

Felicity Foley, Acting  
Committees Manager

020 8489 2919

felicity.foley@haringey.gov.uk

11 October 2019

To: All Members of the Regulatory Committee

Dear Member,

Regulatory Committee - Tuesday, 15th October, 2019

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**8. 2019 QUARTER 2 WORK REPORT - PLANNING SERVICES (PAGES 1 - 14)**

Yours sincerely

Felicity Foley, Acting Committees Manager

This page is intentionally left blank

**Report for:** Regulatory Committee

**Title:** Planning Services 2019/20 April-September update

**Report**

**authorised by :** Emma Williamson, Assistant Director, Planning

**Lead Officer:** Dean Hermitage, Rob Krzyszowski, Neil Goldberg, Fortune Gumbo, Bob McIver

**Ward(s) affected:** N/A

**Report for Key/**

**Non Key Decision:** for information

**1. Describe the issue under consideration**

A report on the work of the Planning Service in April - September 2019 as well as figures for the application performance in the last financial year

**2. Recommendations**

a) That this report be noted

**3. Reasons for decision**

Not applicable

**4. Alternative options considered**

This report is for noting and as such no alternative options were considered.

**5. 2019/20 (Q2) to date work report**

**Development Management**

- Applications during **2019/20: 1635**
- Applications in same period **2018/19: 1773**
- Number of cases on-hand end of September 2019: **478**
- Appeals during **2019/20: 52**
- Appeals dismissed (won) during **2019/20: 50**
- Cumulative performance (applications in time) **2019/20:**
  - Majors : **100%**
  - Minors : **94%**
  - Others : **97%**
  - PSO : **91%**
  - Validation: **11 working days**

As requested previously at Regulatory Committee, Appendix One explains the categories of applications.

## Performance overview

- 5.1 Performance is at 100% for 'Majors' Applications and remains at the top quartile in London. Our performance for 'Minor' applications has remained in the top quartile in London at 94%. 'Other' applications are also maintained at top quartile in London at 97%. Performance has continued to improve and we expect to continue to be top quartile in all categories.
- 5.2 In 2019/20 April – September we have decided a total of 10 'Major' applications compared to 16 decided during the same period in 2018/19. The average time of decision has decreased from 272 to 132 days between these time periods, however all of these have been subject to planning performance agreements / extensions of time which are mutually agreed with applicants and encouraged in national guidance. The level of major applications submitted in the latter part of this year has reduced over previous years. The Government has three measures of performance which the Council must remain within thresholds for. If we breach these thresholds we will be designated as a poorly performing planning authority and developers will then have the option of applying directly to the Planning Inspectorate for Planning permission. This would mean that we don't get the fee income for that application but we are still required to undertake the consultation. In addition we lose the democratic right to determine the application. The first of these measure is our performance on a two year rolling period for determination of major applications. We are at 100% for this measure (the threshold is 50%)
- 5.3 In 2019/20 April – September we have decided 240 'Minor' applications compared to the 259 'Minor' applications decided during the same period in 2018/19. The average decision day has increased from 67 to 75. During 2019/20 we have decided 228 'Other' applications compared to the 204 'Other' applications decided during the same period in 2018/19. The cumulative average decision time has slightly decreased from 62 days to 61 days. The second of the government thresholds relates to performance on minor and other applications over a two year period. We are at 98% on this measure (the threshold is 70%). The third of the government thresholds relates to overturns of refusals of applications on appeal and relates to minor and other applications. We are at 2% on this measure (the threshold is to remain below 5%).
- 5.4 The length of time taken to validate an application has remained at an average of 11 days compared to last year, however this is a product of the Systems thinking approach where there is a delay before validation rather than before decision.
- 5.5 The end to end times and the overall numbers of applications received, approved, and refused over previous years is set out below. Reducing the end to end times further will be a focus for the coming year:

	2013-2014	2014-2015	2015-2016	2016-2017	2017-2018	2018-2019	2019/20 April – sept)
<b>Received</b>	2951	3479	3907	4019	3399	3574	1635
<b>Approved</b>	2372	2807	2935	3255	2659	2963	1384
<b>Refused</b>	338	470	709	506	385	356	174
<b>Average day</b>	73	76	69	61	54	62	61

- 5.5 Officer caseloads have remained at around 40 throughout the 2019/20 financial year. The number of on hand applications is around the same as this time last year and this is a reflection of our new approach as well as a focus on resolving a backlog of long standing applications. As of the end of September 2019, there are currently 478 on hand applications. The number of applications over 26 weeks is now at around 45. These cases are all complex or awaiting section 106 sign off.

