

Planning Applications: April To June 2012 (England)

In the period April to June 2012 authorities undertaking district level planning in England:

- received 121,150 applications for planning permission, a decrease of 1 per cent compared with the corresponding quarter in 2011;
- decided 110,500 planning applications, 1 per cent higher than in the same quarter in the previous year;
- granted 90,200 permissions, 1 per cent higher than in the same quarter in 2011;
- and decided 2 per cent fewer residential decisions compared to the June quarter 2011.

In the year ending June 2012, district level planning authorities:

- received 476,100 applications, a decrease of 1 per cent on the year ending June 2011 figure;
- decided 436,000 planning applications, a slight decrease on the year ending June 2011 figure;
- granted 355,200 permissions, a small increase compared to the figure for the year to June 2011;
- decided 57 per cent of major applications in 13 weeks, 70 per cent of minors and 82 per cent of others in 8 weeks. This compares to 65 per cent for majors, 74 per cent for minors and 85 per cent for others in the year ending June 2011. However in the last quarter there has been an upturn in the proportion of major applications decided in 13 weeks, increasing from 53 per cent to 60 per cent;
- and decided 1 per cent fewer residential decisions compared to the year ending June 2011.

26 October 2012



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planning

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 authority level and are based on information reported as at 5th September 2012. The *Definitions* section provides more detail of the terms used within this release.

Authorities undertaking district level planning

A summary of the trends in applications, decisions and permissions granted is provided in Table 1. More detailed figures are available in the accompanying Live Tables (P120-P138).

Planning applications

In April to June 2012, authorities undertaking district level planning in England received 121,200 applications for planning permission. This represents a decrease of 1 per cent compared with the corresponding quarter in 2011. In the year ending June 2012, authorities received 476,100 applications, a decrease of 1 per cent on the year ending June 2011 figure. **(Table P120)**

Planning decisions

In April to June 2012, authorities decided 110,500 planning applications, 1 per cent higher than in the same quarter in the previous year. In the year ending June 2012 authorities decided 436,000 planning applications, a slight decrease on the year ending June 2011 figure of 436,800 decisions. **(Tables P123/P124)**

Applications granted

In April to June 2012, authorities granted 90,200 permissions, 1 per cent higher than in the same quarter in 2011. Authorities granted 88 per cent of all decisions, an increase of 1 percentage point when compared with the June quarter 2011. Overall, 85 per cent of major and minor decisions were granted. **(Tables P123/P131)**

Over the 12 months to June 2012, 355,200 applications were granted, a small increase on the figure of 353,900 permissions granted in the year to June 2011. Authorities granted 87 per cent of all decisions in the year to June 2012, an increase of 1 percentage point from the figure for the year to June 2011. Overall, 84 per cent of major and minor decisions were granted. **(Tables P124/P132)**

