

ACHIEVE STRATEGIC OBJECTIVE MARKETS PLANNING REDUNDANT VISION BUILDING DEVELOPMENT CHANGE GOALS ADOPT LOCAL

Since 2012 the Government have introduced a raft of planning measures to help deliver housing and to kick start economic growth. From 2013 rights to change the use of properties without the need for Planning Permission have been temporarily relaxed.

DPDS Consulting Group, Morris Owen and Withy King are hosting a seminar to discuss issues around this change in legislation at The National Self Build and Renovation Centre in Swindon on Wednesday 14 May 2014.

Your Hosts

DPDS are experienced Planning and Architectural consultants providing expert advice on a wide range of planning, landscape, environmental, architectural and urban design issues to help owners of land and buildings obtain appropriate permissions, consents and outcomes.

Morris Owen has been dealing with property based clients for many years will be talking about the specific tax issues that need to be identified and considered, as well as the interaction of taxes so as to assist with the thought process that needs to be gone through on this complex area.

Withy King are a full service solicitors with specialist Commercial Property and Property Development teams who will help you stay one step ahead in the development process with the correct guidance and advice.

Background Information to the Seminar

National Planning Policy Framework requires Local Planning Authorities (LPA) to be able to demonstrate a deliverable 5 year supply of housing sites. Many LPAs are unable to do so, creating a vacuum in local housing planning policy.

This means that land, for example, outside of recognised settlement boundaries or non-allocated sites, unlikely to be brought forward through the planning system for housing several years ago is now being looked upon more favourably.

Many LPA's are due to adopt their emerging Core Strategies or new Local Plans towards the end of 2014 or in 2015, which in many cases will fill the policy vacuum and normal housing supply policy control will resume - This is the window for parties that wish to change use or develop to deliver planning applications.

Many of these opportunities listed below may only be available for the next couple of *years and judging by current form should the economy continue to pick up it is unlikely that the Government will extend these rights, however right now they are there for the taking.

The relaxed regulations mean that existing office accommodation (Class B1a) can be converted into flats and houses helping to boost housing stock and support better financial returns for property owners with negligible planning fees whilst it is highly unlikely S.106 contributions will be triggered.

The benefits of the relaxation measures are also felt on the High Street, through allowing a whole host of existing properties, under 150 square metres, including shops, banks, professional services, bars, pubs, takeaways, offices, assembly and leisure properties to change for a temporary two year period, to other uses for example a shop to café or restaurant, bar to office use or office to retail.

These would have previously required planning permission and in most circumstances would have failed the tests set out in planning policy and refused. This flexibility is giving a better chance of letting properties and decreasing vacancy rates in our core retail and business areas.

Opportunities now exist for redundant agricultural buildings and conversion of buildings of 500 square metres or less to be used for purposes such as retail, professional and financial services, restaurants, café's, storage and distribution, hotels and assembly and leisure.

As of the 6th April 2014 there will be opportunities to convert existing agricultural buildings into housing, schools and registered nurseries.

Despite the relaxation and reduction in red tape there are still processes and procedures to follow, caveats to be aware of are par for the course with planning, and unexpected obstacles to be overcome.

Event Information:

Wednesday 14th May 2014

16:00 - 18:00

The National Self Build & Renovation Centre, Great Western Way, Swindon, Wiltshire, SN5 8UB

Cost £15.00

How to Register:

If you would like to attend, please contact Amanda Loftus, DPDS Consulting Group on 01793 610222 or by email at aloftus@dpds.co.uk

Payment Information:

BACS Payment to be delivered to:

Account Name: DPDS Ltd

Account Number: 17684001

Sort Code: 40-51-62

Reference: PlanClin

Payments can also be made by cheque payable to DPDS Limited at 5 Devizes Rd, Swindon, Wiltshire SN1 4BJ

