



## Planning Applications: January to March 2013 (England)

Between January and March 2013 district level planning authorities in England:

- decided 93,800 planning applications, 7 per cent lower than in the same quarter in the previous year;
- granted 77,000 permissions, 6 per cent lower than in the same quarter in 2012;
- granted 88 per cent of applications, compared with 87 per cent in the same quarter in 2012;
- and decided 1 per cent fewer residential decisions compared to the March quarter 2012, although numbers of major decisions (10 or more dwellings) were up 7 per cent.

In the year ending March 2013, district level planning authorities:

- decided 418,500 planning applications, a decrease of 4 per cent on the year ending March 2012 figure;
- granted 341,700 permissions, a decrease of 4 per cent compared to the figure for the year to March 2012;
- granted 87 per cent of decisions, unchanged from the previous year;
- decided 58 per cent of major applications in 13 weeks compared with 57 per cent in 2011/12;
- decided 68 per cent of minors within 8 weeks compared with 71 per cent in 2011/12;
- decided 81 per cent of others in 8 weeks compared with 82 per cent in 2011/12;
- and decided 1 per cent fewer residential decisions compared to 2011/12, although major residential decisions were up 2 per cent

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Headlines	1
Introduction	2
<b>Authorities undertaking district level planning</b>	<b>2</b>
Planning applications	2
Planning decisions	2
Applications granted	2
Speed of decisions	4
Residential decisions	5
Historical context	5
Householder developments	5
Planning applications for Gypsy and Traveller pitches	6
Enforcement action	6
Regulation 3 and 4 consents	6
Applications for determination	6
Applications decided under delegated powers	6
<b>Authorities undertaking county level planning</b>	<b>7</b>
Planning applications	7
Planning decisions	7
Speed of decisions	7
Regulation 3 and 4 consents	8
Enforcement action	8
<b>Data collection and methods</b>	<b>10</b>
<b>Data quality</b>	<b>10</b>
<b>Revisions policy</b>	<b>11</b>
Non-scheduled revisions	11
Scheduled revisions	11
Scale of revisions	12
<b>User engagement</b>	<b>12</b>
<b>Accompanying tables</b>	<b>13</b>
<b>Definitions</b>	<b>14</b>
<b>Notes</b>	<b>16</b>
<b>Date of next publication</b>	<b>17</b>
<b>Enquiries</b>	<b>17</b>

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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 16<sup>th</sup> May 2013. 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. The number of applications, decisions and permissions at district level in this publication is given to the nearest hundred; more detailed figures are available in the accompanying Live Tables (P120-P138).

### Planning applications

In January to March 2013, authorities undertaking district level planning in England received 113,300 applications for planning permission. This represents a decrease of 6 per cent compared with the corresponding quarter in 2012. In the year ending March 2013, authorities received 454,100 planning applications, a decrease of 5% compared to the year ending March 2012. **(Table P120)**

### Planning decisions

In January to March 2013, authorities decided 93,800 planning applications, 7 per cent lower than in the same quarter in the previous year. In the year ending March 2013 authorities decided 418,500 planning applications, a decrease of 4% compared to the year ending March 2012. **(Tables P123/P124)**

### Applications granted

In January to March 2013, authorities granted 77,000 permissions, 6 per cent lower than in the same quarter in 2012. Authorities granted 88 per cent of all decisions, an increase of 1 percentage point when compared to the March quarter 2012. Overall, 84 per cent of major and minor decisions were granted. **(Tables P123/P131)**

Over the 12 months to March 2013, 341,700 applications were granted, 4 per cent lower than in the year to March 2012. Authorities granted 87 per cent of all decisions in the year to March 2013, unchanged when compared to the year to March 2012. Overall, 84 per cent of major and minor decisions were granted. **(Tables P124/P132)**

