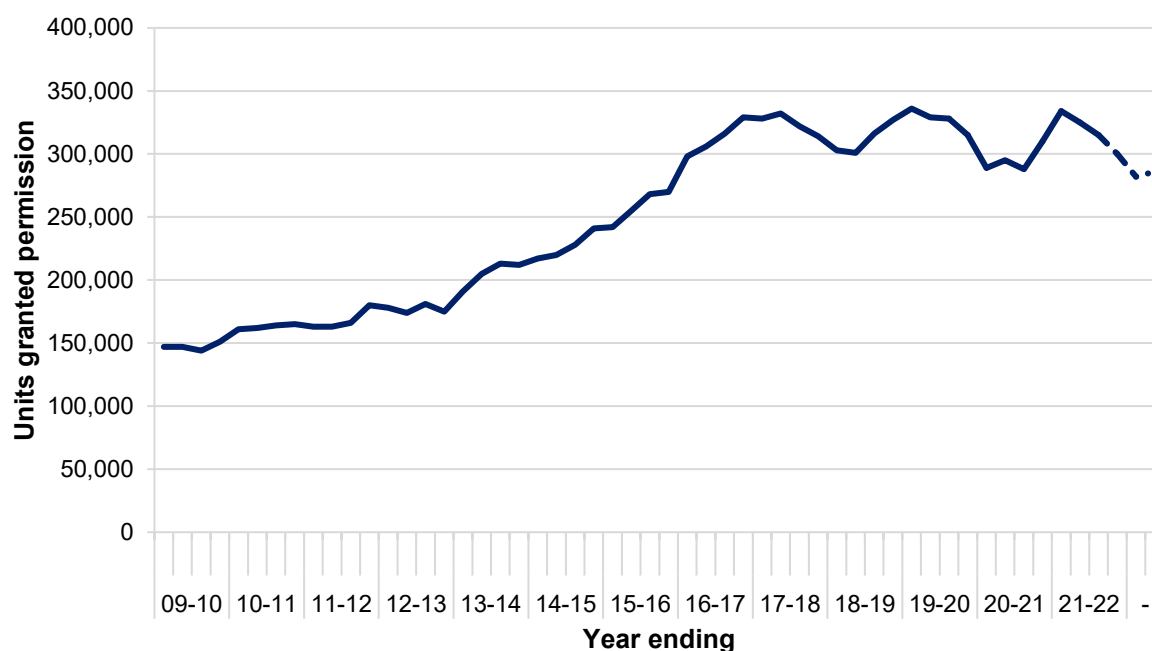
P Provisional; R Revised

<sup>6</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>7</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

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

England, year ending June 2009 to year ending September 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 September 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 September 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	5,000	2	5,000	39
2	2,100	1	1,100	8
3-5	9,800	3	2,600	20
6-9	10,300	4	1,400	11
<b>9 or fewer</b>	<b>27,200</b>	<b>10</b>	<b>10,000</b>	<b>79</b>
10	1,400	0	100	1
11-49	29,900	10	1,200	10
50-99	36,700	13	500	4
100-149	30,300	11	200	2
150-199	25,000	9	100	1
200-499	100,200	35	300	2
500+	35,600	12	0	0
<b>10 or more</b>	<b>259,000</b>	<b>90</b>	<b>2,600</b>	<b>21</b>
<b>Total</b>	<b>286,200</b>	<b>100</b>	<b>12,600</b>	<b>100</b>

Source: Glenigan Ltd

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

Region	ONS code	Number, rounded to the nearest 100	% of England total
England	E92000001	<b>286,200</b>	<b>100</b>
North East	E12000001	9,600	3
North West	E12000002	31,900	11
Yorkshire and the Humber	E12000003	19,600	7
East Midlands	E12000004	30,900	11
West Midlands	E12000005	26,500	9
East of England	E12000006	35,600	12
London	E12000007	61,300	21
South East	E12000008	42,400	15
South West	E12000009	27,900	10
National Parks	-	400	0

Source: Glenigan Ltd

When considering the above figures in relation to the central government ambition 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 September 2022 - as reported to the Department - decreased by 7%, compared with the decrease of 12% 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](#).

