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TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT

in support of an application

for

DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO PROVIDE NINE HOUSES

at

**BRETHREN'S MEETING HALL
145 VALE AVENUE PATCHAM
BRIGHTON BN1 8YF**

for

SUSSEX VALE GOSPEL HALL TRUST

Our ref: 1124/JRS/l/s
September 2011

**PROPOSED DEMOLITION OF EXISTING BUILDING AND REDEVELOPMENT TO
PROVIDE NINE HOUSES
AT BRETHREN'S MEETING HALL 145 VALE AVENUE PATCHAM BRIGHTON
BN1 8YF
FOR SUSSEX VALE GOSPEL HALL TRUST**

1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of an Outline Application for the demolition of the existing building and redevelopment to provide nine houses on the above site. Outline planning permission was granted on 01 February 2002 for a similar development (ref No. BH2001/01771/OA). However this permission has expired due to the failure to submit a reserved matters application within the prescribed time limits. The associated S106 Unilateral Undertaking has also been rendered obsolete. Nonetheless, the principle of residential redevelopment has been established.
- 1.2 This planning application has been submitted in accordance with the Brighton and Hove City Council Validation requirements. This Planning Statement should be read in conjunction with the application forms, plans and the following documents:
- Design and Access Statement
 - Arboricultural Impact Assessment
 - Site Waste Management Plan
 - Biodiversity Checklist
 - Sustainability Checklist
 - Landmark Sitecheck with Assessment
- 1.3 It is concluded that the proposed development is in accordance with the policies and provisions of the development plan; it will complement and enhance the character and appearance of the area, will ensure protection of existing trees on the site and will have no unacceptable adverse impact on the amenity of the occupiers of the adjoining properties. The Local Planning Authority is therefore invited to support this application and to grant outline planning permission, subject to appropriate conditions.

2. PLANNING HISTORY

- 2.1 The following planning applications were found recorded in respect of the application site:

BH2001/01771/OA Demolition of existing building and redevelopment to provide nine houses (Outline application covering number of units and means of access to the site)

Outline planning permission granted 01 February 2002 subject to a Section 106 Agreement which required that the developer must secure either a freehold or a fifty year lease for an alternative church hall within ten miles of the application site.

This permission has expired due to the failure to submit a reserved matters application within the time limits

- BH2000/03221/FP Close boarded replacement fence to Vale Avenue (retrospective)
Planning permission granted 07 March 2001.
- BH/1998/01981/FP Close two existing accesses and provide one new one with visibility splays. Alteration to boundaries and revision to parking layout.
Planning permission granted 06 January 1999.
- 65/1855 Erection of new Christian Meeting House
Planning permission granted 12 November 1965.
- 64/1976A (a) Demolition of existing premises and erection of new Christian Meeting hall (approx. 750 fixed seats) with car parking area. (to be used for religious purposes only and not for letting or any social activity)
(b) Erection of one house and garage, and
(c) Erection of one three storey block of flats with garages.
Planning permission granted 19 May 1965.
- 63/2024 Demolition of existing premises at No. 141 Vale Avenue Patcham and erection of new meeting room (and one house) to be used solely for Christian Worship.
Outline planning permission granted 09 December 1963.
This outline planning permission was revoked by the Brighton Town and Country Planning (Modification of Permission) (No. 1) Order 1964 dated 10 November 1964.

3. PLANNING POLICY

- 3.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise.
- 3.2 The Development Plan for the area comprises:
- a. The South East Plan (May 2009)
 - b. Brighton and Hove Local Plan (2005)

The South East Plan

- 3.3 The South East Plan is the Regional Spatial Strategy for the South East of England and includes East Sussex. It covers the period until 2026. Policies which have been considered are:

- SP3 Urban Focus and Urban Renaissance
- CC1 Sustainable Development
- CC2 Climate Change
- CC4 Sustainable Design and Construction
- CC6 Sustainable Communities and Character of the Environment
- H1 Regional Housing Provision 2006-2026
- H5 Housing Design and Density

- 3.4 The Regional Strategy remains an integral part of the statutory development plan for the time being. However, they will be revoked when the Localism Bill which is progressing through Parliament becomes law. In a number of recent appeal decisions both the Secretary of State and Inspectors have acknowledged that the Government's intention to abolish Regional Strategies is a material consideration, but have attached little weight to it as the Localism Bill remains under consideration in Parliament.