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

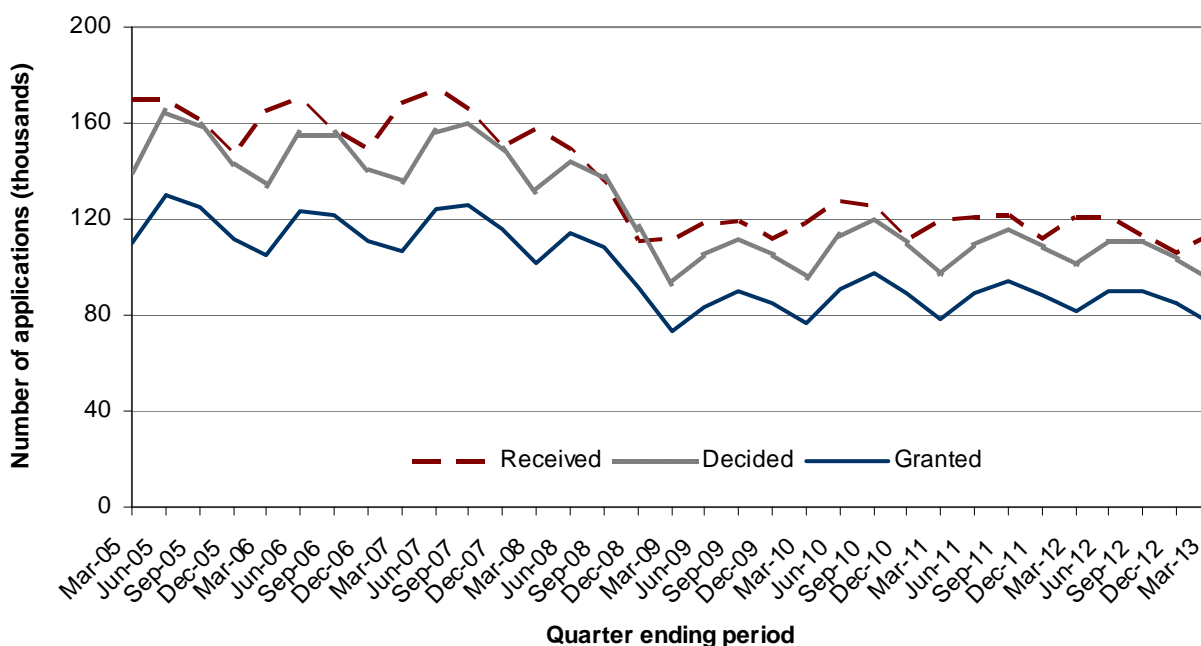
Financial Year	Quarter	Received		Decided		Granted <sup>1</sup>	
		Number ('000s)	% change on corresponding quarter last year	Number ('000s)	% change on corresponding quarter last year	Number ('000s)	% change on corresponding quarter last year
2006-07	Jun	170	0%	155	-5%	123	-5%
	Sep	157	-2%	155	-2%	122	-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	Jun	121	-1%	111	1%	90	1%
	Sep	113	-7%	111	-5%	90	-5%
	Dec	106	-5%	104	-5%	85	-5%
	Mar	113	-6%	94	-7%	77	-6%
Year to Mar 2012		478		435		354	
Year to Mar 2013		454	-5%	418	-4%	342	-4%

<sup>1</sup> 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.

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



**Speed of decisions**

In January to March 2013, 59 per cent of major applications were processed within 13 weeks, compared with 53 per cent in the March 2012 quarter. Also, 68 per cent of minor applications and 82 per cent of other applications were processed within 8 weeks, compared with 68 per cent and 81 per cent respectively for the quarter ending March 2012. **(Table P123)**. District level planning authorities decided 52 per cent of large-scale major applications, and 60 per cent of small-scale major applications within 13 weeks compared with 46 per cent and 55 per cent respectively for the quarter ending March 2012. Also, 92 per cent of all major decisions were within 52 weeks compared to 89 per cent in the corresponding quarter of the previous year. **(Table P125)**.

In the year ending March 2013, 58 per cent of major applications were processed within 13 weeks, unchanged compared with the figure for the year ending March 2012. Also, 68 per cent of minor applications and 81 per cent of other applications were processed within 8 weeks compared with 71 per cent and 82 per cent respectively in the year ending March 2012. **(Table P124)**. District level planning authorities decided 51 per cent of large-scale major applications, and 60 per cent of small-scale major applications within 13 weeks compared with 49 per cent and 60 per cent respectively in the year ending March 2012. Also 91 per cent of all major decisions were within 52 weeks, unchanged compared to the previous year **(Table P126)**.

## Residential Decisions

In January to March 2013, there were 12,500 decisions on applications for residential developments, compared with around 12,600 decisions in the March quarter 2012, a decrease of 1 per cent. The number of major residential decisions increased by 7% from 1,500 decisions in the March quarter 2012 to 1,600 decisions, while minor residential decisions decreased by 2 per cent to 10,900 decisions. Authorities granted 83 per cent of major residential applications, a decrease of 1 percentage point from the March quarter 2012, and determined 50 per cent of them within 13 weeks, up from 44 per cent in the corresponding quarter of the previous year. Authorities granted 75 per cent of decisions on minor residential applications and determined 60 per cent within 8 weeks, compared with 73 per cent and 60 per cent respectively in the March quarter 2012. **(Table P123).**