## Commercial<sup>8</sup> decisions

In July to September 2022, 2,100 decisions were made on applications for commercial developments, of which 1,900 (90%) were granted. The total number of commercial decisions granted

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

decreased by 6% on the same quarter of 2021. In the year ending September 2022, 7,600 applications for commercial developments were granted, down 2% on the year ending September 2021 (**Live Table P120B**).

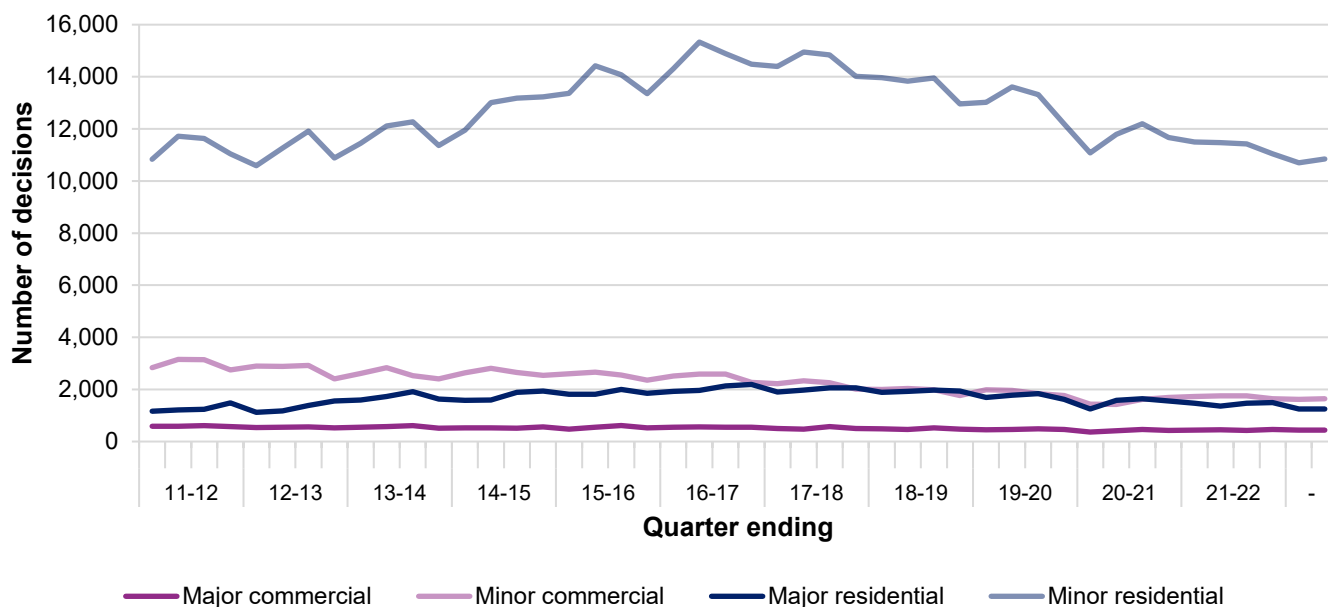
### Trends in numbers of residential and commercial decisions

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, to around 1,700 and 7,000 decisions per year respectively. (**Live Tables P120A and P120B, Figure 7**).<sup>9</sup>