Brighton and Hove Local Plan

- 3.5 The Brighton and Hove Local Plan was adopted on 21 July 2005 and covers the period until 2011. A Saving Direction was made on 04 June 2008. Policies which have been considered are:

- TR1 Development and the demand for travel
- TR2 Public transport accessibility and parking
- TR14 Cycle access and parking
- TR19 Parking standards
- SU2 Efficiency of development in the use of energy, water and materials
- SU13 Minimisation and re-use of construction industry waste
- QD1 Design – quality of development and design statements
- QD2 Design – key principles for neighbourhoods
- QD3 Design – efficient and effective use of sites
- QD5 Design – Street frontages
- QD27 Protection of amenity
- HO3 Dwelling type and size
- HO4 Dwelling densities
- HO7 Car free housing
- HO13 Accessible housing and lifetime homes
- HO20 Retention of community facilities

The site is shown as a place of worship within the Boundary of the Built-up Area on the Proposals Map of the adopted Local Plan.

Local Development Framework

- 3.6 The Council published the Brighton & Hove City Council LDF Core Strategy Proposed Submission Document in February 2010. An Inspector was appointed on 8 April 2010 and a Core Strategy Procedural Meetings were held with the Inspector on 8 July 2010 and 13 January 2011. The public examination was suspended pending consultation on the revised Housing Strategy and Strategic Land Availability Assessment. On 21st July 2011 the Council agreed to request the Secretary of State to direct the Council to withdraw the Submitted Core Strategy from the Examination, following the Inspector's concerns on soundness issue. The Council now expects to consult on a City Plan in Spring 2012.

Supplementary Planning Documents

- 3.7 The Council has no SPD in respect of Infrastructure and Developer Contributions or Affordable Housing. However, residential redevelopment will be required to have regard to:

SPD03 Construction and Demolition Waste
SPD06 Trees and Development Sites
SPD08 Sustainable Building Design
SPD11 Nature Conservation and Development

National Planning Policy

- 3.8 The following National Policy Guidance has been considered:

PPS1	Delivering Sustainable Development
PPS1	Supplement: Planning and Climate Change
PPS3	Housing
PPS25	Development and Flood Risk

- 3.9 The Coalition Government has announced that it is proposing to replace all existing national policy documents with a single simplified National Planning Policy Framework which has now been published for public consultation. However the current PPS/PPG documents remain important material considerations for the time being.

- 3.10 Recent Ministerial Statements are also material considerations in planning decisions. The following statements are considered directly relevant to this application:

1. The **Budget Speech** and the **Plan for Growth** published by the Department for Business Innovation & Skills (March 2011). Paragraphs 2.4-2.38 address Government Policy for Planning. We particularly draw attention to the new presumption in favour of sustainable development and the Government's clear expectation that the default answer to development and growth should be 'yes', except where this would compromise key sustainable development principles set out in national planning policy.
2. The Written Statement from the Minister of State for Decentralisation (Mr Greg Clark MP) dated 23 March 2011¹ which reinforces the above policies.

A copy of the DCLG announcement is attached at Appendix 3 to this Planning Statement.

- 3.11 These Ministerial Statements are recent and up to date indications of current government policy to which significant weight should be attached. Furthermore, the draft National Planning Policy Framework indicates that local planning authorities will be expected to plan for a 20% increase in housing supply.

¹ See **Planning for Growth** DCLG News Statement 23/03/11

4. PLANNING CONSIDERATIONS

4.1 Having due regard to the previous proposals, current policies and all other material considerations it is considered that the following main issues arise:

- The relationship of the proposals to the Development Plan;
- The Character of the Area;
- The amenity of the adjoining properties;
- Highway Safety; and
- Flood Risk.

Development Plan

4.2 The site is located on the northern edge of the city adjacent to the boundary of the South Downs National Park. The site is not located within a Conservation Area. The site is Previously Developed Land² within the defined built up urban area of the city where new housing development is acceptable in principle.