In the year to March 2013, residential decisions decreased by 1 per cent from 50,400 in the 12 months to March 2012 to 50,000 decisions. The number of major decisions increased by 2 per cent while minor residential decisions decreased from 45,300 to 44,800 decisions. Authorities granted 82 per cent of major residential applications, unchanged compared with the year ending March 2012, and determined 47 per cent of them within 13 weeks, down from 48 per cent in the previous year. Authorities granted 74 per cent of decisions on minor residential applications and determined 60 per cent within 8 weeks, compared with 73 per cent and 63 per cent respectively in the previous year. **(Table P124)**

## Historical context

The number of applications received in the March 2013 quarter increased by 7% compared to the December quarter, while the number of applications decided and granted in the March 2013 quarter both fell by 9% from the corresponding numbers in the December 2012 quarter. The percentage of applications granted stood at 88% in the March quarter 2013, the joint highest quarterly figure in the past five 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 it has shown an improvement from the 56 per cent level recorded in the previous quarter. 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 6 per cent from 42,500 decisions in the March quarter 2012 to 39,800 decisions in the corresponding quarter in 2013 (when they accounted for 42 per cent of all decisions). Authorities granted 90 per cent and decided 85 per cent within 8 weeks, compared with 88 per cent and 84 per cent respectively in January to March 2012. **(Table P123).** In the year ending March 2013, the number of householder developments decided fell by 5 per cent from 194,200 decisions in the previous year to 183,800 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 85 per cent respectively in the year to March 2012 **(Table P124).**

### **Planning Applications for Gypsy and Traveller Pitches**

In the year ending March 2013, authorities determined 39 major applications for Gypsy and Traveller pitches. Authorities granted 69 per cent of the major applications and determined 46 per cent within 13 weeks. Also, authorities determined 282 minor applications on Gypsy and Traveller pitches. Authorities granted 61 per cent of the minor applications and 41 per cent were determined within 8 weeks (**Table P138**).

### **Enforcement action**

In the March quarter 2013, authorities issued 1,220 Enforcement Notices and served 1,069 Planning Contravention Notices, 202 Breach of Condition Notices, 36 Stop Notices and 76 Temporary Stop Notices, while 7 Enforcement Injunctions were granted by the High/County Court (**Table P127**).

### **Regulation 3 and 4 consents**

In the March 2013 quarter, 564 Regulation 3 consents and 56 Regulation 4 consents were granted (**Table P128**).

### **Applications for determination**

Authorities received 2,021 applications for determination on whether local authority approval was required for certain works in the March quarter 2013 (**Table P128**). Local authorities decided to intervene in 184 cases (9 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 March quarter 2013 authorities delegated 91 per cent of decisions to planning officers. In the year ending March 2013 authorities also 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 1,500 ‘county matters’ applications in the year ending March 2013. This compares with around 454,100 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 March quarter 2013, authorities received 336 ‘county matter’ applications, a decrease of 24 per cent compared with the same quarter last year. County councils accounted for 78 per cent of total applications, unitary authorities for 15 per cent and metropolitan districts for 5 per cent (**Table P139**). The highest number of applications was received by Lincolnshire (22 applications). (**Table P143**)

In the year ending March 2013, authorities received 1,530 ‘county matter’ applications. County councils accounted for 77 per cent of total applications, unitary authorities for 15 per cent and metropolitan districts for 6 per cent. The highest number of applications was received by Dorset (82 applications) (**Table P144**).

### Planning decisions

County matter authorities determined 329 planning applications in the March quarter 2013, a slight decrease on the 332 decisions made in the same quarter last year. Of these, 95 per cent were granted, a 2 percentage point increase when compared with the same quarter last year (**Table P139**). Cumbria determined the highest number of planning applications (19 applications) (**Table P143**). Waste developments accounted for 61 per cent of the total decisions and minerals developments accounted for 34 per cent (**Table P140**).

In the year ending March 2013, county matter authorities determined 1,461 planning applications, an increase of 8 per cent on the number in the 12 months to March 2012. Of these, 94 per cent were granted. Lancashire determined the highest number of planning applications (70 applications decided) (**Table P144**). Waste developments accounted for 65 per cent of the total decisions and minerals developments accounted for 29 per cent (**Table P141**).

