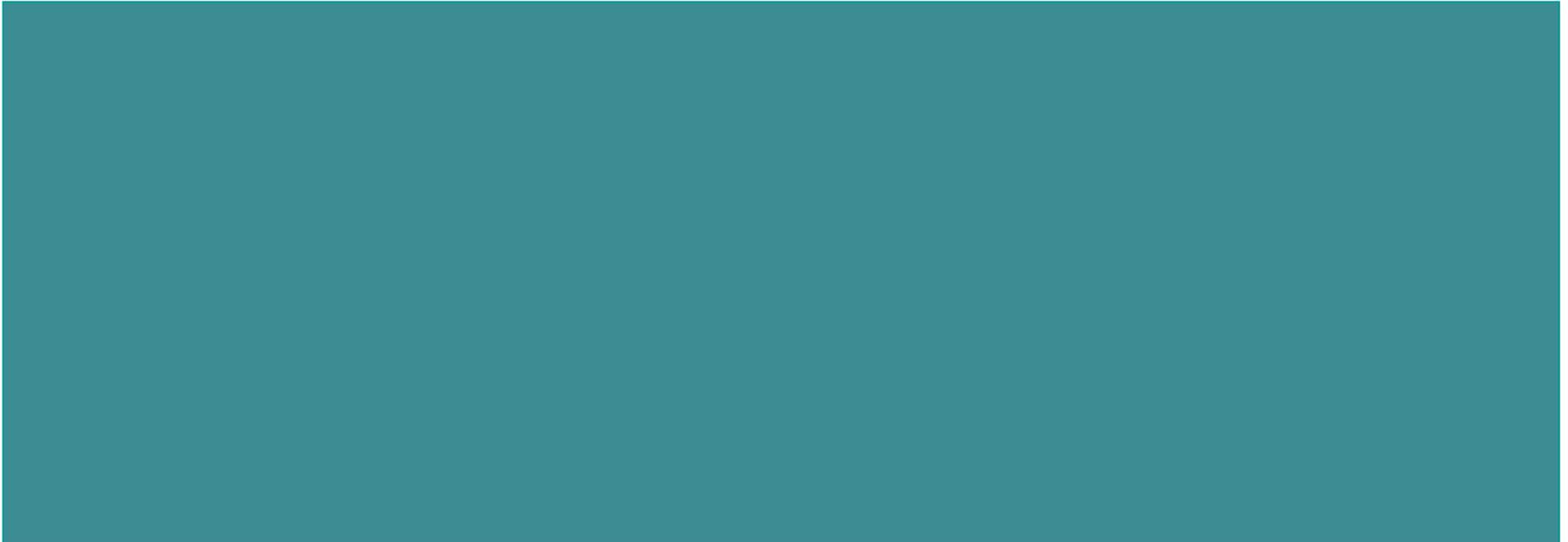




Department for
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FIXING OUR BROKEN HOUSING MARKET