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

| Financial Year | Quarter | Received | | Decided | | Granted ¹ | |
|----------------------|---------|----------------|---|----------------|---|----------------------|---|
| | | Number ('000s) | % change on corresponding quarter last year | Number ('000s) | % change on corresponding quarter last year | Number ('000s) | % change on corresponding quarter last year |
| 2005-06 | Jun | 170 | -8% | 164 | -5% | 130 | -6% |
| | Sep | 161 | -8% | 158 | -11% | 125 | -11% |
| | Dec | 147 | -8% | 143 | -8% | 112 | -9% |
| | Mar | 165 | -3% | 134 | -4% | 105 | -5% |
| 2006-07 | Jun | 170 | 0% | 155 | -5% | 123 | -5% |
| | Sep | 157 | -2% | 155 | -2% | 122 | -2% |
| | Dec | 149 | 1% | 141 | -1% | 111 | -1% |
| | Mar | 168 | 2% | 136 | 1% | 107 | 3% |
| 2007-08 | Jun | 174 | 2% | 156 | 1% | 124 | 1% |
| | Sep | 166 | 6% | 160 | 3% | 126 | 2% |
| | Dec | 151 | 1% | 148 | 5% | 116 | 5% |
| | Mar | 158 | -6% | 132 | -3% | 102 | -5% |
| 2008-09 | Jun | 150 | -14% | 144 | -8% | 114 | -8% |
| | Sep | 135 | -19% | 136 | -15% | 108 | -14% |
| | Dec | 111 | -26% | 116 | -22% | 91 | -21% |
| | Mar | 111 | -29% | 93 | -29% | 73 | -28% |
| 2009-10 | Jun | 118 | -21% | 105 | -27% | 84 | -27% |
| | Sep | 119 | -12% | 112 | -18% | 90 | -17% |
| | Dec | 111 | 0% | 105 | -9% | 85 | -7% |
| | Mar | 118 | 6% | 96 | 3% | 77 | 5% |
| 2010/11 | Jun | 127 | 8% | 113 | 8% | 91 | 9% |
| | Sep | 126 | 6% | 120 | 7% | 97 | 8% |
| | Dec | 111 | -1% | 110 | 5% | 89 | 5% |
| | Mar | 119 | 1% | 97 | 1% | 78 | 2% |
| 2011/12 | Jun | 123 | -3% | 109 | -3% | 89 | -2% |
| | Sep | 122 | -3% | 117 | -3% | 95 | -3% |
| | Dec | 112 | 1% | 109 | -2% | 89 | 0% |
| | Mar | 121 | 1% | 100 | 4% | 82 | 4% |
| 2012/13 ^P | Jun | 121 | -1% | 110 | 1% | 90 | 1% |
| Year to Jun 2011 | | 479 | | 437 | | 354 | |
| Year to Jun 2012 | | 476 | -1% | 436 | 0% | 355 | 0% |

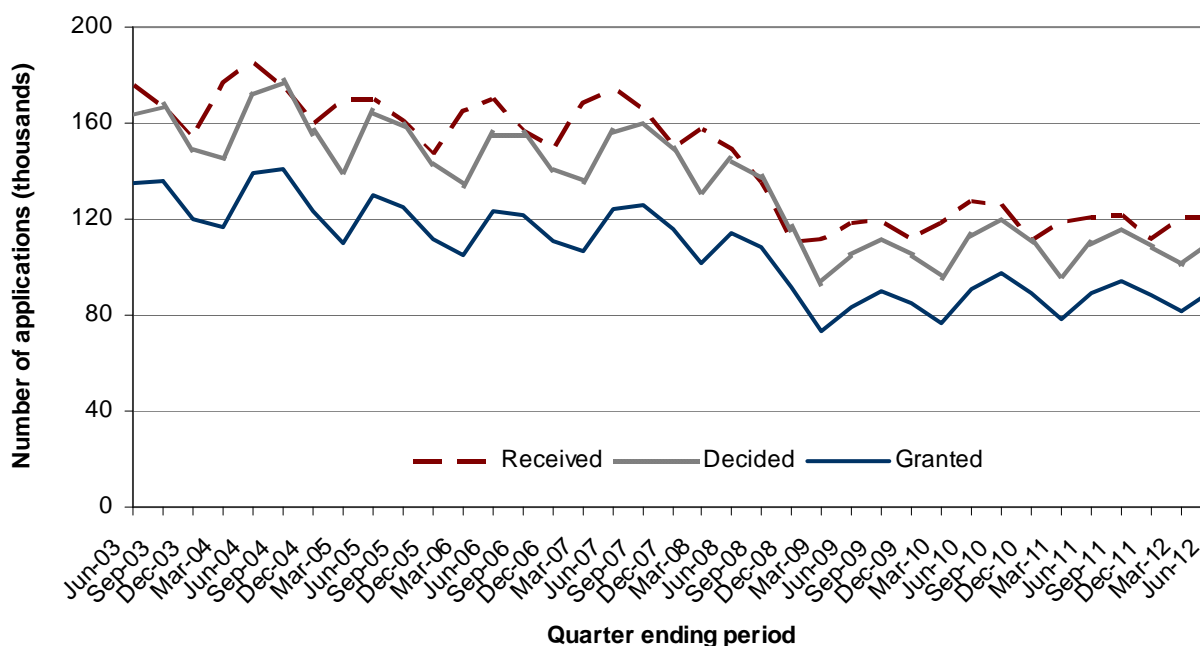
¹ Excludes planning applications which can neither be granted nor refused.