### Speed of decisions

In the March quarter 2013, county-level planning authorities determined 51 per cent of applications within 13 weeks (**Table P143**). In the year ending March 2013, county-level planning authorities determined 56 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 March quarter 2013, a total of 335 Regulation 3 and 3 Regulation 4 consents were granted by county level planning authorities. The highest number of Regulation 3 consents was granted by Lancashire (29 consents). In the year ending March 2013, a total of 1,603 Regulation 3 and 14 Regulation 4 consents were granted. The highest number of Regulation 3 consents was granted by Kent (121 consents).

In the March quarter 2013, 277 decisions were made under Article 21, with the highest number reported by Essex (58 decisions). The number of determinations under the review of mineral planning permissions was also collated, however only 5 were determined by county level planning authorities.

In the year ending March 2013, 1,300 decisions were made under Article 21, with the highest number reported by Derbyshire (179 decisions). The number of determinations under the review of mineral planning permissions was also collated, however only 30 were determined by county level planning authorities.

### **Enforcement action**

In the quarter to March 2013 county level planning authorities issued 26 Enforcement Notices, served 2 Stop Notices and 2 Temporary Stop Notices, 25 Planning Contravention Notices and 9 Breach of Condition Notices. (**Table P145**).



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

Financial Year	Quarter	Planning Applications		Planning Decisions		Applications Granted	
		Number	% change on corresponding quarter last year	Number	% change on corresponding quarter last year	Number	% change on corresponding quarter last year
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	Jun	376	3%	398	19%	372	18%
	Sep	439	6%	363	11%	341	12%
	Dec	379	-1%	371	2%	352	3%
	Mar	336	-24%	329	-1%	312	1%
Year to Mar 2012		1607		1355		1271	
Year to Mar 2013		1530	-5%	1461	8%	1377	8%

## Data collection and methods

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). The PSF and CPS1/2 forms are reported to the department via *Interform* – the department’s housing and planning electronic data collection system.

The data collected has been chosen to provide useful and relevant information on the level and trends in planning applications and decisions to users while ensuring that the burden of completing the PSF return placed on local authorities is not excessive. The analysis carried out by DCLG aggregates the raw data and calculates percentages so as to allow comparison between authorities and between different quarters or years. In particular, the percentage of decisions permitted, and the percentage of decisions made in a specified time period allow the performance and efficiency of local authorities to be judged.

## 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 March quarter, 323 out of 336 planning authorities (96 per cent) submitted district-level planning data in time for this publication. Note that several authorities have had their planning functions abolished or created during the past 12 months – the planning functions for West Northamptonshire and Thurrock Urban District Corporations were abolished on 31<sup>st</sup> March 2012, the planning functions for London Thames Gateway UDC were abolished on 1<sup>st</sup> October 2012 and those for Milton Keynes Partnership were abolished on 14<sup>th</sup> January 2013 while the London Legacy Development Corporation was made a planning authority on 1<sup>st</sup> October 2012. 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 been imputed it is marked in the tables. No imputation is carried out for county level planning. Data for individual local authorities are presented in tables P129 to P138.

**All figures 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.

Authorities are supplied with comprehensive guidance to ensure that there is a common understanding of the various categories of planning applications which are recorded on the PSF forms. Possible sources of error include mistakes when submitting information, although we do ask authorities to indicate what quality assurance they have undertaken when completing the PSF form, as well as the errors caused by using imputed data because an authority has not submitted information in time. However, as we routinely achieve response rates of 95%+ this error is minimised.

## 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 <https://www.gov.uk/government/publications/statistical-notice-dclg-revisions-policy>).

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 submit missing data or revise 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.

Previously published information is not revised unless there has been a systematic error.

## Scale of Revisions

Actual revisions to submitted data are rare. In the last quarter which has been subject to revision, the quarter ending December 2012, the overall number of applications received has been revised upwards by just 0.03%. This is mostly due to imputed data for authorities who did not return information on time for the original publication being replaced by submitted data; however six authorities did correct the information they originally provided.

## 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: <https://www.gov.uk/government/publications/engagement-strategy-to-meet-the-needs-of-statistics-users>

The user engagement strategy on planning and land use can be found at [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7514/1757090.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7514/1757090.pdf)

## Accompanying tables

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

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

These tables can be accessed at

<https://www.gov.uk/government/statistical-data-sets/live-tables-on-planning-application-statistics>

## 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

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/about/statistics#pre-release-access-to-official-statistics>

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This Statistical Release and previous publications can be accessed from:

<https://www.gov.uk/government/organisations/department-for-communities-and-local-government/series/planning-applications-statistics>

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 September 2013 and will publish statistics on the June quarter 2013, as well as information on the year to June 2013.

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Information on Official Statistics is available via the UK Statistics Authority website:

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