The White Paper: what it means for planning





Context: housing is increasingly unaffordable

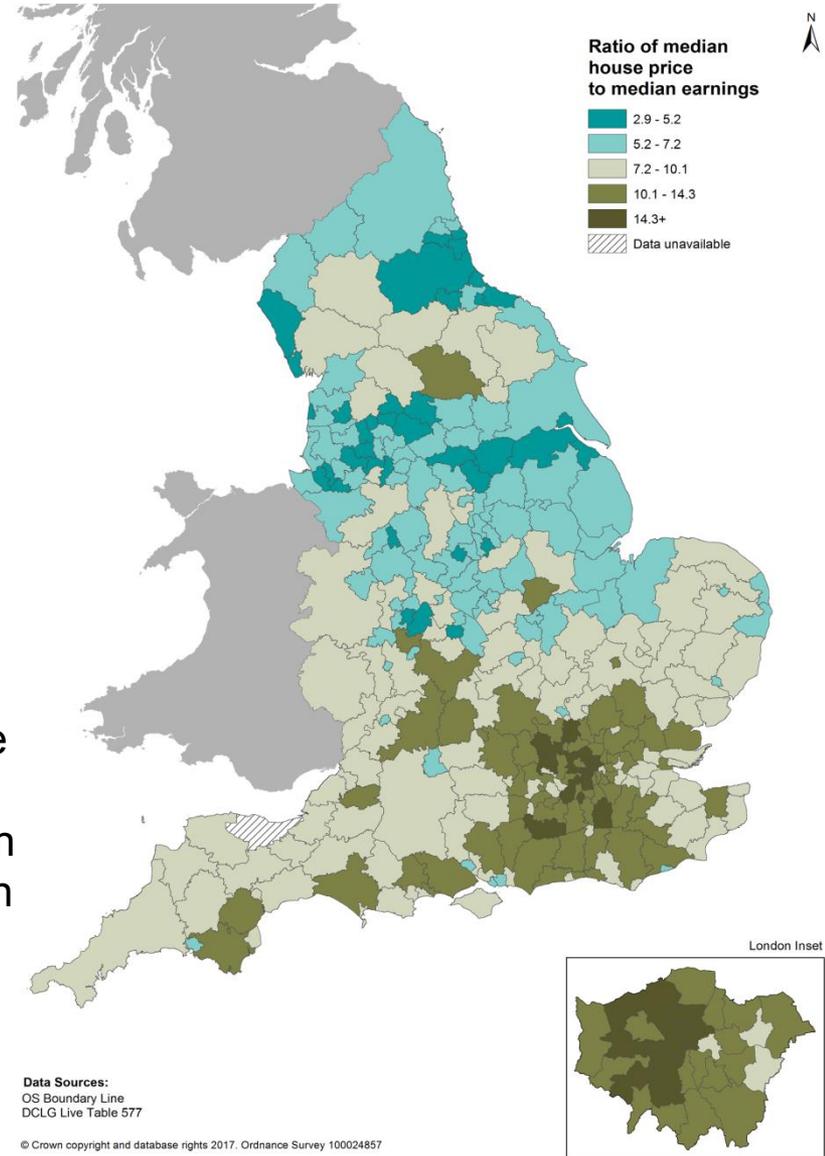
Ratio of median house price to median earnings, England



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





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The White Paper: how it fits together

A focus on delivery and what we need to achieve it:



Underpinned by a number of cross-cutting themes:

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

Requirement for regular updating

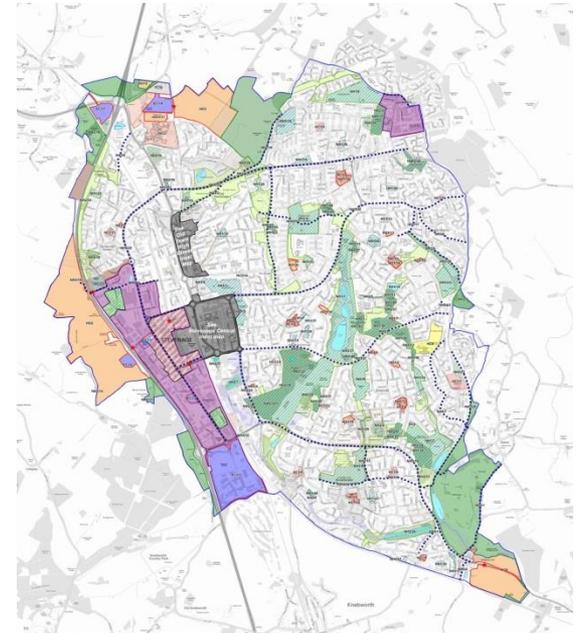
More standardised assessments of requirements