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

England, quarter ending June 2011 to quarter ending September 2022



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

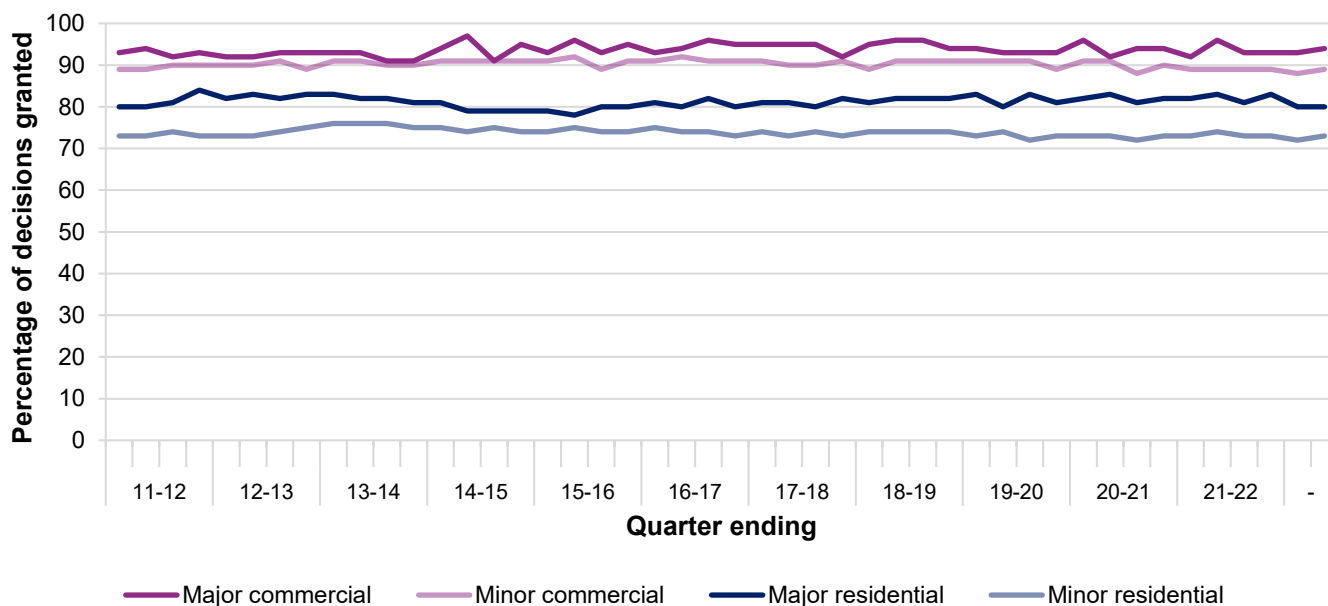
The percentages of major and minor **residential** decisions granted increased between 2008/09 (from about 65% for each type) and 2010/11 (to about 80% for major developments and about 75% for minor developments) and have stabilised since then, at just over 80% for major developments and just under 75% for minor developments. The percentages of major and minor **commercial** decisions granted increased steadily, from 89 and 85% respectively in 2007/08, to 94

<sup>9</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.

and 91% respectively in 2014/15, and have both been largely stable since then (**Live Tables P120A and P120B, Figure 8**).

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

England, quarter ending June 2011 to quarter ending September 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 55,600 in the quarter ending September 2022, accounting for 57% of all decisions, down from 61% of all decisions made in the quarter ending September 2021. Authorities granted 90% of these applications and decided 88% 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 July to September 2022, local planning authorities reported 90 PiP (minor housing-led developments) decisions, 11 TDC (minor housing-led developments) decisions and three TDC (major developments) decisions. 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**. During July to September 2022 there were 10 decisions, of which all 10 were granted and seven were decided in time.<sup>10</sup>

## 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>11</sup>.

The results for the latest quarter for which they have been collected (July to September 2022) are included in **Live Tables PDR1** (local authority level figures) and **PDR2** (England totals). Of the 7,100 applications reported in the July to September quarter of 2022, prior approval was not required for 3,700 and permission was granted for 1,700 and refused for 1,700. This resulted

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<sup>10</sup> 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 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.

