

Planning and Regeneration inc Building Consultancy

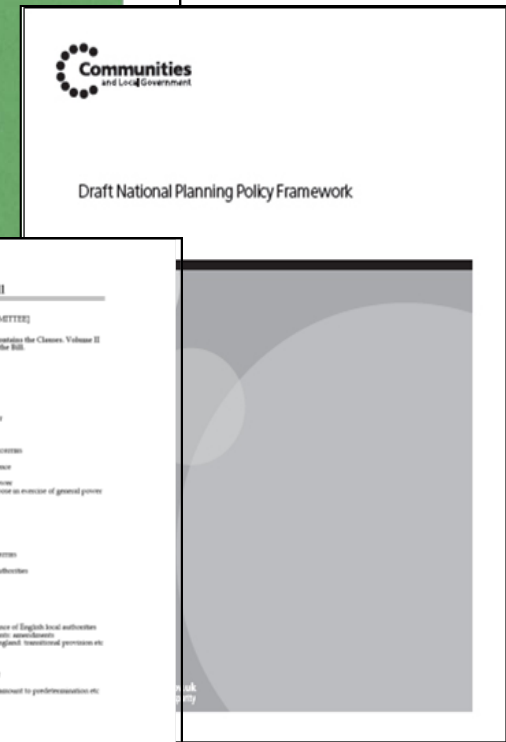
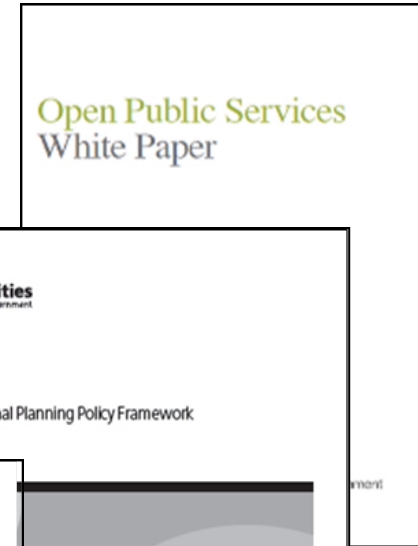
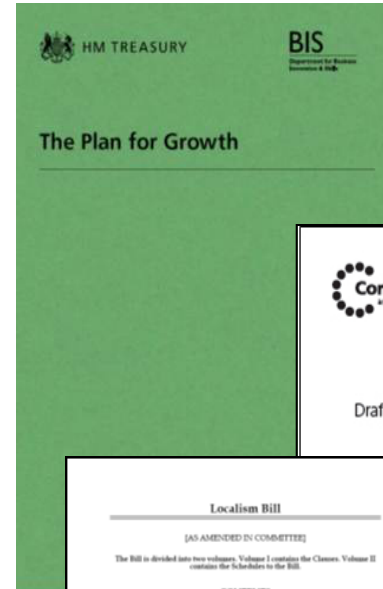
**Annual Agents and Developers
Meeting**

Wednesday 29 February 2012

Localism Update

Localism and Planning Reform - context

- Open Source Planning
- Budget
- Plan for Growth
- Localism Act
- National Planning Policy Framework (draft)
- Autumn budget statement
- Housing strategy





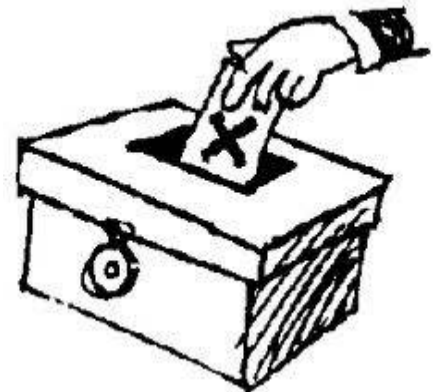
The Principles

- Growth and efficiency
- Streamline and speed up
- Less prescription and regulation
- Community empowerment
- Incentivisation



Community Empowerment

- Referendum on council tax rises
- Community right to challenge for the delivery of a service (triggers a procurement process)
- Assets of community value
- Local referendums on issues (not planning applications)
- Neighbourhood planning
- Community right to build



Localism - In the eyes of residents

- Localism- we're in charge – 'no development'
- Neighbourhood plans – it's official, we can write it down - 'no development'
- NPPF – oh no, development everywhere



The end of.....?



And more of this



All adding up to

More housing and economic growth, happy people, happy developers, happy government





Development Management

- Compulsory pre-app meetings between developer and community (for large proposals)
- Enterprise Zones
- Simplifying application requirements
- 12 month application guarantee
- Planning fees deregulation
- Simplify appeals process



Enforcement

- Only an appeal or a retrospective application - not both
- Allow enforcement action when normal time limit has expired where deliberate deception/concealment
- Increase penalties for non-compliance with Breach of Condition Notice and extend time limit for prosecuting advertisement and certain tree offences
- Increase powers for the removal of illegal advertisements and graffiti and prevention of fly-posting