Figures are rounded and the components do not necessarily sum to the independently rounded totals.

Percentages are calculated using unrounded figures.

P Provisional.

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



Speed of decisions

In April to June 2012, 60 per cent of major applications were processed within 13 weeks compared with 62 per cent in the June 2011 quarter. Also, 69 per cent of minor applications and 82 per cent of other applications were processed within 8 weeks compared with 72 per cent and 84 per cent respectively for the quarter ending June 2011. **(Table P123)**. District level planning authorities decided 53 per cent of large-scale major applications, and 62 per cent of small-scale major applications within 13 weeks compared with 57 per cent and 63 per cent respectively for the quarter ending June 2011. Also, 92 per cent of all major decisions were within 52 weeks compared to 93 per cent in the corresponding quarter of the previous year. **(Table P125)**.

In the year ending June 2012, 57 per cent of major applications were processed within 13 weeks, compared with 65 per cent in the year ending June 2011. Also, 70 per cent of minor applications and 82 per cent of other applications were processed within 8 weeks compared with 74 per cent and 85 per cent respectively in the year ending June 2011. **(Table P124)**. District level planning authorities decided 48 per cent of large-scale major applications, and 59 per cent of small-scale major applications within 13 weeks compared with 58 per cent and 66 per cent respectively in the year ending June 2011. Also 91 per cent of all major decisions were within 52 weeks, compared to the figure of 93 per cent in the previous year **(Table P126)**.

Residential Decisions

In April to June 2012, there were 11,800 decisions on applications for residential developments, compared with around 12,000 decisions in the June quarter 2011, a decrease of 2 per cent. The number of major residential decisions decreased by 8 per cent compared to the June quarter 2011, while minor residential decisions decreased by 1 per cent. Authorities granted 81 per cent of major residential applications, a 1 percentage point increase from the June quarter 2011, and determined 49 per cent of them within 13 weeks, down from 53 per cent in the corresponding quarter of the previous year. Authorities granted 74 per cent of decisions on minor residential applications and determined 62 per cent within 8 weeks, compared with 73 per cent and 65 per cent respectively in the June quarter 2011. **(Table P123)**.

In the year to June 2012, residential decisions decreased by 1 per cent from 50,900 in the 12 months to June 2011 to 50,200. The number of major and minor residential decisions decreased by 4 per cent and 1 per cent respectively. Authorities granted 82 per cent of major residential applications, compared with 80 per cent in the year ending June 2011, and determined 47 per cent of them within 13 weeks, down from 57 per cent in the previous year. Authorities granted 74 per cent of decisions on minor residential applications and determined 62 per cent within 8 weeks, compared with 72 per cent and 67 per cent respectively in the previous year. **(Table P124)**

Historical context

The numbers of applications received and decided are still relatively low, having fallen back from the slight increases from 2009-10 to 2010-11 although not to the historically low levels recorded in 2009-10. However, the percentage of applications granted continues to rise and, at 88%, is at its highest for more than 10 years. At the same time, the percentage of major applications decided in 13 weeks has declined markedly since Q3 2009-10, when it stood at 71 per cent, although there has been a significant upturn since the March quarter 2012, increasing from 53 per cent to 60 per cent. However, this indicator can be volatile, and stood at just 43 per cent in 2002-03. The speed of decisions for minors and other applications have also fallen over the same period although not as quickly or steeply as that of major decisions.

Householder Developments

Householder developments are those developments to a house which require planning permission such as extensions, loft conversions, conservatories, and so on. The number of decisions on householder developments decreased by 2 per cent from 51,800 decisions in the June quarter 2011 to 50,600 decisions in the corresponding quarter in 2012 (when they accounted for 46 per cent of all decisions). Authorities granted 89 per cent and decided 84 per cent within 8 weeks, compared with 88 per cent and 86 per cent respectively in April to June 2011. **(Table P123)**

In the year ending June 2012, the number of householder developments decided fell by 3 per cent from 199,500 decisions in the previous year to 193,000 decisions (accounting for 44 per cent of all decisions). Authorities granted 89 per cent and decided 84 per cent within 8 weeks, compared with 88 per cent and 87 per cent respectively in the year to June 2011 **(Table P124)**.