#### Pre-application advice

- 5.6 During 2019/20 (April – September) there have been 69 pre-application meetings generating a total of £140,224 of income compared to £133,147 generated from 91 pre-application meetings last year within the same period. In 2019/20 (April – September) there have been 50 householder pre-application meetings generating £17,200 of income compared to £19,680 generated from 61 last year within the same period.
- 5.7 The use of Planning Performance agreements (PPA's) has decreased over previous years and so far this year the service has received £96,000 in income from these agreements.
- 5.8 Meeting the deadline for providing advice following pre-application meetings is steadily improving and continues to be a focus for the team.

#### Planning Decisions

- 5.9 The Planning Committee has met 6 times so far this year (including its October meeting) and has resolved to grant planning permission for 464 residential units in full and 198 units at reserved matters stage and 4,744 sq.m. of commercial floorspace and a hotel. It resolved to refuse against officer recommendation 1 residential unit.
- 5.10 The fourth of the government thresholds relates to overturns of refusals (officer and committee) on major applications on appeal. We are currently at 4.92% on this measure (the threshold is to remain below 10%). It should be noted that because the number of major applications that we determine is relatively low it does not need many appeals to be lost to bring us close to this threshold. Currently it would require 3 more to take us over the threshold. We have 2 live major appeals.

- 5.11 The measure to be used to measure quality of planning decisions is the percentage of the total number of decisions made by the authority on applications that are then subsequently overturned at appeal, once nine months have elapsed following the end of the assessment period
- 5.12 The nine months specified in the measure enables appeals to pass through the system and be decided for the majority of decisions on planning applications made during the assessment period. The assessment period for this measure is the two years up to and including the most recent quarter for which data on planning application decisions are available at the time of designation, once the nine months to be allowed for beyond the end of the assessment period is taken into account. For example, a two year assessment period ending March 2018 will be used for designation decisions in Q1 2019, this allows for applications to be decided between April 2016 and March 2018 and a 9 month lag to December 2018 for appeals to be decided. The average percentage figure for the assessment period as a whole is used. As such for a designation decision in Q1 2020 the period of decisions to be taken into account will be April 2017 to March 2019.
- 5.13 The threshold for designation on applications for both major and non-major development, above which a local planning authority is eligible for designation, is 10% of an authority's total number of decisions on applications made during the assessment period being overturned at appeal.

- 5.14 Haringey's performance at present is as follows:

Type of application	Number of apps	Number of appeals	Number of overturns	% (Threshold 10%)
Majors	60	6	3	4.92

- 5.15 The Service were successful in defending the appeals at Brownlow Road and Kerswell Close. We now have 2 additional live appeals on major applications (Ashley Park and Westbury Court). All of these appeals have the potential for our decision to be overturned. Additionally the Kerswell Close appeal decision may be challenged by the appellant. This, combined with a fall in the number of applications being submitted, puts us in a situation of being near to the designation threshold.

- 5.16 Likely performance figures in January 2020 taking account of the appeals:

Type of application	Likely Number of apps	Number of appeals	Likely Number of overturns	% (Threshold 10%)
Majors	60	6	5	8.3%

- 5.17 Obviously the Service is doing all it can to defend these appeals and the service is likely to escape designation unless the Kerswell decision is overturned.

- 5.18 Before any designation is confirmed, local planning authorities whose performance is below one of the thresholds will be given an opportunity to provide clear evidence to justify corrections to any data errors and to set out any exceptional circumstances (supported by evidence) which, in their opinion, would make a designation unreasonable. A period of at least two weeks (as specified by the department) will be allowed for this, and all such arguments will be taken into account before final decisions are made. Requests that exceptional circumstances should be considered are judged against two general tests:
- a. whether the issue affects the reasonableness of the conclusions that can be drawn from the recorded data for the authority, over the assessment period; or
  - b. whether the issue had a significant impact on the authority's performance, for reasons that were beyond its control.
- 5.19 If we do breach the threshold we will construct a case against designation with potential mitigating factors.
- 5.20 The Secretary of State will decide once each year whether any designations should be lifted, at around the same time as deciding whether any new designations are to be made. Exceptionally de-designations may be made at other times.
- 5.21 In assessing whether a designation should be lifted, consideration is given to:
- (a) the potential capability of the designated local planning authority to deal effectively with applications for major or non-major development, as appropriate, in the future; and
  - (b) the effectiveness of the designated local planning authority in dealing with the relevant category of applications during the period of its designation.
- 5.22 Soon after a designation is made the local planning authority is expected to prepare an action plan addressing areas of weakness that it identifies as having contributed to its under-performance. In doing so the authority should draw upon sector support, particularly any support that is available through programmes funded by the Ministry of Housing, Communities and Local Government. The authority will need to agree the action plan with the Department.
- 5.23 A designation will be revoked if the Secretary of State is satisfied that:
- (a) the designated local planning authority has provided adequate evidence of sufficient improvement against areas of weakness identified in an initial assessment of its performance; and provided that the designated local planning authority,
  - (b) would not, at the time that decisions about de-designation are made, remain eligible for designation on the basis of the data available at the time;

