

Dear

Please find below our latest newsletter which we hope will be of interest to you.

Kind regards

RSA Team

Raymond Stamp Associates Ltd
Planning and Development Consultants

NEWSLETTER

November 2021

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For further information relating to any planning issues, please contact RSA on 01206 274190 or email: raystemp@rsa-planning.co.uk

[Fire Safety Measures from 1st August 2021 required at planning stage for high rise residential buildings](#)

Following the Grenfell Tower fire in June 2017, a report was commissioned by the Government which highlighted the need to transform the fire and building safety regime. It was found that planning authorities, when determining planning applications relating to high-rise residential buildings, should address fire safety issues.

The change covers “relevant” buildings which contain 2 or more dwellings and meet the height condition of 17 metres or 7 or more storeys. The requirement relates, not only to new buildings, but also to the change of use of relevant buildings.



The fire statement which now needs to be produced should contain: -

- 1) The principle, concept and approach to fire safety
 - 2) The site layout
 - 3) Emergency vehicle access and water supplies
 - 4) Whether any consultations have been undertaken on fire safety issues.
 - 5) Policies relating to fire safety in the Local Development Plan documents.
- Detailed regulations have now been published on this important requirement.

Further advice can be sought from RSA.

Renaming of Ministry of Housing Communities and Local Government

The Ministry of Housing Communities and Local Government is to be renamed the [Department of Levelling Up, Housing and Communities](#). The purpose of this change is to create grand places to live and work and to give more power to local people to shape what happens in their area.

A Levelling Up Fund, which was announced at the Government's spending review, will invest in infrastructure that improves everyday life across the UK. The £4.8 billion fund will support town centre and high street regeneration, local transport projects and cultural and heritage assets.

The LUF methodological guidance note provides the information on who can apply, what the fund can support and the role of bidding authorities. The note also describes the assessment process that will be used by the UK Government to assess applications put forward by bidding authorities.

Enforcement Appeal deemed a Nullity by the Inspector!

Maldon Council had issued an enforcement notice to our client containing 7 alleged breaches, RSA submitted a full and robust enforcement appeal. In her conclusions, the Planning Inspector stated, "Consequently, I find the allegation and requirements to be so hopelessly ambiguous and uncertain that the recipient would not have been able to tell with reasonable certainty what they had done and what they needed to do to remedy it." The notice was deemed a nullity.

As a result of this decision, RSA has lodged an application for an award of Costs against the Council's unreasonable behaviour.

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