Planning Applications for Gypsy and Traveller Pitches

From April 2008, local authorities have been required to provide information on decisions relating to planning applications for Gypsy and Traveller pitches. Information on Gypsy and Traveller pitches are shown in **Table P137/****Table P138** and are as reported by local planning authorities.

In the year ending June 2012, authorities determined 30 major applications for Gypsy and Traveller pitches. Authorities granted 73 per cent of the major applications and determined 33 per cent within 13 weeks. Also, authorities determined 243 minor applications on Gypsy and Traveller pitches. Authorities granted 53 per cent of the minor applications and 30 per cent were determined within 8 weeks.

Enforcement action

Table P127 shows statistics on formal enforcement action taken by responding authorities. In the June quarter 2012, authorities issued 1,021 Enforcement Notices and served 1,386 Planning Contravention Notices, 235 Breach of Condition Notices, 30 Stop Notices and 37 Temporary Stop Notices, while 10 Enforcement Injunctions were granted and 1 refused by the High/County Court.

Regulation 3 and 4 consents

Table P128 shows the number of Regulation 3 and 4 Consents granted. In the June 2012 quarter, 730 Regulation 3 consents and 55 Regulation 4 consents were granted.

Applications for determination

Authorities received 1,727 applications for determination on whether local authority approval was required for certain works in the June quarter 2012 (**Table P128**). Local authorities decided to intervene in 203 cases (12 per cent).

Applications decided under delegated powers

Table P133/P134 show the percentage of applications decided by planning officers under a scheme of delegation and without referral to committee or councillors on such decisions. In the June quarter 2012 authorities delegated 92 per cent of decisions to planning officers. In the year ending June 2012 authorities delegated 91 per cent of decisions to planning officers.

Authorities undertaking county level planning

Authorities that undertake county level planning activity – which includes counties, unitary authorities, London boroughs, metropolitan districts, urban development corporations and National Parks - received around 1,600 ‘county matters’ applications in the year ending June 2012. This compares with around 476,000 planning applications received by authorities that undertake district level planning activities. Statistics for ‘county matters’ decisions are therefore likely to be much more volatile than those for districts because of the smaller numbers of such decisions.

Summary statistics on numbers of applications, decisions and permissions granted are shown in Table 2. More detailed figures are in the accompanying Live Tables (P139 - P150).

Planning applications

In the June quarter 2012, authorities received 351 ‘county matter’ applications, a decrease of 4 per cent compared with the same quarter last year. County councils accounted for 73 per cent of total applications, unitary authorities for 18 per cent and metropolitan districts for 7 per cent (**Table P139**). The highest number of applications was received by Lincolnshire and Norfolk (17 applications each). (**Table P143**)

In the year ending June 2012, authorities received 1,592 ‘county matter’ applications. County councils accounted for 75 per cent of total applications, unitary authorities for 17 per cent and metropolitan districts for 5 per cent. The highest number of applications was received by Dorset (81 applications) (**Table P144**).

Planning decisions

County matter authorities determined 373 planning applications in the June quarter 2012, an increase of 11 per cent compared with the same quarter last year. Of these, 94 per cent were granted, unchanged when compared with the same quarter last year (**Table P139**). Surrey determined the highest number of planning applications (24 applications) (**Table P143**). Waste developments accounted for 65 per cent of the total decisions and minerals developments accounted for 30 per cent (**Table P140**).

In the year ending June 2012, county matter authorities determined 1,393 planning applications, an increase of 7 per cent on the number in the 12 months to June 2011. Of these, 94 per cent were granted. Norfolk determined the highest number of planning applications (76 applications decided) (**Table P144**). Waste developments accounted for 67 per cent of the total decisions and minerals developments accounted for 28 per cent (**Table P141**).

