



LPDF UPDATE

Edition 3 - JUNE 2018

Welcome to LPDF UPDATE, prepared by **Tetlow King Planning Limited**. This publication provides an update of the latest publications across the housebuilding and planning sectors from a wide range of public, private and quasi-governmental organisations, which are relevant to the interests of the Land Promoters and Developers Federation.



Interim Report of the Raynsford Review of Planning Published

The Raynsford Review seeks to provide practical and comprehensive policy guidance to overcome these issues in a way that is mutually beneficial to all stakeholders.

In his Interim Report into the planning system, Nick Raynsford has identified that planning has become a focus for bitter controversy: “as a service which seeks to achieve the optimum outcome from often conflicting pressures, planning inevitably attracts differing points of view, and always has. But the ferocity of the divisions which characterise today’s debates on planning, together with the scale of public disenchantment with its process and outcomes, are, in my experience, unprecedented”.

Raynsford’s interim findings reveal a deep public scepticism of planning and development. “Despite, or perhaps because of, the seemingly continuous process of ‘reform’ of the planning system in recent years, there remains deep concern that planning does not deliver for people. This is manifest in everything from the degree of meaningful community engagement in planning to the overall quality and affordability of new development and wider strategic problems such as the stark inequalities found today between the regions of England”.

Within the review of the 2018 English Planning System, the report highlights that the current English planning framework has changed rapidly since 2010. The rapid rate of change is continuing, and the system is now markedly different from the one that existed when the Review began in Summer 2017.

The report adds that the Government has not published a vision or a route-map of what the system will look like at the end of this new round of reform. Based on the policy and legal framework currently in play, the interim findings conclude the following:

- Planning legislation is highly complex and subject to multiple amendments over various rounds of planning reform;
- There is no single planning system in England, with multiple structures for local, devolved and national planning and multiple agencies and institutions owned by differing parts of government;
- The system now has less effective control over many forms of development.

The report summarises that “in practice, the ‘2018 Planning System’ has strongly diverged from the 1947 settlement. It is also radically different in both structure and policy from the planning system framed by the 2004 Planning and Compulsory Purchase Act. Further changes, particularly to the development plan structure, mean that a fixed description of the system is almost impossible to provide”.

The report sets out nine initial propositions to help make the planning system fairer, better resourced and capable of producing quality outcomes. Ahead of the final report (to be published in Autumn 2018), the review team is collecting feedback on the propositions put forward by the report.

If you would like to submit feedback on the propositions, please respond to raynsfordreview@tcpa.org.uk by 5pm on Monday 16 July 2018.

Alternatively, events are taking place over the next four weeks in Birmingham, Leeds, Gateshead and Salford. For more details or to register and to view the Interim Report of the Raynsford Review, click [HERE](#).

Latest from the Federation



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LPDF Publishes Response to Draft National Planning Policy Framework

In May, the Federation formally submitted its response to the national consultation on the draft National Planning Policy Framework (dNPPF).

Key recommendations put forward by the LPDF included that the dNPPF recognises the value of reserve sites within the remit of Paragraph 11; that the speeding up of the plan-making process should not come at the expense of a positively prepared and robust Plan being adopted; and encouraging significantly higher densities which are well served by a variety of means of public transport.

The Federation welcomed the amendments to the definition of 'deliverable' housing sites in the dNPPF, and recommended that this could be further tightened to ensure that actual housing completions are made within the relevant five-year period.

The response set out that Green Belt development should be encouraged, where it is logical and sustainable to do so. However the Federation warned that the dNPPF's caveat on development impacting upon the openness of the Green

Belt should not be applied too rigidly, as this may result in unsustainable patterns of development.

Realising Potential: The Scale and Role of Specialist Land Promoters in Housing Delivery

Commissioned by the LPDF, the report explores the role of specialist land promoters and developers in delivering much needed homes across England.

The study identifies that land promoters are responsible for around 50% of all work on pre-application sites, exploring the potential of land with local planning authorities. Of the total stock of permissions (some 541,000 dwellings with outline permission on sites of over 100 units), over half are on sites over 1,000 units which will inevitably be developed over a number years.