4.3 However 'Saved' policy HO20 – Retention of Community Facilities of the adopted Brighton and Hove local Plan is relevant and states:

"Planning permission will not be granted for development proposals, including changes of use that involve the loss of community facilities, including: hospitals, health centres, surgeries/clinics, museums, art galleries, exhibition halls, places of worship, day care centres, libraries. Schools, crèches, public toilets, church and community halls, theatres and cinemas.

Exceptions may apply when:

- a. the community use is incorporated, or replaced within a new development; or*
- b. the community use is relocated to a location which improves its accessibility to its users; or*
- c. existing nearby facilities are to be improved to accommodate the loss; or*
- d. it can be demonstrated that the site is not needed, not only for its existing use but also for other types of community use."*

4.4 This policy has not been carried through into the Local Development Framework Core Strategy Proposed Submission Document. However Core Strategy paragraph 2.156 states:

"Additionally, opportunities to share existing community buildings and facilities, like churches will be maximised."

4.5 Policy HO20 was a material consideration in the planning application for the demolition of the existing building and the redevelopment of the site to provide nine houses in 2001. Outline planning permission was only granted subject to the developers entering into a Section 106 Obligation which

² PPS3 : Housing (2010) Annex B

required an alternative site for a replacement place of worship to be provided within 10 miles (16km) of this site. This policy will continue to be a material consideration in any further planning application until the emerging LDF Core Strategy has been adopted. This is expected to be late 2011 at the earliest.

- 4.6 Subsequently, planning permission has been granted by Mid Sussex Council for the demolition of an existing barn and construction of a new Gospel Hall at Hazeldens Nursery London Road Albourne Hassocks 9.3km north of this site (App No. 08/03337/FUL). A copy of the planning permission is attached at Appendix 1. This planning permission has been implemented and the Gospel Hall is under construction. We are therefore of the view that the requirement under Local Plan Policy HO20 exception (b) has been complied with as:

1. The approved replacement site will be significantly closer to the catchment served than the existing hall at Patcham, such that there will be a reduction in the need to travel; and
2. A purchaser for an alternative community use did not emerge during the marketing campaign for auction.

A further S106 Obligation is therefore not necessary.

The Character of the Area

- 4.7 The application site is situated in a mature residential area comprising mainly two storey detached houses and semi-detached situated on generous plots in Vale Avenue and Court Close.
- 4.8 It is proposed to erect nine dwellings on the site. The building forms and materials will reflect the local characteristics and distinctiveness of the existing dwellings in the area. The existing seven mature trees along the site boundaries which are protected by Tree Preservation Order (No. 36) 2001 will be retained and protected during the proposed building works. An Arboricultural Impact Assessment is submitted in support of the application.
- 4.9 For all of these reasons it is submitted that the proposed development will have a positive effect on the character and appearance of the area and will be compliant with 'Saved' Local Plan Policies QD1, H03 & HO4.

The Amenity of the Adjoining Properties

- 4.10 The layout and orientation of the proposed dwellings will be designed so that the proposed dwellings will have no unacceptable adverse impact on the amenity of the occupiers of the adjoining residential properties or existing properties in the area.

Highway Safety

- 4.11 Car parking for each dwelling will be provided in accordance with the car parking Standards as set out in SPGBH Note 4 – Parking Standards. It is considered that the proposal will have a positive impact on the existing highway network due to reduced trip generation compared with the current use.

Flood Risk

- 4.12 The site is not at risk from flooding and is within Flood Zone 1. A copy of the Environment Agency Flood Map of the area is attached at Appendix 2. The removal of the existing hardstanding area and provision of private gardens and landscaped areas will reduce the storm water run off and restore natural sub-soil recharge.