Speed of decisions

In the June quarter 2012, county-level planning authorities determined 54 per cent of applications within 13 weeks (**Table P143**). In the year ending June 2012, county-level planning authorities determined 59 per cent of applications within 13 weeks (**Table P144**). This indicator can be volatile due to the small number of county-level applications.

Regulation 3 and 4 consents

Table P143 and **P144** show the number of permissions granted by authorities under Regulations 3 and 4 of the Town and Country Planning General Regulations 1992. In the June quarter 2012, a total of 415 Regulation 3 consents were granted by county level planning authorities. The highest numbers of consents was granted by Kent (46 consents). In the year ending June 2012, a total of 1,777 Regulation 3 consents were granted. The highest numbers of consents was granted by Kent (147 consents).

In order to better reflect the workload of authorities, information on the total number of decisions on applications for consent, agreement or approval of details or schemes required by conditions, as defined by Article 21 of the General Development Procedure Order 1995 has been collected from April 2000 and is also published in this table.

In the June quarter 2012, 278 decisions were made under Article 21, with the highest number reported by Derbyshire (51 decisions). The number of determinations under the review of mineral planning permissions was also collated, however only 11 were determined by county level planning authorities.

In the year ending June 2012, 1,257 decisions were made under Article 21, with the highest number reported by Derbyshire (165 decisions). The number of determinations under the review of mineral planning permissions was also collated, however only 38 were determined by county level planning authorities.

Enforcement action

In the quarter to June 2012 county level planning authorities issued 10 Enforcement Notices, served 1 Stop Notice and 3 Temporary Stop Notices, 10 Planning Contravention Notices and 7 Breach of Condition Notices. **(Table P145)**.

Table 2: County level planning applications received, decided and granted

| Financial Year | Quarter | Applications Received | | Applications Decided | | Applications Granted | |
|----------------------|---------|-----------------------|---|----------------------|---|----------------------|---|
| | | Number | % change on corresponding quarter last year | Number | % change on corresponding quarter last year | Number | % change on corresponding quarter last year |
| 2005-06 | Jun | 466 | -14% | 390 | -3% | 353 | -4% |
| | Sep | 510 | -6% | 416 | -17% | 375 | -19% |
| | Dec | 398 | -22% | 458 | -1% | 417 | 0% |
| | Mar | 483 | -7% | 419 | -1% | 386 | 0% |
| 2006-07 | Jun | 450 | -3% | 416 | 7% | 376 | 7% |
| | Sep | 448 | -12% | 389 | -6% | 347 | -7% |
| | Dec | 441 | 11% | 399 | -13% | 349 | -16% |
| | Mar | 466 | -4% | 387 | -8% | 363 | -6% |
| 2007-08 | Jun | 464 | 3% | 393 | -6% | 364 | -3% |
| | Sep | 446 | 0% | 375 | -4% | 348 | 0% |
| | Dec | 444 | 1% | 389 | -3% | 357 | 2% |
| | Mar | 473 | 2% | 341 | -12% | 317 | -13% |
| 2008-09 | Jun | 392 | -16% | 374 | -5% | 344 | -13% |
| | Sep | 439 | -2% | 379 | 1% | 347 | 0% |
| | Dec | 405 | -9% | 361 | -7% | 334 | -6% |
| | Mar | 431 | -9% | 393 | 15% | 358 | 13% |
| 2009-10 | Jun | 355 | -9% | 313 | -16% | 293 | -15% |
| | Sep | 406 | -8% | 336 | -11% | 304 | -12% |
| | Dec | 406 | 0% | 376 | 4% | 343 | 3% |
| | Mar | 408 | -5% | 312 | -21% | 294 | -18% |
| 2010-11 | Jun | 355 | 0% | 314 | 0% | 291 | -1% |
| | Sep | 400 | -1% | 299 | -11% | 275 | -10% |
| | Dec | 426 | 5% | 310 | -18% | 286 | -17% |
| | Mar | 395 | -3% | 362 | 16% | 332 | 13% |
| 2011-12 | Jun | 366 | 3% | 335 | 7% | 316 | 9% |
| | Sep | 416 | 4% | 326 | 9% | 305 | 11% |
| | Dec | 384 | -10% | 362 | 17% | 342 | 20% |
| | Mar | 441 | 12% | 332 | -8% | 308 | -7% |
| 2012-13 ^P | Jun | 351 | -4% | 373 | 11% | 352 | 11% |
| Year to Jun 2011 | | 1587 | | 1306 | | 1209 | |
| Year to Jun 2012 | | 1592 | 0% | 1393 | 7% | 1307 | 8% |