(c) has completed, within the timescale specified, any administrative tasks required of the authority in association with applications made directly to the Secretary of State in the area, in at least 80 per cent of cases during the designation period; and

(d) has not, in the view of the Secretary of State, caused unreasonable delay in progressing and signing any section 106 agreements associated with applications submitted directly to him during the designation period.

5.24 If, having considered these criteria, the Secretary of State concludes that the designation should remain in place, the local planning authority will be given at least two weeks to set out any exceptional circumstances (supported by evidence) which, in its opinion, would make a continued designation unreasonable.

### Planning Enforcement

- Enforcement complaints received during 2019/20 (April – May): **387**
- Enforcement notices served during 2019/20 (April – May): **22**

5.25 88% of the complaints were acknowledged within one working day of receipt. This is down from 96%, as a result to changes to the Council's 'Front Office / Back Office' systems. We are working with the Customer Service Team to address this.

5.26 Planning Enforcement have undertaken a number of prosecutions against owners who have failed to comply with existing enforcement notices. In addition to the prosecution proceedings, there has been a concerted effort in securing confiscation sentences under the provisions of Proceeds of Crime Act (POCA) 2002. There are a number of prosecutions which are still going through the courts.

5.27 Planning Enforcement are currently challenging the Secretary of State's decision in the High Court to allow an appeal against an enforcement notice based on the legal definition of a building. Leave to appeal was granted on the 23<sup>rd</sup> of May 2019. The full hearing is scheduled to be heard before the end of the year.

5.28 Furthermore, Planning Enforcement have been carrying out a review into whether the Wards Corner s106 agreement has been breached and any attendant issues that may arise out of that. The report into their findings is set to be published before the end of October 2019.

## **PLANNING POLICY, TRANSPORT AND INFRASTRUCTURE**

### Planning Policy

- 5.29 The Wood Green Area Action Plan (AAP) is dependent on the final confirmation of the proposals for the Council's own sites following a Cabinet decision on Council Owned Sites in Wood Green in July 2019 with further decisions expected in late 2019. In the interim, the Planning Policy Team continues to work with Regeneration colleagues to strengthen the evidence base relating to the Transport Study, Place Making Manual, employment floorspace needs and the emerging Wood Green Corner design process. A presentation on the Wood Green AAP was given to the Housing and Regeneration Scrutiny Panel on 12 September 2019.
- 5.32 The North London Waste Plan pre-submission draft was consulted on between 1 March to 12 April 2019 by the constituent planning authorities of Haringey, Camden, Islington, Barnet, Enfield, Hackney and Waltham Forest. The Plan was submitted to the Secretary of State for independent examination on 8 August 2019. The examination hearings will take place on 20-21 November 2019, with the inspector's report expected in early 2020 and adoption in summer 2020.
- 5.33 The Inspector Panel report on the Draft London Plan is expected to be published in late November 2019 and it will be subject to approval by the London Assembly and Secretary of State before the Draft London Plan becomes final and 'published' as part of the statutory development plan in 2020. There will be implications for Haringey's housing target but the conclusions and implications on this are not yet known.

New Eligibility Criteria and Charging Fees for Haringey's Self-Build and Custom-Build Register were considered by Regulatory Committee on 1 July and approved by Cabinet on 10 September 2019. A local connection test, financial resources test and (re-)registration fee of £144 was approved. Existing people on the register have been contacted about the changes and given the opportunity to re-register. The register will be updated from 31 October 2019 to reflect the changes. The hosting and management of the register has been brought 'in house' from an external supplier.

