



Ministry of Housing,  
Communities &  
Local Government

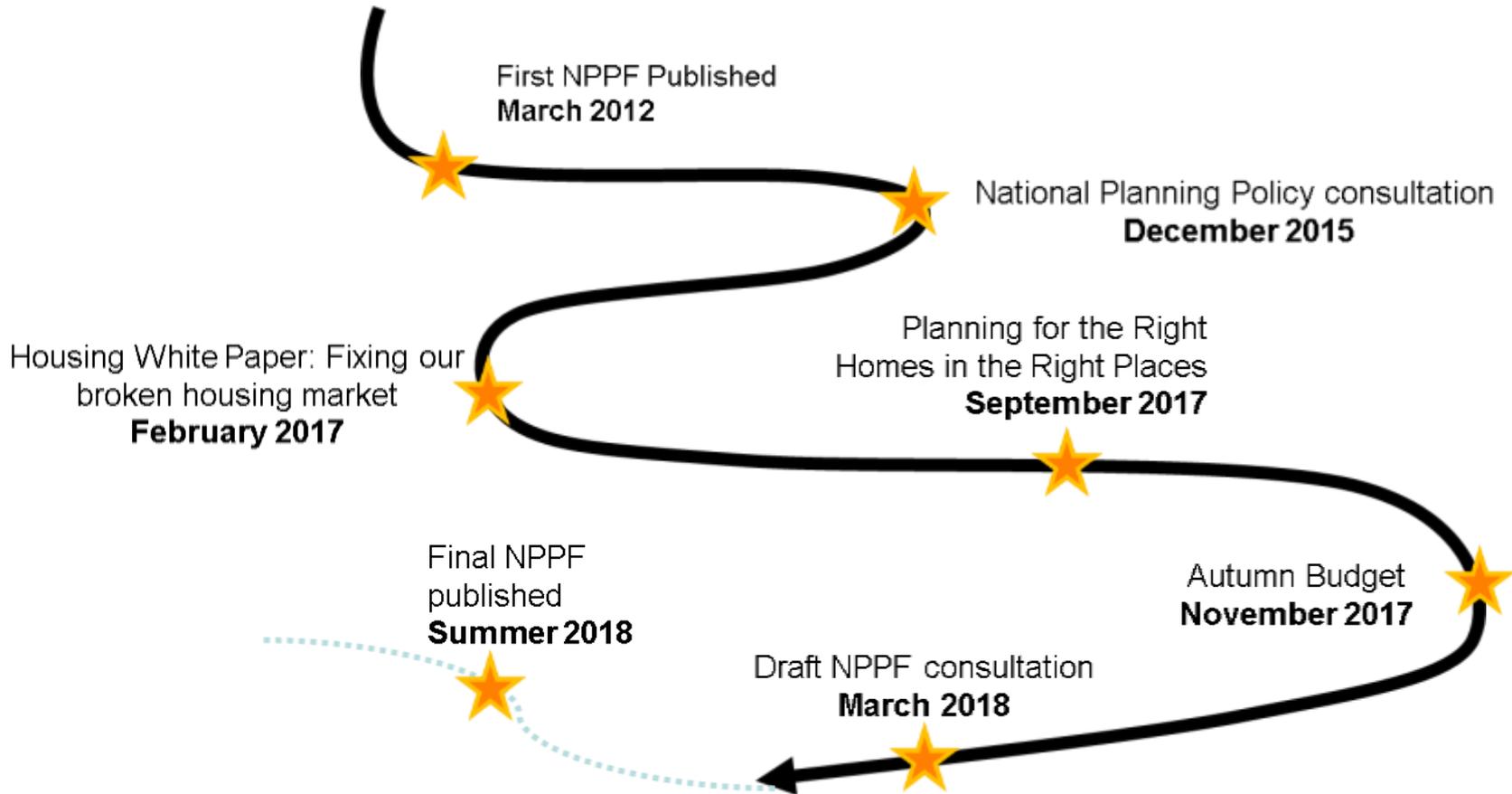
# The Planning Landscape





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## Context: Planning Reform Timeline