<sup>11</sup> Under Article 4 of the General Permitted Development Order (Town and Country Planning (General Permitted Development) (England) Order 2015



in an overall acceptance rate<sup>12</sup> of 76%. Larger householder extensions accounted for 63% of all PDR applications (4,500), with 7% relating to change of use from agricultural to residential and 21% relating to 'All other' permitted development rights.

Taking i) granted applications and ii) those for which prior approval was not required together, 5,400 applications were approved without having to go through the full planning process, down 25% from a year earlier. Within the 24% decrease in the reported total number of PDR applications between July to September 2021 and July to September 2022:

- larger householder extensions decreased by 27%;
- change of use from agricultural to residential decreased by 6%; and
- 'all other' permitted development rights decreased by 4%.

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 1,000 applications for changes to residential use were reported in July to September 2022, of which 600 (63%) were given the go-ahead without having to go through the full planning process.

Overall during the thirty-four quarters<sup>13</sup> ending September 2022, district planning authorities reported 297,000 applications for prior approvals for permitted developments. For 167,200 (56%) of them prior approval was not required, 69,300 (23%) were granted and 60,600 (20%) were refused (**Figure 9**).

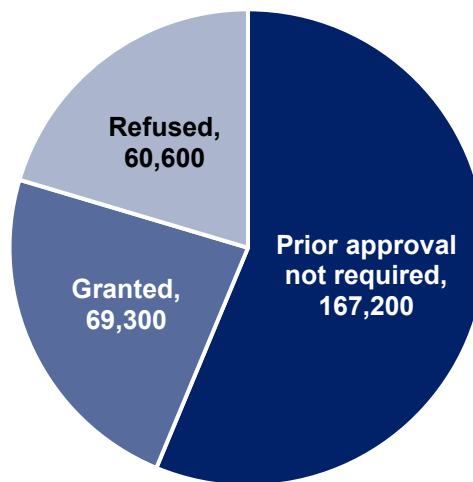
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<sup>12</sup> The acceptance rate is defined as the number of applications for which prior approval was not required, or for which permission was granted, as a percentage of the total number of applications.

<sup>13</sup> This is the period since detailed data collection started from 1 April 2014.

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

England, thirty-four quarters from April 2014 to September 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.

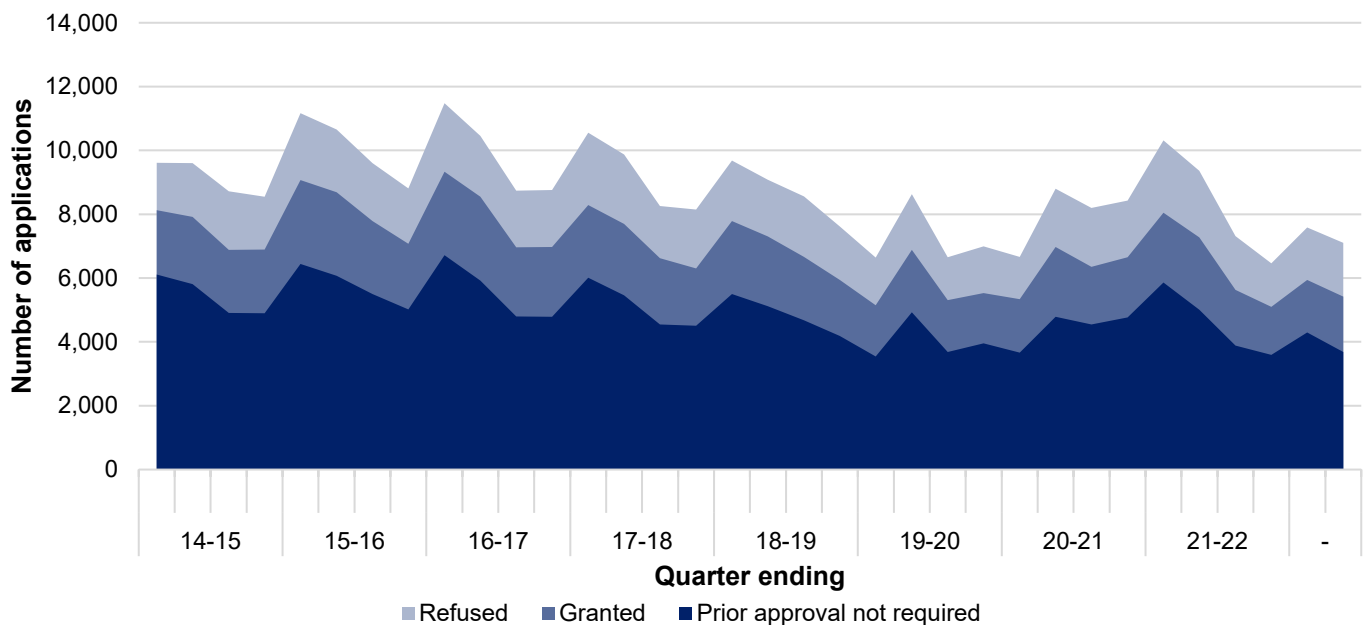
Since April 2014, there have been 36,500 PDR applications in 2014-15, 40,200 in 2015-16, 39,400 in 2016-17, 36,800 in 2017-18, 34,900 in 2018-19, 28,900 in 2019-20, 32,100 in 2020-21, and 33,500 in 2021-22. The quarterly pattern since April 2014 reflects a combination of both: i) the introduction of 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 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% in 2014-15, 48% in 2015-16 and 22% in 2016-17, and decreases of 20% in 2017-18, one % in 2018-19, nine % in 2019-20 and two % in 2020-21, followed by a 6% increase in 2021-22.<sup>14</sup>

