

Link to Business and Planning Act 2020

<https://www.legislation.gov.uk/ukpga/2020/16/contents/enacted>

Statement from Councillor Yates:

This White Paper proposes considerable changes in how planning applications will be processed in the future.

Its stated aim is mainly to speed up the process for developers to increase the rate of house building but it also says it will give local people a greater say in how planning is conducted.

It is important that we all provide our comments on whether we agree with these changes, how we see these proposals being carried out in practice, what we believe their effect will be and if we find them acceptable

Once adopted any changes to planning policy will affect us all for years so have your say now.

Planning reform

The Government is considering a wide range of policies and programmes to assist the country with recovery and renewal. Planning reform is part of this and many changes to the planning system have been proposed. In the 31 July issue of the Town and Parish Council COVID-19 Update, Cornwall Council outlined the main provisions for planning set out in the Business and Planning Act 2020 and new Permitted Development Rights relating to upward extensions on purpose-built flats.

In addition, the Government also released three sets of regulations on 21 July regarding:

- **Permitted development rights** to allow additional stories on houses
- **Permitted development rights** allowing certain buildings to be demolished and rebuild vacant and redundant purpose built flats and commercial buildings if they are rebuilt as homes
- Changes to the **Use Class Order** to create flexible town centre uses.

A helpful summary is provided in a recent **[letter from the Ministry of Housing, Communities and Local Government's Chief Planner](#)**. The Council's Policy team has also produced two briefing notes on the **[new Permitted Development Rights](#)** and **[Use Class Order changes](#)** in July 2020.

The Government has published its response to the consultation on 5G and confirms that it intends to proceed with a further set of permitted development rights to facilitate the roll out of 5G. The final detail of the regulations are awaited.

The Government has also published the **[Planning for the Future consultation paper](#)**. The consultation sets out proposals for reforms to the planning system with the aim of streamlining and modernising the planning process, bringing a new focus to design and sustainability, improving the system of developer contributions for infrastructure, and ensuring that more land is available for development where it is needed. The consultation closes on 29 October.