



**Department for Levelling Up,
Housing & Communities**

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Dear Mel,

Today the Government has published regulations which will continue to support planning freedoms to aid economic recovery from the coronavirus pandemic. I am writing to you as Chair of the Treasury Select Committee to outline details of this package.

Since March 2020, the Government has introduced a number of time-limited permitted development rights in response to the coronavirus pandemic. These planning freedoms enable businesses, communities, local authorities, and health services bodies to respond to the unprecedented situation brought on by the pandemic. I am pleased to say that these rights have enabled the successful roll-out of the vaccination programme, allowed the expedited development of the nightingale hospitals, and provided vital support to allow businesses to adapt and continue to operate during periods of restrictions and beyond.

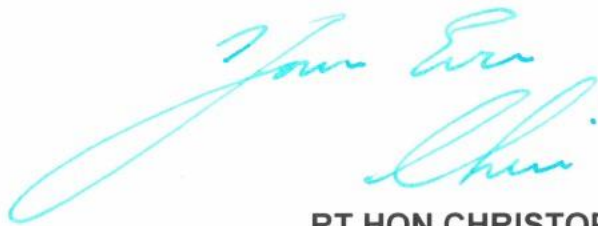
Following a recent Government consultation, we have now made permanent two of these rights relating to outdoor markets and moveable structures and introduced a new permitted development right relevant to the Ministry of Defence to support the delivery of defence infrastructure.

The outdoor markets right enables markets to be held by or on behalf of local authorities for an unlimited number of days. This freedom allows local authorities to maximise the use of outdoor spaces, promoting economic activity and supporting the vitality and viability of our valued high streets whilst observing to public health initiatives. The right also excludes markets on sites designated as Scheduled Monuments and Sites of Special Scientific Interest.

To support greater use of outdoor spaces we have made permanent rights to allow for the provision of moveable structures within the curtilage of pubs, cafés and restaurants for an unlimited number of days. This freedom provides further flexibility to businesses and supports the economic recovery of the hospitality sector following the period of uncertainty they have faced. Alongside this, a separate right will allow for moveable structures within the curtilage of Historic Visitor Attractions and listed pubs, cafés and restaurants for up to 120 days in a twelve month period. This will ensure we protect historic assets whilst also making best use of their outdoor spaces to operate in. To protect local residents and amenity, a number of restrictions for all moveable structures have been introduced, including size, height and a 2 metre distance for structures from residential boundaries. These rights also exclude moveable structures on sites designated as Scheduled Monuments.

Lastly, we have extended the time-limited right for local authorities and health service bodies which enables new and existing facilities to be quickly set up to respond to, and limit, the spread of coronavirus. This right has been extended for a further year (until 31 December 2022) to provide continued certainty and flexibility, in particular to the extended vaccination and booster programme.

I hope that you will agree these are important changes which will continue to support the economic recovery in your constituency and across England.



RT HON CHRISTOPHER PINCHER MP

