**Attachment 7**

Government Proposes a 10 day pre-commencement agreement limit

The Government will introduce a new requirement for councils to seek the written agreement of applicants for the imposition of certain pre-commencement conditions; to avoid delay, there will be a default period of 10 days after which an applicant's agreement would be deemed to be given to any pre-commencement conditions attached to a planning consent.

Also, the Government will push ahead with its plan to prohibit specific types of planning conditions to help ensure that conditions applied by local planning authorities meet the six policy tests in the National Planning Policy Framework. It intends to do this through secondary legislation expressly prohibiting [certain conditions]".

The Government confirmed that six types of conditions will be prohibited by secondary legislation. These are:-

* Conditions which unreasonably impact on the deliverability of a development.
* Conditions which reserve outline application details.
* Conditions which require the development to be carried out in its entirety.
* Conditions which duplicate a requirement for compliance with other regulatory requirements – e.g. building regulations.
* Conditions requiring land to be given up.
* Positively worded conditions requiring payment of money or other consideration.

The document added that the government recognised the need to provide greater clarity on the detail of the conditions it proposed to prohibit and this will be set out in draft regulations. It proposes, therefore, to carry out a further consultation on the draft regulations, as well as preparing updated guidance to support this measure, should the Bill provisions come into force.

AR will continue to monitor the issue.