- 5.34 Other elements of the work programme for the Planning Policy Team also include:
- A draft Highgate School Supplementary Planning Document (SPD) will be published in early 2020 for public consultation, working towards adoption in summer 2020.
  - The next Annual Monitoring Report (AMR) 2018-19 will be published in December 2019 and reported to Regulatory Committee in 2020 for information.
  - An 'Accelerated Planning Green Paper' is expected to be published by the Government in autumn 2019. It is expected that this will propose changes to planning application fees, and further set out the Government's ambition to allow homes to be built above existing properties or in place of demolished commercial buildings without the need for formal planning permission.

### Local Plan

- 5.35 The Local Development Scheme (LDS) is a document which sets out the timetable for Local Plan documents. The LDS is the subject of a full item on this Regulatory Committee's agenda, scheduled for approval at Cabinet on 12 November. The emerging draft timescales for the new Local Plan are:
- March-May 2020 – Local Plan Issues and Options consultation
  - October-December 2020 – Draft Local Plan consultation (Regulation 18)
  - April-June 2021 – Proposed Submission Local Plan consultation (Regulation 19)
  - July-December 2021 – Submission to Secretary of State and Examination, consultation on modifications, and Examiner's Report (Regulations 22-25)
  - February 2022 – Adoption (Regulation 26)
- 5.36 The Local Plan 'Issues and Options' consultation document will allow residents and businesses to shape the new Local Plan right from the beginning. It will ask open questions, allow people to identify the key planning issues Haringey faces, and express preferences for various possible options.
- 5.37 Member working groups will help shape the Issues and Options consultation, which will also feature workshops for residents, businesses and groups (such as schools / young people, disability and access groups etc) and will be supported by online engagement tools too to widen participation.
- 5.38 It is expected the Issues and Options and subsequent draft Local Plan will be structured around the Borough Plan priorities of Housing, People, Place and Economy and also align with the London Plan chapters and policies on Spatial Development Patterns / Opportunity Areas, Design (inclusivity, accessibility, tall buildings), Housing (targets, affordability, tenure, viability, size mix), Social Infrastructure (health, education, play, sport), Economy (offices, workspace, industry, retail), Heritage and Culture (conservation areas, creative industries, night time economy), Green Infrastructure and Natural Environment (open space, urban greening, biodiversity), Sustainable Infrastructure (air quality, greenhouse gas emissions, digital, waste, flooding) and Transport (healthy streets, cycling, car parking)
- 5.39 The Issues and Options document will explore and consult on how the new Local Plan should supersede existing Local Plan documents including the Strategic Policies, Development Management Policies, Site Allocations and the Tottenham Area Action Plan (AAP). The Wood Green AAP will continue on a separate timetable as it is already at an advanced stage.
- 5.40 Work has commenced on an Integrated Impact Assessment (IIA) for the Local Plan which makes sure that emerging policies in the Local Plan have an overall positive impact on sustainability, equalities, health and habitats. This covers the requirements for Strategic Environmental Assessment (SEA) / Sustainability Appraisal (SA), Equalities Impact Assessment (EqIA), Health Impact Assessment (HIA) and Habitats Regulations Assessment (HRA).

### Conservation & Design

- 5.41 Conservation Area Appraisals and Management Plans (CAAMPs) for Tower Gardens; Peabody Cottages; Bruce Castle; and Tottenham Cemetery were considered by Regulatory Committee on 1 July and approved by Cabinet on 9 July 2019. The next tranche of draft CAAMPs will be reported to Regulatory Committee in 2020 for review and endorsement prior to public consultation.
- 5.42 Some of the CAAMPs recommend updates or changes to Article 4 Directions which remove permitted development rights meaning that planning permission is required for certain development. These were reported to Regulatory Committee on 1 July and approved by Cabinet on 10 September 2019. The Article 4 Directions will formally be 'made' by the end of the year and subject to a six week public consultation before being 'confirmed' and taking effect 1 year on from making.
- 5.43 From January to February 2019, the Council also consulted on a draft update to Haringey's Local Heritage List (i.e. the list of buildings and structures that have local heritage interest warranting recognition in the planning process, while not meeting the criteria for statutory designation). A revised draft will be reported back to Regulatory Committee in due course in advance of a second and final consultation.
- 5.43 On 1 October the Government published a new National Design Guide which is capable of being a material consideration in the determination of planning applications as part of the suite of National Planning Practice Guidance (NPPG). Related to this, in December the 'Building Better Building Beautiful' Commission's final report will be published and in early 2020 the Government is expected to publish a National Model Design Code for consultation.