<sup>14</sup> Sources: statistical releases on *Housing Supply: net additional dwellings* at: <https://www.gov.uk/government/collections/net-supply-of-housing>

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

England, quarter ending June 2014 to quarter ending September 2022



## Other information

England totals for all the items of information collected on the PS1 and PS2 returns for July to September 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 98,300 decisions made during the quarter, 94,400 (96%) were delegated to officers. This percentage has been stable since 2014, having previously increased from around 75% in 2000. Also see **Live Table P133**.

### Enforcement activity

- During the quarter, authorities issued 926 enforcement notices and served 779 planning contravention notices, 156 breach of condition notices, 17 stop notices and 51 temporary stop notices, while four enforcement injunctions were granted by the High/County Court and one injunctive application was 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

- 349 'Regulation 3' and 76 '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 three major applications for traveller pitches, granting all of them, and deciding all of them within 13 weeks or the agreed time.
- They also decided 66 minor applications for traveller pitches, granting 36 of them and deciding 46 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 785 ‘county matters’ applications in the year ending September 2022 (**CPS dashboard**). This compares with around 422,300 planning applications received by authorities that undertake district level planning activities. Statistics for ‘county matters’ decisions are therefore likely to be more volatile than those for districts because of the smaller numbers of such decisions. County level figures are unrounded in this publication. Recent summary statistics on numbers of applications, decisions and permissions granted are shown in **Table 8**. More historical and detailed figures are given in the accompanying **CPS dashboard**.

**Table 8: County level planning applications received, decided and granted**  
England, quarters and years ending September 2021 and September 2022 <sup>P</sup>

	Quarter ending		Year ending	
	2021 Q3	2022 Q3	2021 Q3	2022 Q3
Number of applications received	163	179	815	785
% change in the number of applications received from previous period	-18	10	-7	-4
Number of applications decided	152	158	729	677
% change in the number of applications decided from previous period	-8	4	3	-7
Number of applications granted	140	145	682	619
% change in the number of applications granted from previous period	-10	4	1	-9

<sup>P</sup> Provisional

## Planning applications

In the quarter ending September 2022, authorities received 179 ‘county matter’ applications, down 10% from the same quarter last year. County councils accounted for 71% of total applications received, unitary authorities for 17%, metropolitan districts for 10% and National Parks and London boroughs both 1%. The highest number of applications was received by Nottinghamshire and Wigan (both with 13 applications). 116 out of the 162 responding authorities (72%) did not receive any ‘county matter’ applications (**CPS dashboard**).