Data collection

Statistics of planning applications received and decided by authorities that undertake district level planning activity have been collated, on a quarterly basis, since April 1979 on the PS1 and PS2 General Development Control statistical returns (District). From the March quarter 2008, the PS1, PS2 and the Fee1 (revenue collected in respect of PS1 and PS2) returns, are now combined as a single return, the PSF return. Information on planning applications for authorities that undertake county level planning activities are collated on the CPS1/2 General Development Control statistical returns (County Matters). These are reported to the department via *Interform* – the department's housing and planning electronic data collection system.

Data quality

Both the PSF and CPS1/2 returns submitted by local planning authorities undergo thorough validation and checks. Inconsistent data highlighted during validation and checks are verified by contacting the local authority. Late returns are pursued to ensure the overall response rate is as high as possible. Where a response rate of 100% is not achieved estimates are imputed for non-responding district level authorities.

In the June quarter, 323 authorities (95 per cent) submitted data in time for this publication. Authorities for which partial or no data has been received over the year (i.e. they did not submit information for one or more quarters) are highlighted in the Live Tables. The figures for the small number of non-responding authorities have been imputed using data from similar authorities, although some information, such as the fees received, or the number of enforcement notices issued are not imputed. Where data for non-responding authorities has not been imputed it is shown by '..'. No imputation is carried out for county level planning. Data for individual local authorities are presented in tables P129 to P138.

All figures included in the commentary have been calculated using unrounded data. As a result, there may be some apparent discrepancy with figures shown in the accompanying tables.

From April 2007 an indication on the level of quality assurance undertaken by the local authority is recorded as part of the final sign-off for these returns.

Revisions policy

This policy has been developed in accordance with the UK Statistics Authority Code of Practice for Official statistics and the Department for Communities and Local Government Revisions Policy (found at <http://www.communities.gov.uk/publications/corporate/statisticalnoticerevisionspolicy>).

There are two types of revisions that the policy covers:

Non-Scheduled Revisions

Where a substantial error has occurred as a result of the compilation, imputation or dissemination process, the statistical release, live tables and other accompanying releases will be updated with a correction notice as soon as is practical.

Scheduled Revisions

Local authorities can update their PSF and CPS 1/2 returns following publication of the data. At the end of each financial year the figures for the four quarters of the previous year will be reviewed for revision. A decision on whether to revise will be made based on the impact of any change and the effect it has on the interpretation of the time series. Provisional figures are labelled in the tables with a "P".

Revisions to historic data (all data older than that currently due for scheduled revision) are only made where there is a substantial revision, such as a change in methodology or definition. Where there are small changes that do not substantially change historic data, internal updates are maintained.

User engagement

Users are encouraged to provide feedback on how these statistics are used and how well they meet user needs. Comments on any issues relating to this statistical release are welcomed and encouraged. Responses should be addressed to the "Public enquiries" contact given in the "Enquiries" section below.

The Department's engagement strategy to meet the needs of statistics users is published here:

<http://www.communities.gov.uk/publications/corporate/statistics/engagementstrategystatistics>

The next publication – scheduled for January 2013 – will publish statistics on the September quarter 2012, as well as information on the year to September 2012.

