



Department for
Communities and
Local Government

The Role of Planning in Housing Delivery

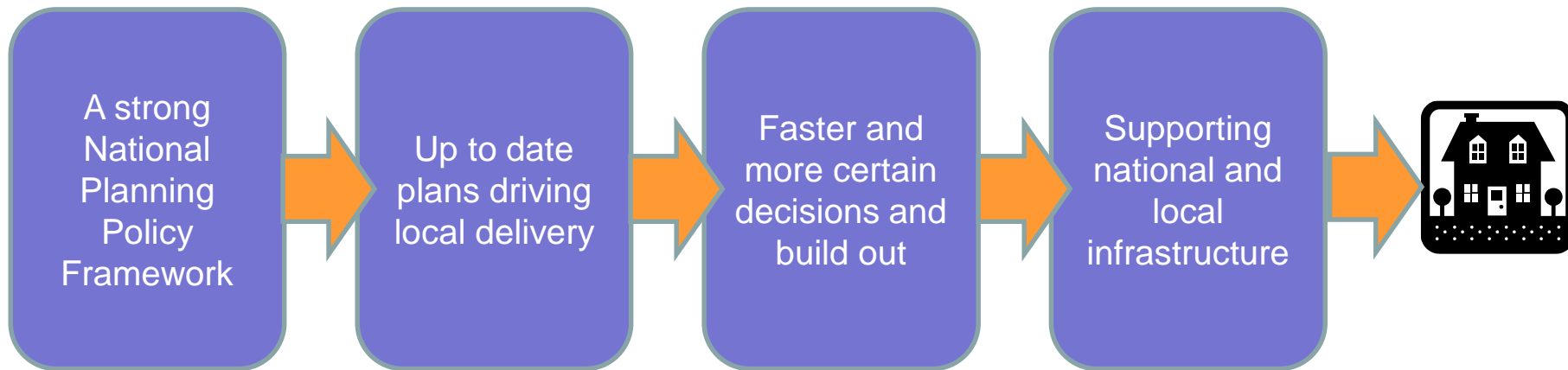
Steve Quartermain

Chief Planner

PLANNING REFORM: GOALS

The aim is to deliver a planning system which will:

- Release enough land for housing delivery and growth in sustainable locations
 - Deliver fast decisions with a high level of certainty
- ... to deliver 1 million new homes by 2020, including 200,000 starter homes.



PLANNING REFORM: AIMS AND COMMITMENTS

Programme theme	Theme aims	How
A strong National Planning Policy Framework	Refreshing the National Planning Policy Framework to ensure we have an effective planning system to support the Government's ambition to boost housing supply to deliver 1 million new homes and increase home ownership this Parliament, including 200,000 Starter Homes.	Update Framework in summer 2016 based on consultation on proposed changes to: <ul style="list-style-type: none"> • Broaden the definition of affordable housing • Release more land for Starter Homes, including brownfield in the greenbelt • Release more small sites, with more certain decisions • Introduce a new delivery test, to provide the foundation for future housing delivery
Up to date plans driving local delivery	Accelerating and simplifying plan making. Comprehensive plan coverage with 100% of local plans in place by 2020, with potential interventions from 2017.	To support plan making we will: <ul style="list-style-type: none"> • Consider intervention in areas that haven't produced a plan by early 2017 • Simplify the plan making process including taking forward agreed recommendations from the Local Plan Expert Group – open for representations until 27 April
	Encourage and support more communities to prepare neighbourhood plans , with an aspiration for 7,000 neighbourhood plans being developed by 2020	To encourage more communities prepare neighbourhood plans we will: <ul style="list-style-type: none"> • Simplify the neighbourhood plan process (through the Housing and Planning Bill) • Develop and deliver an effective media campaign in May 2016 • Provide on going financial support to local communities

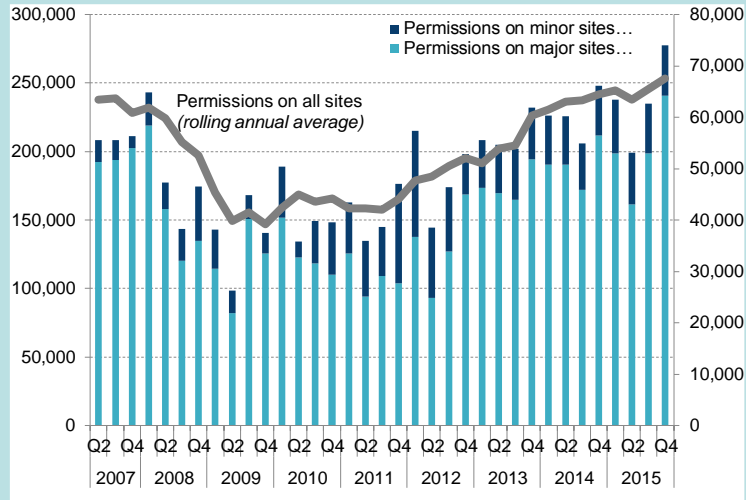
PLANNING REFORM: AIMS AND COMMITMENTS

Programme theme	Theme aims	How
<p>Faster and more certain decisions and build out</p>	<p>Faster and less burdensome end-to-end planning process.</p> <p>Supporting faster build out of permissions.</p>	<p>Legislating in the Housing and Planning Bill to:</p> <ul style="list-style-type: none"> • Introduce a new form of consent – permission in principle • Pilot competition in the provision of planning services • Extending poor performance regime to smaller developments <p>Further reform and deregulate permitted development rights:</p> <ul style="list-style-type: none"> • Make offices to residential rights permanent • Extra storeys to be built in London – consultation • Mobile masts and rural review <p>Introducing Brownfield registers</p> <p>Monitor statutory consultee performance</p>
<p>Supporting national and local infrastructure</p>	<p>Delivery of new homes underpinned by efficient and effective delivery of national and local infrastructure</p>	<p>Ensure efficient and effective delivery of appropriate infrastructure to support development by:</p> <ul style="list-style-type: none"> • New dispute resolution service for section 106 negotiations in the Housing and Planning Bill • Carrying out a review of the Community Infrastructure Levy, and taking forward agreed recommendations • Allowing some housing as part of development consents for nationally significant infrastructure projects • Enabling recommendations from the National Infrastructure Commission to feed into planning decisions

