

### **Major developments**

For dwellings, a major development is one where the number of dwellings to be constructed is 10 or more. Where the number of dwellings to be constructed is not given in the application, a site area of 0.5 hectares or more should be used as the definition of a major development. For all other uses, a major development is one where the floorspace to be built is 1000 square metres or more, or where the site area is 1 hectare or more.

The area of a site is defined as the area directly involved in some aspect of the development. Normally this will be the area outlined on the plan included with the application form. Surrounding land owned by the applicant, but not directly affected by the proposed development, should not be included, neither should any part of an adjoining road. If the area involved in a development is split into two parts by a classified road it should still be considered as one site. The area occupied by the road should not be included in the site area.

The floor space of a building is defined as the sum of the floor area within the building, measured externally to the external wall faces at each level. Basement car parks, rooftop plant rooms, caretaker flats etc. should be included in the floor space figure.

**Where a major development is subject to a change of use application** it should be coded as a major development, not as a change of use. The use category will be determined by the end use of the proposed change. For example, if the application was to convert a warehouse into 12 flats (and where the building or engineering work would be permitted development if it were not for the fact that the development involved a change of use) the applications should be coded as major residential.

### **Minor developments**

Minor development is development which does not meet the criteria for Major Development nor the definitions of Change of Use or Householder

A decision should be classified as relating to a Major / Minor Development on the basis of the development covered by the application which was decided. Thus the granting of outline permission for the development of a site may have been classified as Major Development but the approval of reserved matters for, say, five houses on part of the site would be classified as Minor Development.

### **Use categories**

Decisions relating to Major or Minor Developments should be classified by reference to the principal use within the development, i.e. the use on which the other uses are considered to depend. Normally this will be the one which accounts for the greater proportion of the new floor space (although in certain cases the principal use will be the one that does not account for any floor space as such). If there is any doubt as to the principal use in a multi-storey block the ground floor use should be taken as the principal one. (This rule would apply where, for example, the amounts of floor space taken up by two different uses were approximately equal). A proposed development should be classified on the basis of its own principal use and not that of the complex of which it is part. Thus a development involving the construction of offices within the curtilage of a heavy industrial site should be classified as Offices / Research and Development / Light Industry. Similarly, a dance-floor extension to a restaurant should be classified as All other minor developments and not to Retail, distribution and servicing.

Certain very small developments cannot be said to have any separate use of their own (e.g. the erection of boundary fences, alterations to shop fronts, alterations to vehicular accesses). These developments should be given the same use category as the property concerned.

No.	Definition
01	<b>Major</b> - Class C3 in Town and Country Planning (Use Classes) Order 1987 (as amended). Excludes hotels, hostels, caravan sites etc.
02	<b>Offices / research and development / light industry (major developments)</b> - Classes A2 and B1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes banks, building societies and estate agents. Also includes general offices (not providing service direct to visiting public) and those for research and non-polluting industrial processes..
03	<b>Heavy industry / storage / warehousing (major developments)</b> - Classes B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes wholesale distribution.
04	<b>Retail distribution and servicing (major developments)</b> - Classes A1 and A3 in the Town and Country Planning Use Classes Order 1987 (as amended). Includes post offices, ticket or travel agencies, public houses, restaurants, cafes and hot food takeaways
05	<b>Other major developments</b> - Major developments other than those recorded as 02 to 04
06	<b>Dwellings (minor developments)</b> - Class C3 in Town and Country Planning (Use Classes) Order 1987 (as amended). Excludes hotels, hostels, caravan sites etc
07	<b>Offices / research and development / light industry (minor developments)</b> - Classes A2 and B1 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes banks, building societies and estate agents. Also includes general offices (not providing service direct to visiting public) and those for research and non-polluting industrial processes
08	<b>Heavy industry / storage / warehousing (minor developments)</b> - Classes B2 and B8 in the Town and Country Planning (Use Classes) Order 1987 (as amended). Includes wholesale distribution.
09	<b>Retail distribution and servicing (minor developments)</b> - Classes A1 and A3 in the Town and Country Planning Use Classes Order 1987 (as amended). Includes post offices, ticket or travel agencies, public houses, restaurants, cafes and hot food takeaways.
10	<b>Other minor developments</b> - Minor developments other than those recorded as 06 to 09