
COMMENT

GOVERNMENT'S RESPONSE REPORT NOVEMBER 2016 TO THE HOUSE OF LORDS SELECT COMMITTEE ON THE BUILT ENVIRONMENT

It's taken eight months to produce a 44 page report. So what does it say?

Overall our view is that the Government is passing back responsibility to Local Planning Authorities to address issues locally on a site by site basis. However, there is also an undertaking to report on the Local Plans Group recommendations, so this response is only half of the story.

There are some positives for the development industry however.

TEM Planning take-outs:

- The Government will introduce a new presumption in favour of housing on brownfield land;
- A planning application fee increase will go to consultation shortly. However in the interim the Government acknowledge "flexibility fee setting must go hand in hand with a responsibility to provide an efficient and effective service";
- Delay to housing delivery - the Government has rejected the recommendation to apply an equivalent council tax charge to housing development not started after a certain period;
- Permission in Principle on brownfield sites remains;

- PD rights - the Government position is " ...we are to extend Permitted Development rights even further, to allow for demolition of offices and replacement with housing on a like for like basis";
- Government supports specialist retirement housing;
- They will strengthen the Duty to Co-operate in plan making;
- Regard to Neighbourhood Plans as a material consideration shall remain;
- Community right of appeal - the Government "does not believe that the planning system would benefit from the grant of a community right of appeal."

Still to be published 'shortly'

- A response on whether starter homes will comprise affordable homes
- A response to the earlier 'Technical consultation on implementation of planning changes
- Partial Plan review, where they are still deciding the best way forward

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