

# REAL ESTATE IHL FORUM

# Welcome

## Real Estate IHL Forum

### Planning: Panacea or part of the problem?

SH $\infty$ SMITHS

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# Your hosts

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## **In the time of Corona...is planning the answer to our economic resurgence and the survival of our town centres?**

- Decline of traditional retail as the dominant town centre offer
- Consensus around town centres having greater focus on community and local needs
- Levelling up agenda and building back better
- Chancellor's Budget 2021 Speech – no option ruled out to get the economy back on track

## Queen's Speech and the Planning Bill...creation of a simpler, faster and more modern planning system

- Shake up of Local Plans – adoption of a 'zonal' approach
- S106 and CIL Reform
- A simpler EIA process & duty to secure BNG
- Emboldened locally-led Development Corporations...a return to regional planning?

## Right to Regenerate...déjà vu?

- January – March 2021 Consultation
- Relaunch of the ‘Right to Contest’
- Disposal of ‘unused’ or ‘underused’ land owned by Central Gov & public bodies
- Does disposal mean delivery?

## Permitted Development Rights...can they help us to build back better?

- New Class MA – in force from 1 August 2021
- Removal of Class O and Class M
- Conditions – 1,500 sqm restriction; vacancy requirement; prior approval; national space standards; 3 years to implement; and what about associated operational development?
- Would it not just be easier to apply for planning permission?

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# Thank you for joining us...

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