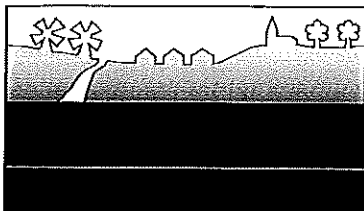
5. CONCLUSIONS

- 5.1 It is concluded that the proposed development is in accordance with the policies and provisions of the development plan. In particular, the proposals are compliant with Local Plan Policy HO20 as the congregation of the place of worship will have enhanced facilities with more convenient access, together with a significant reduction in the need to travel, at their replacement premises now under construction.
- 5.2 The associated Design and Access Statement demonstrates how the design of the proposed dwellings will make a positive contribution to the character and appearance of the area and that the proposal will have no unacceptable adverse impact on the amenity of the adjoining properties. The proposed development will also achieve local sustainability targets.
- 5.3 For all of these reasons it is concluded that this application is worthy of the support of the Local Planning Authority and planning permission should be granted subject to appropriate conditions.

John Shephard
September 2011

APPENDIX 1

COPY OF PLANNING PERMISSION
FOR
NEW GOSPEL HALL AND CAR PARK
AT
HAZELDENS NURSERY LONDON ROAD ALBOURNE HASSOCKS



Oaklands Road
Haywards Heath
West Sussex
RH16 1SS

Switchboard: 01444 458166
Fax: 01444 477461

DX 300320 Haywards Heath 1
www.midsussex.gov.uk

Mr Peter Holding
DMH Stallard
100 Queens Road
Brighton
East Sussex
BN1 3YB

08/03337/FUL

TOWN AND COUNTRY PLANNING ACT, 1990

PERMISSION

Description: : Demolition of existing barn and construction of new Gospel Hall incorporating car park, revised access and landscaping scheme

Location: : Hazeldens Nursery London Road Albourne Hassocks

The Council hereby notify you that they **GRANT** planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details of proposed walls/fences have been submitted to and approved by the Local Planning Authority and no buildings shall be occupied until such walls/fences associated with them have been erected or planted.

Reason: In order to protect the appearance of the area and to accord with Policy B1 of the Mid Sussex Local Plan.

3. The building(s) shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways and to accord with Policy T4 of the Mid Sussex Local Plan and Policy DEV4 of the adopted West Sussex Structure Plan 2001-2016.

4. No development, hereby approved, shall be commenced until the site access road junction with London Road has been provided in accordance with the approved site layout and detailed design drawings to be submitted to and approved by the planning authority in consultation with West Sussex County Council as highway authority.

Reason – In the interests of road safety and to comply with Policy T4 of the Mid Sussex Local Plan.

5. No development, hereby approved, shall be commenced until visibility splays of 2.4 metres x 120 metres have been provided at the centre of the site access road junction with London Road in accordance with the approved drawing number 80105-02. These splays shall thereafter be kept clear of all obstructions to visibility over a height of 0.8 metre above the adjoining carriageway level.

Reason – In the interests of road safety and to comply with Policy T4 of the Mid Sussex Local Plan.

6. The gospel hall, hereby approved, shall not be occupied until the footway along London Road has been extended into the site around the northern radius of the site access road junction with London Road in accordance with the approved site layout.

Reason To provide pedestrian access to the gospel hall and to comply with Policy T4 of the Mid Sussex Local Plan.

7. The gospel hall, hereby approved, shall not be occupied until ten covered, secure cycle parking spaces have been provided in accordance with a plan and details to be submitted to and approved by the planning authority. These cycle parking spaces shall thereafter be retained at all times for their designated use.

Reason – To provide on-site cycle parking spaces for the gospel hall and to comply with Policy T4 of the Mid Sussex Local Plan.

8. No development, hereby approved, shall be commenced until a plan showing on-site vehicle parking for operatives and the storage of plant and materials has been submitted to and approved by the planning authority. This designated parking and storage area shall thereafter be retained at all times for its designated use.

Reason – To control on-site vehicle parking and storage of plant and materials and to comply with Policy T4 of the Mid Sussex Local Plan.

9. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority full details of both hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of those to be retained, together with measures for their protection in the course of development and these works shall be carried out as approved.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DEV1 of the adopted West Sussex Structure Plan 2001-2016.

10. Hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity and of the environment of the development and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DEV1 of the adopted West Sussex Structure Plan 2001-2016.

