FIXING OUR BROKEN HOUSING MARKET
The White Paper: what it means for planning
Context: housing is increasingly unaffordable

By 2020 only 25% of 30 year olds will own their home.

The average London home made its owner more than £22 an hour during the working week in 2015 — much more than the average Londoner’s hourly rate.

Rental costs are also rising: for the average couple renting, rent now equals 46% of income.
The response: a comprehensive four-point plan

1. Planning for the right homes in the right places (plans and land)
2. Building homes faster
3. Diversifying the market
4. Helping people now

“We need to build many more houses, of the type people want to live in, in the places they want to live. To do so requires a comprehensive approach that tackles failure at every point in the system.”

The Rt Hon Theresa May MP
A focus on delivery and what we need to achieve it:

Underpinned by a number of cross-cutting themes:

- Capacity
- Community
- Digital / transparency
- Accountability

The White Paper works with the grain of the existing system – but gives more flexibility, and additional tools to drive delivery.
Planning to meet housing requirements

- Plans must be in place… but more flexibility over how
- More standardised assessments of requirements
- Better working across boundaries
- Requirement for regular updating
- Stronger emphasis on meeting requirements
- Process improvements
- Further support for neighbourhood planning

Image: Stevenage Borough Council
The new framework for plan-making

Mandatory
Policies to address key strategic policies (including strategic sites)

Local plan
(for individual authorities or prepared jointly)

Spatial development strategy
(where this power is conferred on a combined authority or mayor)

Optional
More focused policies for particular places or issues

Neighbourhood plans

More focused development plan documents
(e.g. action area plans for areas of significant change)
Making land available – and better use of it

- More transparent land ownership and interests
- More proactive role for authorities in assembly/disposal
- Further support for brownfield and public sector land
- Boosting small, medium and rural sites
- Delivering new communities
- Enhanced tests for Green Belt release
- Stronger expectations on density and design
Improving delivery

Source: Glenigan planning permissions data; DCLG Live Table 120
Improving delivery

More certainty over 5 year supply

Action on fees and capacity

Aligning growth with national and local infrastructure

Reform of developer contributions

Better information on build-out

Greater ability to take build rates into account and incentivise delivery

Delivery test: consequences for under-delivery
Using Accelerated Construction to diversify & innovate

Further support for custom build

Encouraging build to rent (separate consultation)

Supporting housing associations and authorities to build

More flexible approach to affordable home ownership products

A fairer deal for renters and leaseholders

Meeting specialist housing needs and preventing homelessness
Cross-cutting/underpinning themes

**Capacity**
- Confirmed increase in planning fees (potential for more)
- Possible introduction of appeal fees
- £25m of capacity funding for areas of high housing need

**Community**
- Further support for neighbourhood planning groups and custom build
- Scope for NPs to do more (housing numbers, design, Green Belt boundary)
- Stronger emphasis on early pre-app discussions involving communities

**Digital/transparency**
- Improving digital access to planning data and data standards for plan
- More comprehensive and accessible data on land ownership/interests
- Greater transparency on delivery – by authorities and builders

**Accountability**
- Making authorities more accountable for whether plans are delivered
- Making developers more accountable for delivering consented schemes
- Holding utility companies to account for securing necessary connections
## White Paper asks and offers

### For local authorities

**The offer:**
- Simplified plan-making
- Additional fees/capacity
- Funding for infrastructure
- More certain land supply
- Better tools for land assembly and build-out
- Backing for innovative delivery models

**The ask:**
- Plan for housing requirements
- Work constructively to address unmet requirements
- Keep working on your plans
- Be proactive in assembling land and leading development
- Take action to encourage site delivery

### For industry

**The offer:**
- A better resourced system
- Further process improvements (e.g. conditions, newts)
- Partnering with small/medium firms and promote modern methods of construction
- Action on skills and utilities
- Stable investment framework, including products for rent.

**The ask:**
- Build more homes – and swiftly where permission is granted
- Engage with communities
- Invest in research and skills
- Deliver the infrastructure needed
- Invest and support developers and social landlords in building more homes

### For people and communities

**The offer:**
- More ability to influence the location and look of homes
- More homes of the right type and in the right locations to meet local needs
- More certainty about where development will happen, infrastructure and delivery on permissioned sites
- £1.4bn additional investment in new affordable homes
- Greater security for tenants in new build to rent homes
Implementing the Housing and Planning Act 2016

Key measures include:

• Brownfield registers and permission in principle (regulations this spring)

• Extension of performance regime to non-major development

• Allowing some housing as part of a nationally significant infrastructure project (spring)

• Compulsory purchase reforms (programme of implementation underway)

Taking forward the Neighbourhood Planning Bill

Key measures include:

• Requirement for authorities to maintain policies for key strategic priorities

• Strengthening and streamlining neighbourhood planning

• Improving the use of planning conditions to support the faster build-out of permissions

• Further compulsory purchase reform (includes making the calculation of compensation clearer and fairer)
• Consultation through the White Paper on new proposals – Annex A has 38 questions (plus a separate consultation on build to rent)
• Further consultations to follow as indicated in the White Paper
• We are working towards a revised NPPF in the summer
• Passage of the Neighbourhood Planning Bill
• A renewed focus on implementation and working with local areas to deliver the changes that are needed

The White Paper consultation closes on 2 May 2017

we prefer responses online:
https://www.surveymonkey.co.uk/r/QLLWWSS

or via email:
planningpolicyconsultation@communities.gsi.gov.uk