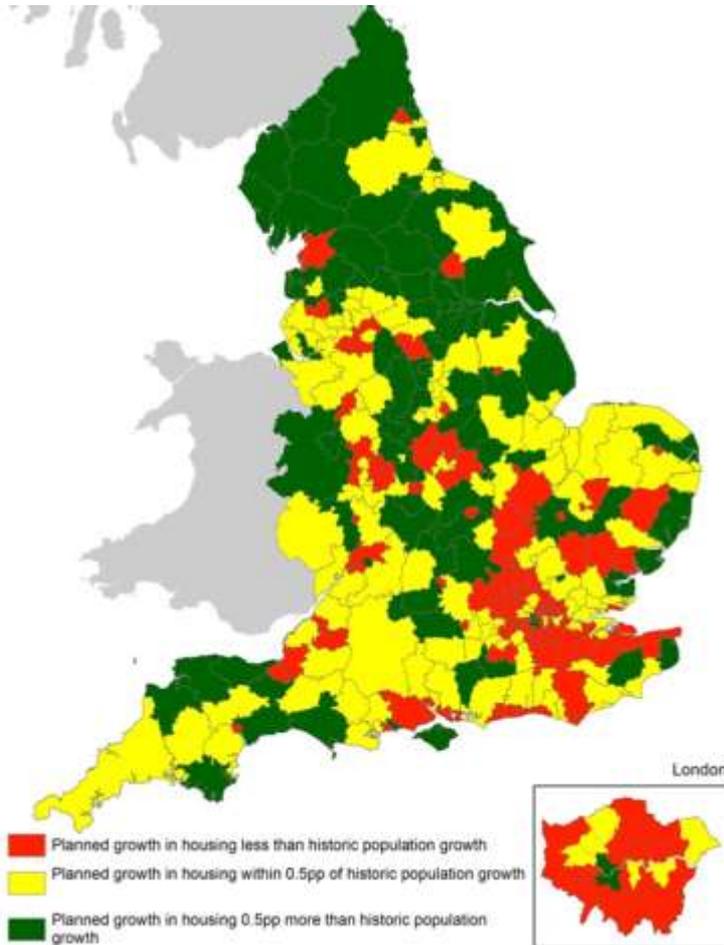




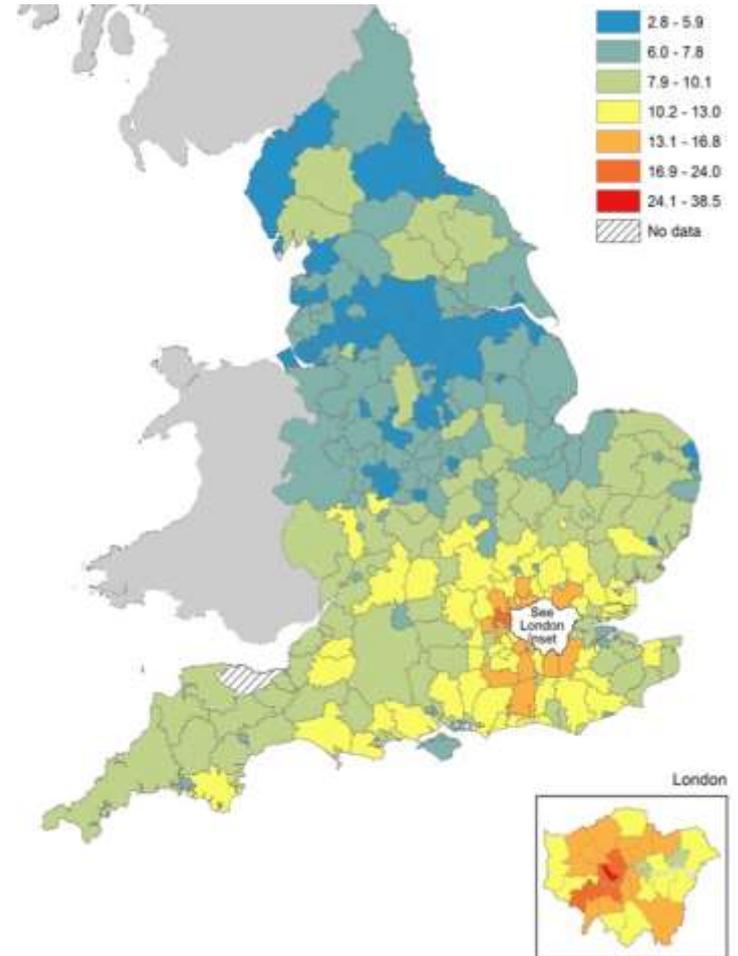
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# We don't plan for housing where need is greatest, or where affordability is worst

Planned housing growth compared to historic annual population growth (2010 to 2015)