11. No development shall be carried out unless and until samples of materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority. The approved materials shall be of a high quality.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DEV1 of the adopted West Sussex Structure Plan 2001-2016.

12. No development shall take place until details of the materials to be used on the surface of the access road, car parking spaces, footways have been submitted to and approved by the Local Planning Authority. The materials for the access road, car parking spaces and footways shall be permeable if, in the view of the Local Planning Authority this is appropriate, having regard to the ground conditions on the site. The development shall be implemented in accordance with these approved details.

Reason: To ensure that the surface is consistent with the appearance of the area and to accord with Policy B1 of the Mid Sussex Local Plan and Policy DEV1 of the adopted West Sussex Structure Plan 2001-2016.

13. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the visual appearance of the area and to accord with Policy B1 of the Mid Sussex Local Plan.

14. The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. The approved drainage details shall ensure that the rate of surface water run off from the site does not exceed the rate of surface water run off that currently leaves the site. The approved drainage scheme shall include rainwater harvesting and reuse from the roof of the new building.

Reason: To ensure that the proposed development is satisfactorily drained and to accord with Policy CS13 of the Mid Sussex Local Plan.

15. No development shall take place until the reptile receptor site immediately north of the proposed hall or other areas as approved by the Local Planning Authority has been enhanced in preparation for the reptiles as recommended in section 5.2 of the ecology report and the animals translocated as recommended in section 5.3; this mitigation to be undertaken by a suitably qualified ecologist.

Reason: To safeguard the ecology of the area, and in the interests of legally protected reptiles to ensure that a habitat remains for them during and after the development in accordance with ERA2 and Dev1 of the West Sussex Structure Plan and C5.

16. The use of the building shall be restricted to organisations/groups using it for religious purposes only and for no other uses within Class D1 of the Town and Country Planning (Use Classes) Order 1995 Order, now or as amended in the future.

Reason: To control the future use of the building because the development has been allowed as an exception to the general policies of restraint that apply in the area and in order to comply with Policies C1 and B3 of the Mid Sussex Local Plan.

17. Construction work shall not commence until a scheme for the protection of the existing neighbouring properties from dust has been submitted to and approved by the Local Planning Authority. The scheme as approved shall be operated at all times during the construction phases of the development.

Reason: To protect the amenities of the occupiers of adjoining properties and to comply with Policy B3 of the Mid Sussex Local Plan.

18. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times, unless agreed otherwise in writing by the Local Planning Authority.

Monday - Friday 08:00 - 18:00 hours
Saturday 09:00 - 13:00 hours
Sundays and Bank Holidays no work permitted

Reason: To protect the amenities of the occupiers of adjoining properties and to comply with Policy B3 of the Mid Sussex Local Plan.

INFORMATIVES

1. You are advised that the District Council determined this application on the basis of the following drawings:

SV.9.03.U
SV.9.01.J
SV.9.00.A
SV.9.02.R
SV.9.04.C
SV.9.05.C
Site Location Plan received 22.10.2008

2. Section 278 agreement site access road junction comments:
The site access road junction onto London Road, on the public highway, shall be completed under a Section 38 / 278 legal agreement to be completed with West Sussex County Council, as highway authority.
3. Should any groundworks be necessary within 30m of the badger sett that has been identified in the applicants habitat survey Natural England should be consulted to ascertain whether a license to disturb the sett will be required.
4. You are requested to look into the possibility of retaining the Ginkgo Biloba tree within the site.

Reason for Decision

1. This application raises a number of issues that require careful consideration. There is national guidance that stresses the importance of planning for all sections of the community. At the local level, the site is within a countryside area where only certain categories of development are allowed as an exception to the general policies of restraint that apply.

The site itself has had the benefit of a previous planning permission for a commercial use and prior to this has accommodated a horticultural use.

It is considered that the key issue in this case is the application of policy C1 in the MSLP. The arguments as to whether there is compliance with this policy are finely balanced. In coming to a conclusion on this issue, your officer has had regard to the views of the Councils policy section. The views of Planning Inspectors in other cases where the issue of whether this type of development is a community use have also been taken on board.

