



Department for  
Communities and  
Local Government

15<sup>th</sup> September  
2016  
By email only

## PLANNING UPDATE NEWSLETTER

### INTRODUCTION

Since the Housing and Planning Act received Royal Assent on 12 May 2016, I wanted to highlight the regulations that are due to come into force this October, including some from the previous Parliamentary session. I also thought this would also be a good opportunity to update you on some planning developments since my last general newsletter in [April 2016](#), but with a new ministerial team in place I will write more fully with any further developments later in the year.

**Steve Quartermain, CBE**  
**Chief Planner**

### Regulations coming into force on 1st October 2016 under the Housing and Planning Act 2016

**Neighbourhood planning** – amending requirements for designating neighbourhood areas, setting time periods for various decisions by local planning authorities and the procedure when the Secretary of State exercises his new power to intervene to send a plan or Order to referendum. Please see the [Government response to the neighbourhood planning chapter \(chapter 5\) of the technical consultation on implementation of planning changes](#) for further detail.

**Local Plans** – amended powers for the Secretary of State to intervene in a plan at examination or where an authority has failed to prepare a plan; new powers for the Secretary of State to invite the Mayor of London or a combined authority to prepare a plan where the authority has failed to do so; revised powers to ensure the authority meets the cost of the examination where the Secretary of State intervenes.

**Rentcharge redemption price** – Rentcharges are a periodic sum paid by the owner of freehold land (normally a house) to another person who has no other legal interest in the land. This regulation will update the algebraic formula in the Rentcharges Act 1977 used by the DCLG Rentcharges Unit to calculate the value of rentcharge redemptions for those requesting to buy out or ‘redeem’ their rentcharge.

## ***Regulations from the previous Parliamentary session***

**[Mutual Recognition of Professional Qualification Directive](#)** – enables suitably qualified professionals to move freely between Member States and have their professional qualifications recognised without question.

**[Energy Performance of Buildings \(England & Wales\) Regulations 2012](#)** – technical amendments to the regulations which are minor in nature.

## ***Regulations coming into force on 31st October 2016***

**[Self-build & Custom housebuilding](#)** – covering time for compliance with land duty, fees, optional eligibility tests and exemption.

## **Nominations for Honours**

From personal experience I know just how much it means to people who receive an honour from the Queen, and I am sure there are many hard-working members of the planning community who would also be worthy recipients of an honour. I would therefore like to encourage you to put forward nominations. The deadline for the Birthday 2017 Honours round is 23rd September 2016. Further information about submitting a nomination can be obtained from [Jennifer.Ryan@comunities.gsi.gov.uk](mailto:Jennifer.Ryan@comunities.gsi.gov.uk)

## **The Neighbourhood Planning Bill**

This Bill was introduced into the House of Commons on 7 September. The Bill contains a focused set of measures on planning and compulsory purchase and includes provisions to further strengthen neighbourhood planning, improve the use and discharge of planning conditions (especially pre-commencement conditions) and continue the reforms of compulsory purchase to make the process clearer, fairer and faster for all those involved. Two consultations were published alongside introduction of the Bill on [improving the use of planning conditions](#) and the [detailed regulations to implement the neighbourhood planning provisions](#) as well as the [Government response to the consultation on further reform of the compulsory purchase system](#). We would welcome your views. The draft bill and explanatory notes can be found on the Neighbourhood Planning Bill page of the [Parliament website](#).