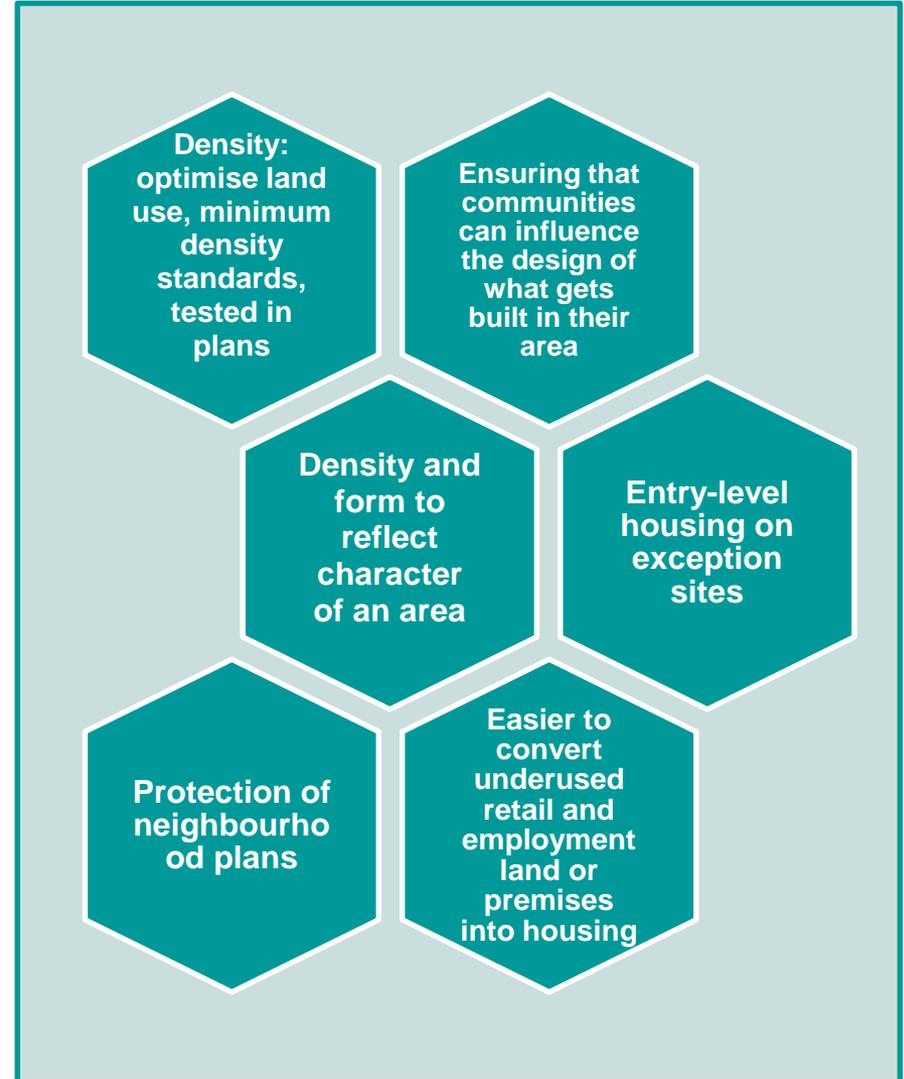
Ratio of average house price to average earnings