Stronger emphasis on meeting requirements

Better working across boundaries

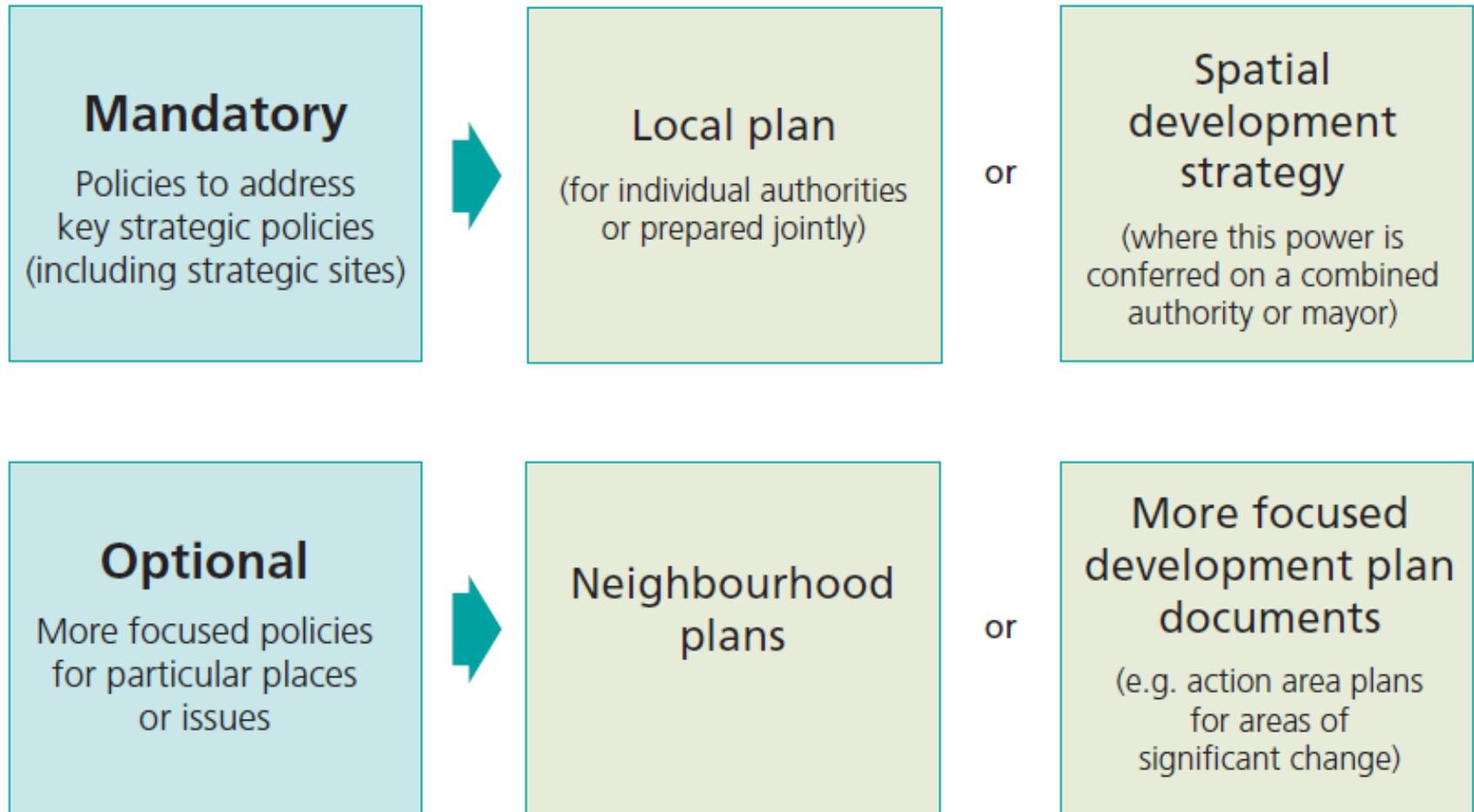
Process improvements

Further support for neighbourhood planning





The new framework for plan-making



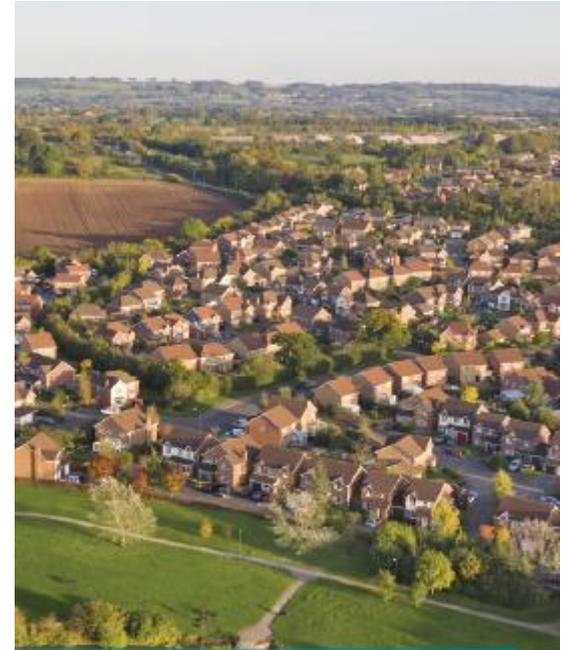


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Making land available – and better use of it