PROGRESS TO DATE

Number of new homes granted planning permission

In the year to December 2015, planning permission was granted for 253,000 new homes, 53% higher than in the year to December 2010



Source: DCLG analysis of Glenigan data

Local plan adoption and CIL charging

84% (284) of local planning authorities have now published a Local Plan and 70% (237) have an adopted Local Plan, compared with 32% (109) and 17% (58) respectively in May 2010.

More than 1,400 communities have started the process of neighbourhood planning we introduced in 2012, representing over 9.5 million people in 72% of local authorities.

107 local planning authorities, including the Mayor of London, are charging Community Infrastructure Levy as of March 2016 - over 85% increase on this time last year.

Decision-taking

In the quarter to December 2015, 81% of major applications were determined on time - up from 57% in the quarter to September 2012.

In the quarter to December 2015, 87% of applications decided by district level local planning authorities were granted planning permission, up from 86% in the quarter to December 2010

Number of new homes built out

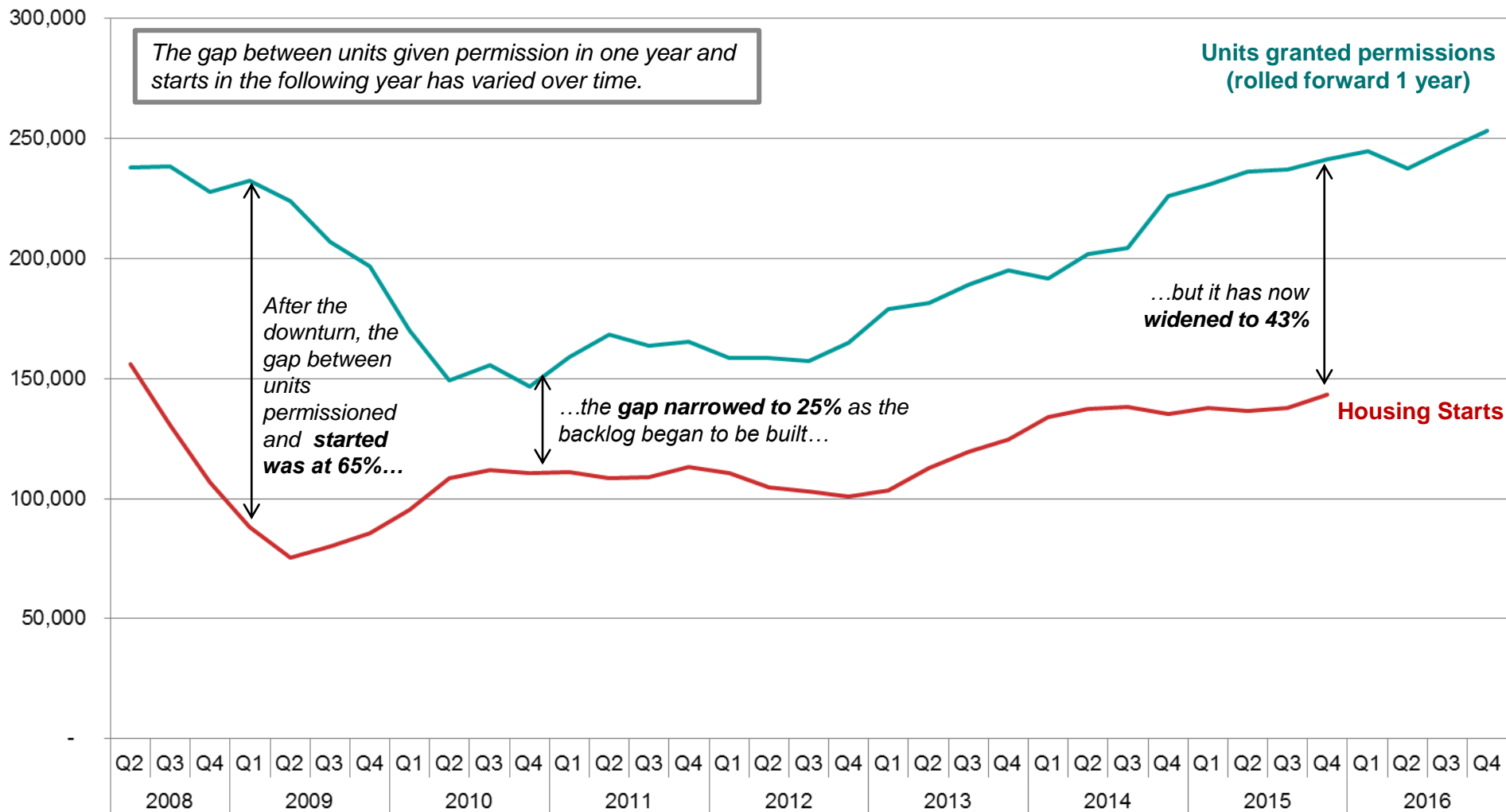
Over 704,000 net additional homes delivered since April 2010

143,560 starts on new homes in 2015

Since April 2014, there have been around 46,900 permissions under permitted development rights for home extensions and office-to-residential conversions.



Increasing the number of homes given permission is only part of the picture – the gap between permissions and starts has varied over time, and its future is uncertain





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