## Our Proposals

### *Draft National Planning Policy Framework*





## Our Proposals *Developer Contributions and Viability*





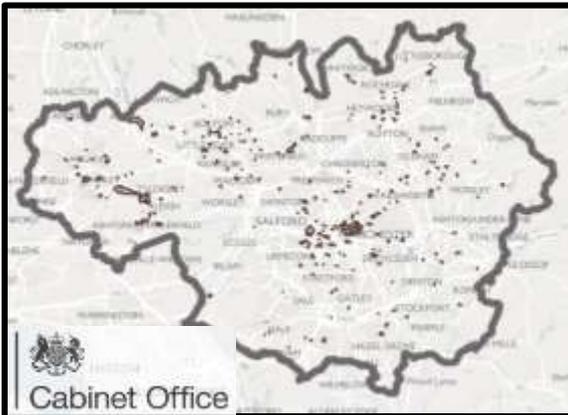
Consultation closed 10 May

Final National Planning Policy Framework to  
be published in the summer



## What else are we doing?

### Greater Manchester Brownfield Land Register Sites



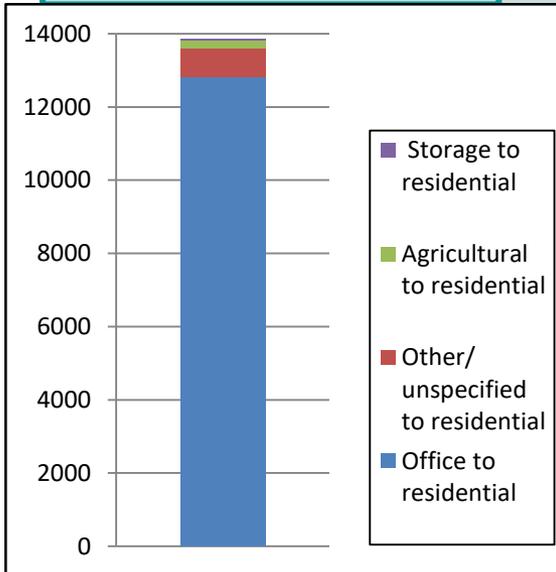
### *Brownfield registers and permission in principle*

- All local planning authorities now required to maintain and publish a register of previously developed land suitable for housing development
- Nearly all have now published (99 percent!) identifying over 17000 suitable brownfield sites covering over 28000 hectares
- For the first time there is up to date and consistent information on brownfield sites that are appropriate for residential development
- Permission in principle (PiP) can be granted to suitable sites by entering them in Part 2 of the Register
- Legislation for permission in principle by application for small sites came into force on 1 June
- PiP will provide early certainty about the location, use and amount of housing-led development before detailed and often costly development proposals need to be provided



## What else are we doing?

Additional homes through  
PDRs 16/17



### **Permitted Development Rights**

Legislation came into force 6 April to amend national permitted development rights to:

- Extend until June 2019 for prior approval for change of use from storage or distribution to residential
- Amend the right for change of use of agricultural buildings to provide up to 5 homes
- Increase the size limit of new agricultural buildings and extensions

### **Achieving well-designed places**

- In the revised NPPF it is made clear that the Government is committed to ensuring the planning system can deliver high quality buildings and places
- The opportunity to use the airspace above existing residential and commercial premises for new homes should be considered positively
- We will consult on a permitted development right for upward extensions to create new homes, where existing buildings are lower than the prevailing roofline
- A new Built Environment team in the Planning Directorate
- Design Quality Conference



## *What else are we doing?*

### ***Compulsory Purchase***

- Through the Housing and Planning Act 2016 have introduced a package of reforms to make the compulsory purchase process *clearer, fairer and faster* for all – updated guidance published in February
- Measures to streamline the decision-making process for compulsory purchases orders (CPOs) came into force in April, including new timescales for the confirmation of CPOs, and enabling confirming authorities to delegate such decision to Inspectors

### ***Unauthorised development and encampments consultation***

- Consultation on powers dealing with unauthorised development and encampments runs until 15 June

### ***Reviewing plans every 5 Years***

- Regulations which require local planning authorities to review their local plans and statements of community involvement every 5 years came into force on 6 April



## *What else are we doing?*

### ***Local Plan Interventions***

- Written Ministerial Statement of 26 March reinforced commitment to the plan-led system
- In 3 areas – Castle Point, Thanet and Wirral, the Chief Planner is leading team of planning experts on next steps in regards to intervention

### ***Neighbourhood Planning Support Programme***

- New 2018-2022 Neighbourhood Planning Support Programme is now live
- Aims to continue delivering support to communities who are (or are interested in) creating a neighbourhood plan or order
- Will be able to access a range of free help including financial support and the latest planning expertise from professionals
- Maximum grant available increased from £2,000 to £17,000, helping communities to access more resources to develop a plan for their area



## *What else are we doing?*

### ***Housing Deals***

- The Housing White Paper announced the Government's intention to enter into bespoke housing deals with local authorities to deliver additional homes in areas of high housing demand
- Oxfordshire housing deal agreed at Autumn Budget 2017 - £215m to plan for and support delivery of 100,000 homes by 2031, and adoption of county-wide joint plan by 2021
- Greater Manchester - £68.25m to support delivery of 227,200 homes by 2031
- West of England – interim package to help deliver 7,500 homes a year for the next 3 years, including £3m for specialist funding to help deliver large housing development
- West of Midlands - £100m to support delivery of 215,000 homes by 2030/31 and getting local authority plans in place by the end of 2019

### ***Planning delivery fund***

- New funding to help speed up planning decisions and help deliver, quality new homes
- The first wave, totalling £15.8 million, has been awarded to enable councils to process more applications, implement new reforms and also train planners to tackle the housing challenges faced by their local area
- It will support greater best practice and innovation within councils as they decide planning applications, resulting in more being determined over a shorter period of time
- Money awarded to bidders will also allow local authorities to access the latest expertise on design and town planning, driving up the quality of new homes built



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**Your views or questions?**