More transparent
land ownership and
interests

More proactive role
for authorities in
assembly/disposal



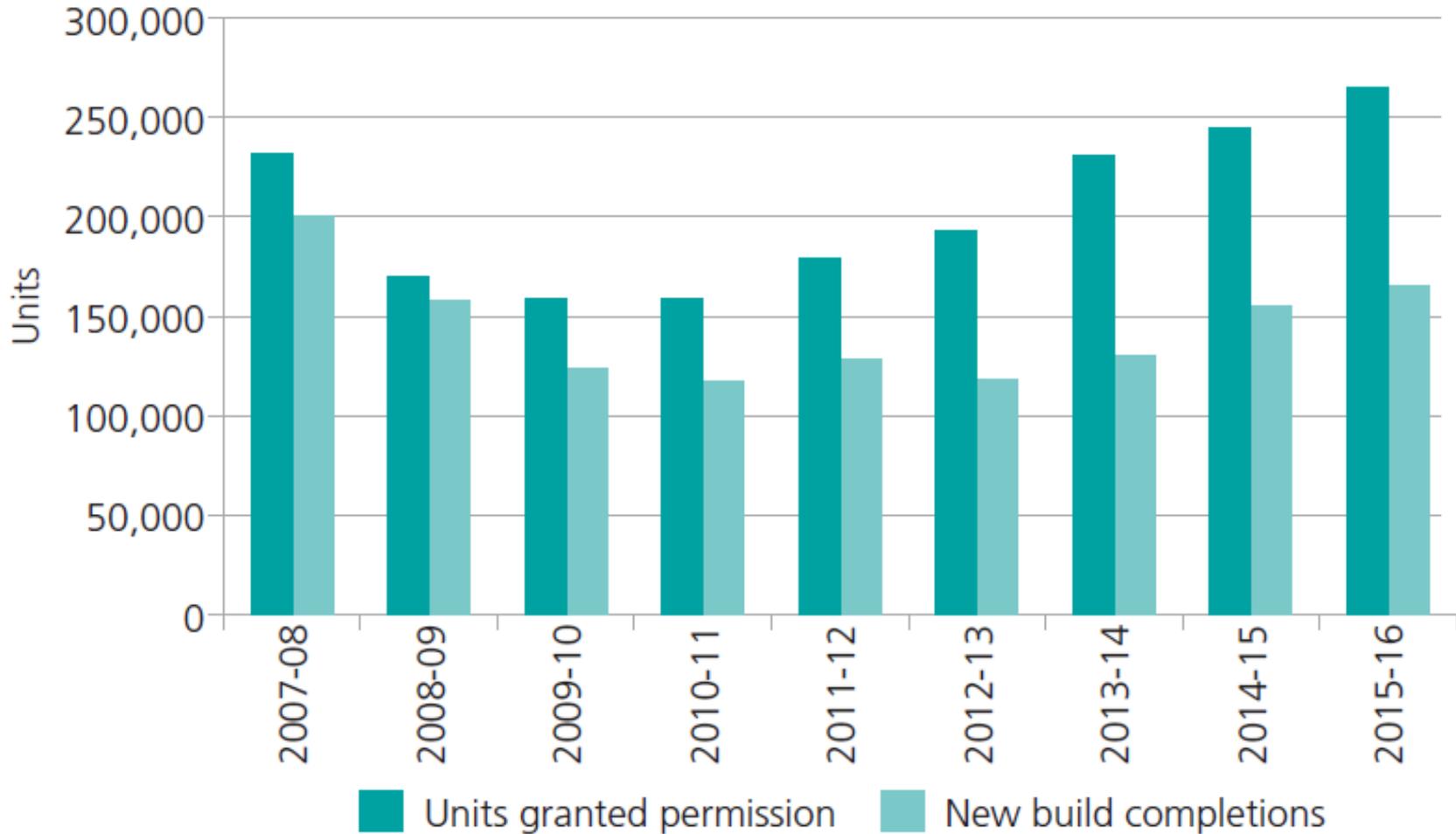
Further support for
brownfield and
public sector land

Boosting small,
medium and rural
sites

Delivering new
communities

Enhanced tests for
Green Belt release

Stronger
expectations on
density and design



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





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Market diversity and helping people now

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