

Planning Update

June 2016

The Queen's Speech 2016

On 18th May 2016 the Queen delivered her annual speech announcing further proposals for new planning legislation, the most significant being the Neighbourhood Planning and Infrastructure Bill.

The formal purpose of the Bill stated by the Government is to "support the Government's ambition to deliver one million new homes, whilst protecting those areas that we value most including the Green Belt, deliver the homes and infrastructure that this country needs and transform the way we plan for major infrastructure projects in this country". The underlying intention of the Bill is to further strengthen neighbourhood planning and give even more power to local people.

The Bill will contain the following proposals:

Neighbourhood Planning

The Bill will contain measures to reform the neighbourhood planning system by:

- Strengthening neighbourhood planning and giving more power to local people
- Increasing the duty of local planning authorities to support neighbourhood groups
- Improving the process for reviewing and updating neighbourhood plans

Planning Conditions

There will be measures in the Bill restricting local authorities from imposing pre-commencement planning conditions only where they are absolutely necessary. This will tackle the overuse, and in some cases, misuse of certain planning conditions, and thereby ensure that development, including new housing, can get underway without unnecessary delay and the fact that excessive pre-commencement planning conditions can slow down or stop the construction of homes after they have been given planning permission.

Compulsory Purchase

The Bill will amend the Compulsory Purchase Order process in order to make it clearer, fairer and faster for all those involved. The Government intends to consolidate and clarify over 100 years of conflicting statute and case law and it hopes to establish a clear, new statutory framework for agreeing compensation based on the fundamental principle that compensation should be based on the market value of the land.

National Infrastructure Commission

The Bill will establish the National Infrastructure Commission on a statutory basis. The Commission will provide the Government with expert, independent advice on infrastructure issues by setting out a clear strategic vision on the future infrastructure that is needed by the UK economy.