It is your officer's view that taking all of the material considerations into account, that the application can be considered to comply with policy C1. The design of the building is considered to be reasonable and it is not considered that the development would result in material harm to the surrounding landscape. The development will provide a new facility to a section of the community and should result in a reduction in vehicular movements compared to the current situation.

In light of all the above it is considered that the balance of advantage lies in recommending that permission be granted.

This information is only intended as a summary of the reasons for grant of planning permission. For further detail on the decision please come and view the planning file at the council offices during normal working hours (9 am – 5 pm Monday – Thursday and 9 am – 4 pm Friday).



DISTRICT PLANNER

21 JAN 2009

NB: IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ACCOMPANYING THIS FORM

PEFULZ

APPENDIX 2

COPY OF ENVIRONMENT AGENCY FLOOD MAP

Cymraeg A A A

[About us](#) [Jobs](#) [Contact us](#) [Sitemap](#) [Help](#)[Search](#) Enter keywords here

Go



Risk of Flooding

Enter postcode or place name:

BN1 8YF

Search

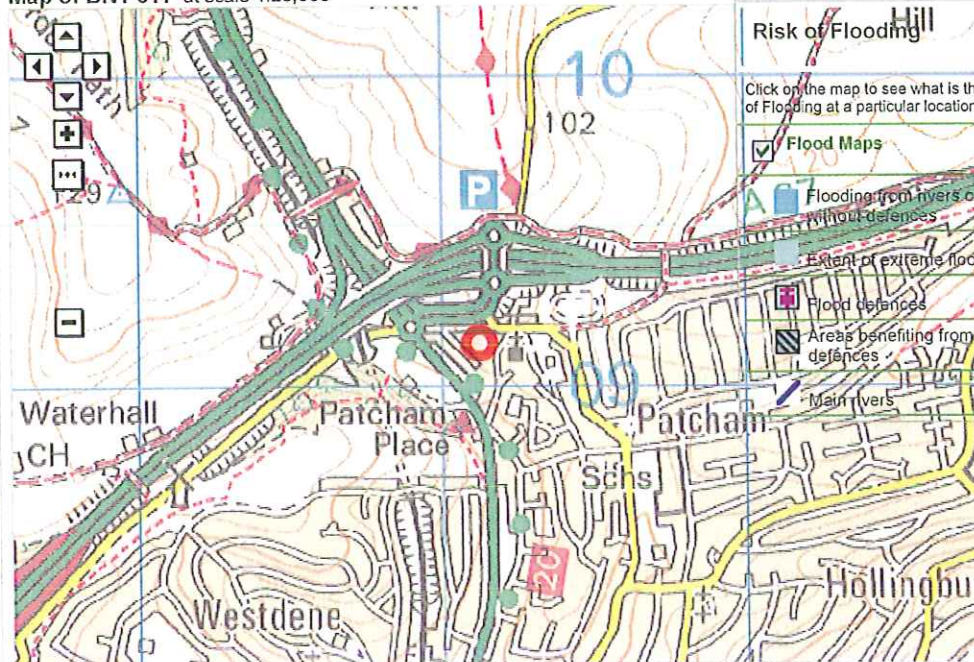
Overview map:



Other topics for this area...

[Risk of Flooding](#)[Flood Warning Areas](#)[Landfill](#)[Pollution](#)[Air Pollution](#)[Rivers](#)[Bathing Water Quality](#)[Groundwater](#)[Environment Agency Offices](#)[River Basin Management Plans - Rivers](#)[River Basin Management Plans - Lakes](#)[River Basin Management Plans - Coastal Waters](#)[River Basin Management Plans - Estuarine](#)[River Basin Management Plans - Groundwater](#)

Map of BN1 8YF at scale 1:20,000



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Map Legend

Risk of Flooding

Click on the map to see what is the Risk of Flooding at a particular location.

Flood Maps

Flooding from rivers or sea without defences

Extent of extreme flood

Flood defences

Areas benefiting from flood defences

Main rivers

[view text version of all results](#)

Issues have been identified in Risingbrook, Stafford and on the Upper Don from Penistone to Oughtibridge, Sheffield:

These will be resolved during the next update in July 2010.
For further information regarding these areas please contact us directly.