Accompanying tables

Accompanying tables are available to download alongside this release. These are:

| | |
|------------------|--|
| P120 | District planning authorities – Planning applications received and decided by speed of decision |
| P121/P122 | District planning authorities - Planning decisions by type of authority and speed of decision |
| P123/P124 | District planning authorities – Planning decisions by speed, performance agreements and type of development |
| P124A | District planning authorities – Planning decisions by development type and authority |
| P125/P126 | District planning authorities – Major planning decisions by speed, performance agreements and type of development |
| P127 | District planning authorities – Enforcement action |
| P128 | District planning authorities – Regulation 3 and 4 consents granted and applications for determination |
| P129/P130 | District planning authorities – Enforcement action by authority |
| P131/P132 | District planning authorities – Planning decisions, by development type, speed of decision and authority |
| P133/P134 | District planning authorities – Applications received, decided, granted and delegated, environmental statements received and flow of applications by authority |
| P135/P136 | District planning authorities – Planning decisions on Major and Minor residential development by authority |
| P137/P138 | District planning authorities – Planning decisions on Major and Minor Gypsy and Traveller Pitches by authority |
| P139 | 'County matters' planning authorities – Planning applications received, decided and granted by type of authority |
| P140/P141 | 'County matters' planning authorities – Planning decisions decided and granted by type of authority and type and size of development |
| P142 | 'County matters' planning authorities – Planning decisions by speed of decision |
| P143/P144 | 'County matter' planning authorities – Planning applications received, decided and granted and Regulation 3 and 4 consents by authority |
| P145 | 'County matter' planning authorities – Enforcement action |
| P146 | 'County matters' planning authorities – Decisions on minerals applications by type of development |
| P147 | 'County matters' planning authorities – Decisions on waste planning applications by type of development |
| P148 | 'County matters' planning authorities – Planning decisions decided and granted by nature of site, type of development and nature of application |
| P149 | 'County matters' planning authorities – Planning decisions by speed, size of site and type of development |
| P150 | 'County matters' planning authorities – Reasons given for decisions taking over 8 weeks |

These tables can be accessed in the 'Live Tables' section ("Live Tables on Development Control Statistics") at

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/livetableslivetablesondevelopmentcontrolst/>

Definitions

District level planning is undertaken by metropolitan and non-metropolitan districts, unitary authorities, national park authorities and urban development corporations. These authorities deal with all other planning applications that are not classified as county matters and mainly include applications for planning permissions on residential, offices, industrial, retail and householder developments.

Largescale Major Developments

For dwellings, a largescale major development is one where the number of residential units to be constructed is 200 or more. Where the number of residential units to be constructed is not given in the application a site area of 4 hectares or more should be used as the definition of a largescale major development. For all other uses a largescale major development is one where the floor space to be built is 10,000 square metres or more, or where the site area is 2 hectares or more.

Smallscale Major Developments

For dwellings, a smallscale major development is one where the number of residential units to be constructed is between 10 and 199 (inclusive). Where the number of dwellings to be constructed is not given in the application a site area of 0.5 hectare and less than 4 hectares should be used as the definition of a smallscale major development. For all other uses a smallscale major development is one where the floor space to be built is 1,000 square metres and up to 9,999 square metres or where the site area is 1 hectare and less than 2 hectares.

Minor Developments

For dwellings, minor development is one where the number of dwellings to be constructed is between 1 and 9 inclusive. Where the number of dwellings to be constructed is not given in the application, a site area of less than 0.5 hectares should be used as the definition of a minor development. For all other uses, a minor development is one where the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

Decisions are classified as relating to a Major/Minor Development on the basis of the development covered by the application which was decided.

Use categories

Decisions relating to largescale major, smallscale major or minor developments are classified by reference to the principal use within the development (i.e. the use on which other uses are considered to depend). Normally this is the one which accounts for the greater proportion of the new floorspace (although in certain cases the principal use will be one that does not account for any floorspace as such).

If there is any doubt as to the principal use in a multi-storey block the ground floor use is taken as the principal one. (This rule would apply where, for example, the amounts of floorspace taken up by two different uses were approximately equal). Proposed developments are classified on the basis of the principal use and not that of the complex of which they are part. Thus a development involving the construction of offices within the curtilage of a general industrial site would be classified as 'Offices/Research and Development/Light Industry'. Similarly, a dance-floor extension to a restaurant would be classified as 'All other minor developments' and not to 'Retail, distribution and servicing'.