The report confirms that about 40% of homes on sites over 1,000 units have had an active specialist land promoter driving forward the site. Insofar as there is a clear Government agenda to accelerate the pace of delivery on larger sites, specialist land promoters and developers are clearly aligned to this objective.

The next members meeting is scheduled to take place in central London (exact location TBC) in July. Katie Yates of Catesby Estates has recently posted a Doodle Poll to indicate which dates work best for members. The link is available upon request and for further details of the proposed dates do get in touch.

Reaction to the LPDF continues to be positive and we have now launched on LinkedIn to support our work on reaching out and contributing to the national debate on land, housing and planning.

The LPDF will be attending a further meeting with the MHCLG over the Letwin Review. The Federation has also been asked to appear before the Housing, Communities and Local Government select committee to give evidence on their Inquiry into Land Value Capture. This will be taking place on the 4th June.

Neighbourhood Planning making a 'negligible' contribution towards increasing planned housing delivery

Whilst Neighbourhood Plans are now part of the planning furniture, research undertaken by Lichfields has found that questions remain as to their effectiveness in delivering new homes.

The research found that of the 330 made Neighbourhood Plans reviewed, only 40% of plans contained a housing figure, requirement or target, and just 40% of plans made site allocations for housing. With regard to the latter, of those that made allocations, only 50% of the units being allocated were 'new' – for example those allocations which do not already benefit from either an existing Local Plan allocation, or an extant planning permission.

The study highlighted that looking across all of the 330 made plans (which post-dated an up-to-date Local Plan), just 5%

appeared to plan for genuinely 'more' or 'additional' housing by making provision for new homes and seeking to deliver more than in the corresponding Local Plan. Some 45% of the made plans did not deliver higher than the Local Plan requirement.

This results in an increase of approximately 1,500 new dwellings; which equate to 2.1% of all dwelling numbers identified by Neighbourhood Plans. Alternatively this amounts to a boost of 2.9% above adopted Local Plan housing targets for Neighbourhood Plans.

The research found that overall Neighbourhood Plans are delivering a boost to planned housebuilding that is "markedly lower than the Government's previous 10% estimate".

View Lichfields' findings [HERE](#).

England short of 4 million homes

Via a Press Release issued by the National Housing Federation (NHF), research conducted by Heriot-Watt University to be published this summer reveals that England's total housing need backlog has reached four million homes.

The NHF reports that in order to both meet this backlog and provide for future demand, the country needs to build 340,000 homes per year until 2031; significantly higher than current estimates – including the Government's target of 300,000 homes annually.

The NHF warns however that simply building a total of 340,000 homes each year will not meet this need: "they will need to

be the right type of homes" it adds. This includes that some 145,000 of new homes will need to be affordable, compared to previous estimates of an annual affordable housing need of 78,000. As a result, around two-fifths of all new homes built every year must be affordable. In 2016/17 for example, just 23% were affordable homes.

The new research identifies that of the 145,000 affordable homes required per year, some 90,000 should be for social rent; 30,000 should be for intermediate affordable rent; and 25,000 should be for shared ownership.

View the NHF's Press Release [HERE](#).

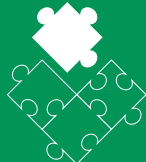
In the News



Housing Registrations:

According to the NHBC, some 154,698 new homes were registered to be built in the 2017/18 financial year. Whilst this is the second highest number of registrations over the past decade, this was 2% short of last year's record of 157,805 new homes.

[CLICK HERE](#)



Planning Conditions:

The Government has issued its response to the consultation on draft regulations setting out the circumstances when a pre-commencement condition can be imposed without the written agreement of the applicant.

[CLICK HERE](#)



Affordable Housing:

A report published by the Association for Public Service Excellence has found that 63% of UK Councils rate their affordable housing need as 'severe'. Over two-thirds of Councils in England have found that statutory homelessness levels have increased in their local area in the past 12 months.

[CLICK HERE](#)



London:

London Mayor Sadiq Khan has published a 264-page Housing Strategy for London, which establishes an overall target for 65,000 homes per year, based on local targets.

[CLICK HERE](#)



Starter Homes:

The Guardian has reported that whilst the Government has spent £250 million to boost Starter Home construction, not a single property has been built so far. This was through an admission from Housing Minister Dominic Raab to shadow Housing Secretary John Healey.

[CLICK HERE](#)