## Planning decisions

‘County matters’ authorities made decisions on 158 planning applications in the June quarter of 2022, up 4% from the same quarter a year earlier. Of these, 92% (145) were granted (**Table 4 and the CPS dashboard**), unchanged from the same quarter last year.

Waste developments accounted for 60% of the total decisions, minerals developments for 35% and other developments for 5% (**CPS dashboard**).

## Speed of decisions

In the quarter ending September 2022, 'county matters' planning authorities determined 87% of applications within 13 weeks or the agreed time (**CPS dashboard**).

## Performance of individual county level local planning authorities

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

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

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

## Permitted development rights

Although most activity relating to permitted development rights is concerned with 'district matters', it is also relevant for 'county matters', with the CPS1 return having been amended to collect information on prior approvals for permitted developments with effect from 1 April 2014. The results for July to September 2022 are given as additional columns in **Live Table PDR3** and shown in **Reference Table 3**. They show that 31 applications for prior approval for permitted development were reported during the July to September quarter of 2022, up from 20 in the same quarter of 2021.

## Other information

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

### Delegated decisions

- Of the 158 decisions made during the quarter, 107 (68%) were delegated to officers. This percentage has remained stable in recent years.

### Enforcement activity

- Authorities issued 19 enforcement notices during the quarter, and served 36 planning contravention notices, seven breach of condition notices, three stop notices and four 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

- 153 'Regulation 3' and five '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 late 2019, 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)

## **The interactive dashboard**

A single interactive dashboard provides access to the following sections:

**District matter applications, PS1 data:**

- Summary information
- Permitted development rights
- Enforcement actions

**District matters, PS2 data:**

- By development type
- By local authority
- Time series
- Maps

**County matter applications, CPS1 data:**

- Summary information
- Enforcement activities

**County matter applications, CPS2 data:**

- By development type
- By locations and as a time series
- Map

**Designation: speed of decisions:**

- Speed of district matter decisions
- Speed of county matter decisions

**A dashboard user note** is also available on the live tables page

The PS sections of the dashboard includes figures previously published in live tables P121, P122, P123, P124, P131, P132, P135 and P136, whereas the CPS sections of the dashboard includes figures previously published in Live Tables P139 to P149.

**Open data (.csv files)**

**PS1/2 open data (.csv files)**

- Two files of PS1 data (.csv files) are available, with one holding data for the four most recent quarters only and the other holding data back to Q2 1996.
- Similarly, two files of PS2 data (.csv files) are available, with one holding data for the four most recent quarters only and the other holding data back to Q2 1979.
- A district matters data dictionary, giving details of the variables included in the above .cvs files, is also available.

**CPS1/2 open data (.csv files)**

- Two files of CPS1 data (.csv files) are available, with one holding data for the four most recent quarters only and the other holding data back to Q2 1995.

- In addition, two files of CPS2 data (.csv files) are available, with one holding data for the four most recent quarters only and the other holding data back to Q2 1989.
- A county matters data dictionary, giving details of the variables included in the above .csv files, is also available.

### **Planning quality open data (.csv file)**

One file with worksheets for:

- Live Table P152a data
- Live Table P152b data
- Live Table P154 data  
each comprising data going back to Q1 2016 on numbers of:
  - decisions on applications
  - applications subject to appeal for non-determination
  - appeals decisions and
  - decisions overturned at appeal.

### **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: July to September 2022
- 2** PS2 – England totals: July to September 2022
- 3** CPS1 – England totals: July to September 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](mailto: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](#). Any enquiries about the app should be sent to [ODC@levellingup.gov.uk](mailto:ODC@levellingup.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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If you have any enquiries regarding this document/publication write to us at:

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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