Change of Use

Many developments involve some change of land use but a decision is only classified as 'Change of Use' if:

- (i) the application does not concern a major development; and
- (iia) no building or engineering work is involved; or
- (iib) the building or engineering work would be permitted development were it not for the

fact that the development involved a change of use (such as the removal of internal dividing walls in a dwelling house to provide more spacious accommodation for office use).

Householder Developments

Householder developments are defined as those within the curtilage of a dwellinghouse which require an application for planning permission and are not a change of use. **Included** in householder developments are extensions, conservatories, loft conversions, dormer windows, alterations, garages, car ports or outbuildings, swimming pools, walls, fences, domestic vehicular accesses including footway crossovers, porches and satellite dishes. **Excluded** from householder developments are: applications relating to any work to one or more flats, applications to change the number of dwellings (flat conversions, building a separate house in the garden), changes of use to part or all of the property to non-residential (including business) uses, or anything outside the garden of the property (including stables if in a separate paddock).

Advertisements

Decisions on applications for consent to display advertisements under the Town and Country Planning (Control of Advertisements) Regulations 1992 (as amended).

Listed building consents

Decisions by the district planning authority on:

- (i) applications for listed building consent to extend and/or alter under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990; and
- (ii) applications for listed building consent to demolish under section 8 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Conservation Area Consents

Decisions on applications for conservation area consent under section 74 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Certificates of lawful development and certificates of appropriate alternative development

These include all decisions relating to:

- (a) applications for certificates of lawful development;
- (b) applications for certificates of appropriate alternative development

Notifications

These include all decisions relating to notifications under Circular 14/90 (electricity generating stations and overhead lines), applications by the British Coal Corporation under Class A, Part 21 of the Town and Country Planning (General Permitted Development Order) and other notifications.

Enforcement activity

Local planning authorities have discretionary powers to take formal enforcement action if, in their view, an unacceptable breach of planning control has occurred. Where it is necessary to stop a breach immediately, the authority may issue a Temporary Stop Notice. This will halt development for 28 days while the alleged breach is investigated and further enforcement action is considered, without the need for the authority to issue an associated enforcement notice.

The authority may issue an Enforcement Notice requiring the alleged breach to be remedied. If an authority considers that any activity alleged in an Enforcement Notice should cease before the end of the specified compliance period, they may serve a Stop Notice prohibiting continuation of that activity.

Where conditional planning permission has been granted for a development of land and there has been a failure to comply with one or more of the conditions, an authority may serve a Breach of Condition Notice on any person who is carrying out or has carried out development, or anyone having control of the land, requiring compliance with the conditions specified in the notice.

Regulation 3 and 4 consents

Under Regulation 3 of the Town and Country Planning General Regulations 1992, SI 1992/1492, a local planning authority makes an application to itself for permission to develop land within its area, and determines that application. Regulation 4 is concerned with planning permission for development of land in which the local planning authority has an interest but which it does not itself propose to carry out.

Notes

This Release is a web-only publication. Details of officials who receive pre-release access to this statistical release 24 hours before publication can be found at

<http://www.communities.gov.uk/corporate/researchandstatistics/statistics/prereleaseaccess/>

National Statistics are produced to high professional standards set out in the National Statistics Code of Practice. They undergo regular quality assurance reviews to ensure they meet customer needs.

This Statistical Release can be accessed from the Communities and Local Government website at:

<http://www.communities.gov.uk/publications/corporate/statistics/planningapplicationsq12012>

Previous publications can be accessed at:

<http://www.communities.gov.uk/planningandbuilding/planningbuilding/planningstatistics/statisticsplanning/>

Information and statistics on planning applications for the devolved administrations can be accessed at the following links:

Scotland: <http://www.scotland.gov.uk/Topics/Statistics/Browse/Planning>

Wales: <http://wales.gov.uk/topics/planning/planningstats/?lang=en>

Northern Ireland: <http://www.planningni.gov.uk/index/tools/about-statistics.htm>

Date of next publication

The next publication of this Statistical Release will be in January 2013.

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