#### Transportation Planning

- 5.45 The team's priority continues to be the delivery of the Haringey Transport Strategy which was adopted in March 2018. A significant source of funding for transport infrastructure is the Local Implementation Plan (LIP) Fund given by the Mayor of London to the boroughs. The LIP was formally approved by the Mayor of London / Deputy Mayor for Transport on 10 June 2019. The LIP will continue to fund transport projects in Haringey to help the borough become more cycling and walking friendly, as well as fund essential road safety and maintenance works.
- 5.46 The Transport and Environment Committee (TEC) of London Councils agreed the wording of a London-wide byelaw for Dockless Bikes at its meeting on 10 October. Full Council on 18 November will be asked to make the byelaw in principle (to compel dockless operators to use designated parking spaces and prohibit bikes being parked anywhere not agreed by boroughs) and delegate the making of the byelaw to London Councils TEC to ensure a pan-London byelaw can be made. The Council is considering a trial of dockless bikes in the borough in 2020.

- 5.47 Cabinet on 9 July 2019 awarded contracts to DriveNow UK Limited and Zipcar (UK) Limited to operate floating car club contracts in Haringey for 3 years as part to help encourage more journeys to be made by more sustainable modes.
- 5.48 The Council hosted a Liveable Neighbourhoods Conference on 10 July 2019 with attendees from across London and the UK to showcase the emerging Liveable Neighbourhood scheme in Crouch End and to share good practice. The Council is considering a bid for another Liveable Neighbourhood scheme by the 29 November 2019 deadline.
- 5.49 The Council is working with Transport for London to develop a new 'Cycle Future Route 2' which will run from Tottenham Hale to Camden Town. Initial public engagement was held in March 2019 and detailed designs are being worked on. Formal public consultation on the detailed designs has been postponed from summer 2019 to 2020.

#### Infrastructure and Developer Contributions through S106/CIL

- 5.47 15% of Community Infrastructure Levy (CIL) money collected from new development must be spent on projects in the local area to address demands that development places on that area. The Council received around 600 responses to our initial online consultation which ran from October to November 2018. A further consultation will be undertaken in early 2020 with engagement from Council delivery services, Members and Neighbourhood Forums. The Council will be trialling a new interactive 'Built ID' software package to encourage engagement from 'harder to reach' groups.
- 5.48 In May 2019 the Government laid new CIL Regulations in parliament which includes a new requirement for CIL charging authorities to publish an annual Infrastructure Funding Statement (IFS) from December 2020 to provide information to residents on the CIL and Section 106 monies received and the subsequent infrastructure projects delivered. The Council is scoping out the staff and information technology resources required to meet this new statutory requirement. Most of the other elements of the new regulations relating to collection of CIL came into effect in September 2019.
- 5.49 A Section 106 (S106) and Community Infrastructure Levy (CIL) Health Check Report and Action Plan was published as part of the agenda for the 12 September Housing and Regeneration Scrutiny Panel. The Health Check Report was undertaken by an independent consultant and concluded that "Haringey Council has S106 and CIL systems in place which align with the principal legislative and regulatory requirements. There are elements of good practice in the Council's approach" and "The Assistant Director of Planning maintains a good oversight of the systems including in particular expenditure from the S106 and CIL funds by ensuring compliance with relevant legislation or individual S106 agreements". However "there are a number of deficiencies that reduce the efficiency, effectiveness and resilience of the service". The published Action Plan focuses on addressing these deficiencies and good progress has been made on implementing these actions.
- 5.50 The CIL Partial Review: Draft Charging Schedule (DCS) Consultation is the subject of a full item on this Regulatory Committee's agenda, scheduled for

approval at Cabinet on 12 November. The report recommends increasing the CIL rate for residential development in the eastern zone of the borough from £15 per square metre to £50, alongside other amendments to the rates. Should this be approved, consultation will take place from 2019-2020, with an examination and final approval by Council in 2020 to take effect in early 2021.

## **BUILDING CONTROL**

- Fee earning Applications received 2019/20 (Apr – Sept) - 486
- Fee earning Applications received 2018/19 (Apr – Sept) – 515
- Fee income from applications 2019/20 (Apr – Sept) – £515K
- Fee income from applications 2018/19 (Apr – Sept) – £396K
- Site inspections 2019/20 (Apr – Sept) – 2,993
- Site inspections 2018/19 (Apr – 19 June) – 3,229

5.51 Fee earning applications over the first half of the year are slightly lower than last year, however fee income was higher (probably due to THFC fees). Building Control continue to be asked to check applications outside of our Borough (a sign that we are considered contactable, approachable and reliable), although we have to be careful in not taking on more applications than we can service, especially as the work on the major sites in the Borough is becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as Clarendon Road and THFC being on site as well as works starting on further large schemes within the Borough. The New THFC Stadium has now hosted 14 events, but work continues at the Stadium that we continue to inspect, in order that we can issue the permanent Safety Certificate. At present Building Control are inspecting every event at the Stadium in order to ensure that the Club are complying with the requirements of the Safety Certificate and will continue issuing the interim Safety Certificate until the Stadium is formally completed.

