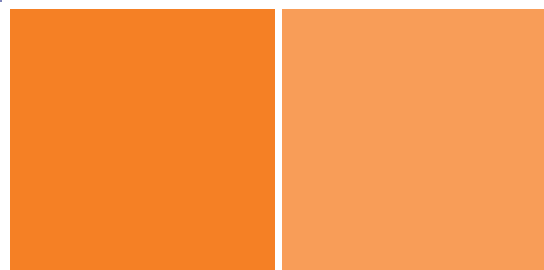
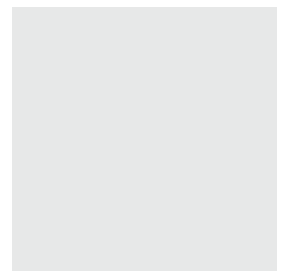
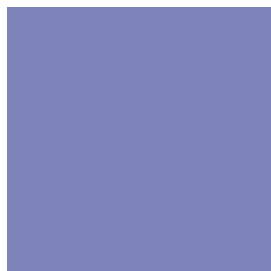


Town Planning and The Budget



making property work





TOWN PLANNING AND THE BUDGET

The Chancellor of the Exchequer announced a number of significant planning reforms in 2011's [Budget](#) and '[The Plan for Growth](#)'. Some of the announcements are new; others are existing positions heard previously through details of the 'The Localism Bill' and proposed changes to national planning policy. The key planning reforms are outlined below.

- The default answer to development is 'yes'; through the introduction of a new powerful presumption in favour of sustainable development. This is to be contained within the new consolidated National Planning Policy Framework, due for adoption in 2012.
- Existing controls on greenbelt land will be retained, however national targets for the use of brownfield land will be removed thereby localising choice.
- The Government will consult on proposals to make it easier to convert vacant commercial premises to residential.
- The planning applications process and related consents regime will be simplified, removing bureaucracy and speeding it up. This includes a guarantee that all applications and appeals are determined within 12 months.
- In a [Written Ministerial Statement](#) on 23rd March 2011, the Minister for Decentralisation, set clear expectations that local planning authorities and other bodies involved in granting development consents should prioritise growth and jobs, should have up-to-date development plans, and should reconsider S106 agreements where these make a scheme unviable.
- The National Planning Policy Framework will produce shorter, more focussed and inherently pro-growth national planning policy.
- As part of 'The Localism Bill', the Government will enable businesses and residents to bring forward neighbourhood plans and neighbourhood development orders.
- The Major Infrastructure Planning system will ensure a fast-track process for determining major infrastructure projects.
- Through 'The Localism Bill' there will be a duty to cooperate on local authorities and public bodies requiring cooperation on planning issues.
- Twenty-one Enterprise Zones will be set up, with reduced planning controls, including the ability for Council's to keep business rates in these zones for 25 years to spend on development priorities.
- The Government will pilot a land auction scheme, beginning with public sector land.

Should you have any queries regarding any of the above please do not hesitate to email the Planning Department at planning@shw.co.uk or telephone on:

Central London Tel: 0207 389 1500
Croydon Tel: 0208 662 2700
Brighton Tel: 01273 876 274

24th March 2011