

The Chief Planning Officer

30 April 2009

Dear Chief Planning Officer

Duration of planning permissions

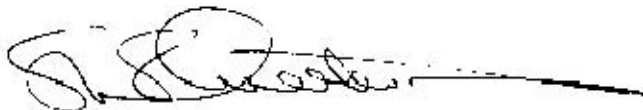
One impact of the current uncertain economic conditions is that some developers are experiencing problems bringing schemes forward within the standard 3-year permission period. I'm aware of the concerns that this is causing to both local planning authorities and developers.

I am therefore writing to remind you of the discretion which local planning authorities have under s.91 of the 1990 Town and Country Planning to grant planning permission for periods other than three years. While the default period for planning permissions is three years (s.91(1)(a)), local authorities have discretion under s.91(1)(b) and 91(2) to grant permission for any other period which they consider to be appropriate, having regard to the provisions of the development plan and to any other material considerations.

In current conditions, local planning authorities may wish to consider the advisability, in individual cases, of granting permissions with a longer duration.

Representations have also been made to CLG about whether it might be appropriate to extend existing permissions, and I can confirm that this is currently under active consideration.

Yours faithfully



Steve Quartermain
Chief Planner