5.52 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team being “called upon” over 109 times so far since 1<sup>st</sup> April. One dangerous structure is currently being formally enforced and is due in court in early October. Building Control have also been called out to assist the London Fire Brigade at two major warehouse fires in the Borough in recent months.

5.53 BC consult continues to grow in stature providing affordable expert advice to other Council services. This advice ranges from party wall agreements to feasibility studies to structural surveys to structural repairs to bridge inspections and strengthening to highways related works and so on. The consultancy work continues to grow and is widely used by colleagues in Homes for Haringey and continues to be respected throughout the Council. This growth has also been reflected in the fee income for this service, with the gross income for this area of work continues to be around £400K.

5.54 Our restructure process has now bedded in and whilst we are struggling trying to appoint permanent Building Control Surveyors, we have successfully

appointed an agency surveyor who has fitted well into the team. The first half of the year has continued to be a challenge for the Building Control sector in general, with Building Control remaining in the news, due to the final Hackitt report along with continuing Government consultations. Building Control provided a full robust response to the Governments consultation in the summer and we are still awaiting the outcome. It is still too early to judge exactly what direction the Government will take, but the outcome of the current consultation entitled 'Building a Safer Future' will go some way in determining this. Haringey Building Control along with colleagues across London have already developed an action plan that we are beginning to action that will put us in a very good position, whatever direction the Government finally takes – this includes implementing ISO Standards that have been developed on our behalf by Local Authority Building Control (LABC), signing up to the LABC fire safety validation process, holding meetings with both the London Fire Brigade (LFB) and the Health and Safety Executive (HSE) and discussing schemes (from a fire safety point of view) with colleagues in Planning at a very early stage in the planning process. Building Control has successfully achieved the ISO accreditation and the surveyors are moving towards obtaining formal competency recognition. The last three months has also seen significant problems with private building control bodies, with a number of them failing to renew/obtain the insurance that they require to operate. This has led to them cancelling their applications with us and reverting to Haringey Building Control – this has had a number of positives along with a number of negatives.

## **MEMBERS**

- 5.55 An all member session on Section 106 and CIL viability took place in August 2019. A visit to Thamesmead estate is planned for October 2019. A viability training session and a daylight/sunlight training session will also take place in the Autumn.

### **6. Contribution to strategic outcomes**

The Planning Service contributes to outcomes in Priority 1, 3 and 4 of the Borough Plan.

### **7. Local Government (Access to Information) Act 1985**

Planning Applications are on the Planning Register on the Council's website and the Local Plan Documents are also on the Council's website.

## **APPENDIX ONE**

### **Definitions of Categories of Development**

#### **Major Development**

- 10+ dwellings / over half a hectare / building(s) exceeds 1000m<sup>2</sup>
- Office / light industrial - 1000+ m<sup>2</sup> / 1+ hectare
- General industrial - 1000+ m<sup>2</sup> / 1+ hectare
- Retail - 1000+ m<sup>2</sup>/ 1+ hectare
- Gypsy/traveller site - 10+ pitches
- Site area exceeds 1 hectare

#### **Minor Development**

- 1-9 dwellings (unless floorspace exceeds 1000m<sup>2</sup> / under half a hectare)
- Office / light industrial - up to 999 m<sup>2</sup>/ under 1 hectare
- General industrial - up to 999 m<sup>2</sup>/ under 1 Hectare
- Retail - up to 999 m<sup>2</sup>/ under 1 hectare
- Gypsy/traveller site - 0-9 pitches

#### **Other Development**

- Householder applications
- Change of use (no operational development)
- Adverts
- Listed building extensions / alterations
- Listed building demolition
- Application for relevant demolition of an unlisted building within a Conservation Area
- Certificates of Lawfulness (191 and 192)
- Notifications
- Permissions in Principle (PiP) and Technical Detail Consent (TDC)

#### **PS0**

Approval of details, discharge of conditions, non-material amendments

This page is intentionally left blank