More about flooding:

Understanding the flood map

A more detailed explanation to help you understand the flood map shown above.

Current flood warnings

We provide flood warnings online 24 hours a day. Find out the current flood warning status in your local area.

Flood map - your questions answered

Answers to commonly asked questions about the flood map.

creating a better place

APPENDIX 3

COPY OF DCLG ANNOUNCEMENT

Planning for Growth

Date of statement 23 March 2011

Type Written

The Minister of State for Decentralisation (Mr. Greg Clark):

The Chancellor of the Exchequer has today issued a call to action on growth, publishing an ambitious set of proposals to help rebuild Britain's economy. The planning system has a key role to play in this, by ensuring that the sustainable development needed to support economic growth is able to proceed as easily as possible. We will work quickly to reform the planning system to achieve this, but the Government recognises that many of these actions will take some months to deliver, and that there is a pressing need to ensure that the planning system does everything it can to help secure a swift return to economic growth. This statement therefore sets out the steps the Government expects local planning authorities to take with immediate effect.

The Government's top priority in reforming the planning system is to promote sustainable economic growth and jobs. Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.

The Chancellor has today set out further detail on our commitment to introduce a strong presumption in favour of sustainable development in the forthcoming National Planning Policy Framework, which will expect local planning authorities to plan positively for new development; to deal promptly and favourably with applications that comply with up-to-date plans and national planning policies; and wherever possible to approve applications where plans are absent, out of date, silent or indeterminate.

Local planning authorities should therefore press ahead without delay in preparing up-to-date development plans, and should use that opportunity to be proactive in driving and supporting the growth that this country needs. They should make every effort to identify and meet the housing, business and other development needs of their areas, and respond positively to wider opportunities for growth, taking full account of relevant economic signals such as land prices. Authorities should work together to ensure that needs and opportunities that extend beyond (or cannot be met within) their own boundaries are identified and accommodated in a sustainable way, such as housing market requirements that cover a number of areas, and the strategic infrastructure necessary to support growth.

When deciding whether to grant planning permission, local planning authorities should support enterprise and facilitate housing, economic and other forms of sustainable development. Where relevant - and consistent with their statutory obligations - they should therefore:

- (i) consider fully the importance of national planning policies aimed at fostering economic growth and employment, given the need to ensure a return to robust growth after the recent recession
- (ii) take into account the need to maintain a flexible and responsive supply of land for key sectors, including housing
- (iii) consider the range of likely economic, environmental and social benefits of proposals; including long term or indirect benefits such as increased consumer choice, more viable communities and more robust local economies (which may, where relevant, include matters such as job creation and business productivity)
- (iv) be sensitive to the fact that local economies are subject to change and so take a positive approach to development where new economic data suggest that prior assessments of needs are no longer up-to-date
- (v) ensure that they do not impose unnecessary burdens on development.

In determining planning applications, local planning authorities are obliged to have regard to all relevant considerations. They should ensure that they give appropriate weight to the need to support economic recovery, that applications that secure sustainable growth are treated favourably (consistent with policy in PPS4), and that they can give clear reasons for their decisions.

To further ensure that development can go ahead, all local authorities should reconsider, at developers' request, existing section 106 agreements that currently render schemes unviable, and where possible modify those obligations to allow development to proceed; provided this continues to ensure that the development remains acceptable in planning terms.

The Secretary of State for Communities and Local Government will take the principles in this statement into account when determining applications that come before him for decision. In particular he will attach significant weight to the need to secure economic growth and employment.

Benefits to the economy should, where relevant, be an important consideration when other development-related consents are being determined, including heritage, environmental, energy and transport consents. The Secretary of State for Culture, Olympics, Media and Sport, the Secretary of State for the Environment, Food and Rural Affairs, the Secretary of State for Energy and Climate Change and the Secretary of State for Transport have consequently agreed that to the extent it accords with the relevant statutory provisions and national policies, decisions on these other consents should place particular weight on the potential economic benefits offered by an application. They will reflect this principle in relevant decisions that come before them and encourage their agencies and non departmental bodies to adopt the same approach for the consents for which those other bodies are directly responsible.
