FIXING OUR BROKEN HOUSING MARKET
The White Paper: what it means for planning
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
The White Paper: how it fits together

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

1. Plans
2. Land
3. Delivery
4. Market diversity
5. Helping people now

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
- 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

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

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

**Optional**
- More focused policies for particular places or issues

**Local plan**
- (for individual authorities or prepared jointly)

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

**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

<table>
<thead>
<tr>
<th>Category</th>
<th>Description</th>
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<tbody>
<tr>
<td>More transparent land ownership and interests</td>
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<td>More proactive role for authorities in assembly/disposal</td>
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<td>Further support for brownfield and public sector land</td>
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<td>Boosting small, medium and rural sites</td>
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<tr>
<td>Delivering new communities</td>
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<td>Enhanced tests for Green Belt release</td>
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<td>Stronger expectations on density and design</td>
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Improving delivery

![Bar chart showing units granted permission and new build completions from 2007-08 to 2015-16. The chart indicates a trend of increasing units granted permission and new build completions over this period.](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
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
### 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)
What next?

- 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