



Neighbourhood Planning Network

Housing White Paper

Tuesday 11th April 2017

Overview



Govt. plans to reform housing market
and boost supply of new homes

The 4 Steps

1. Planning for the right homes in the right place
2. Building homes faster
3. Diversifying the housing market
4. Helping people now

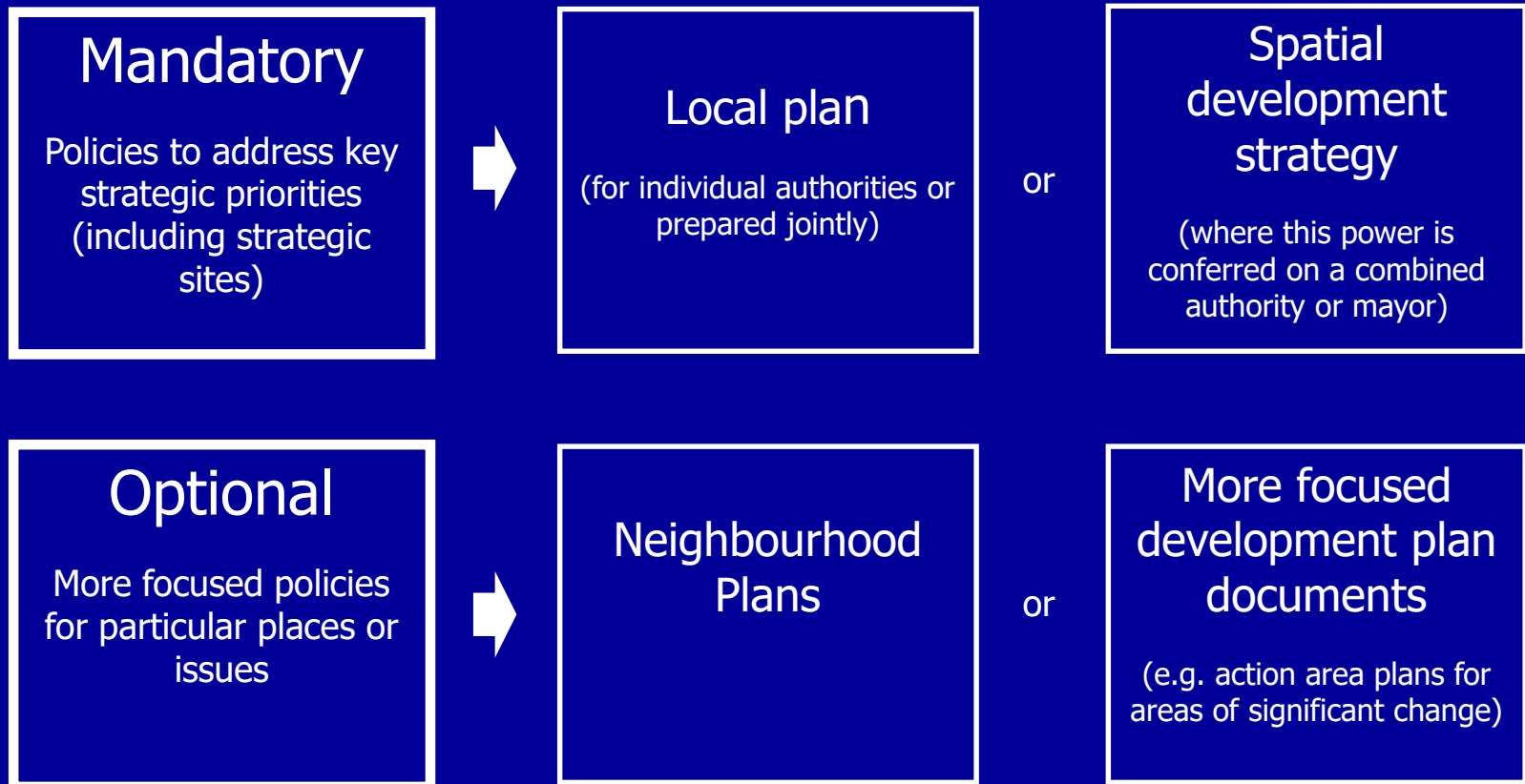
Consultations

- *'Changes to planning policy and legislation in relation to planning for housing, sustainable development and the environment'*
- *'Planning and affordable housing for Build to Rent - a consultation paper'*

Key Planning Changes

Plan-making Process

- Requirement to review Local Plans at least once every five years
- New plan-making framework



Key Planning Changes

Assessing Housing Requirements

- Introduction of standard methodology for assessing housing requirements
 - Further consultation on detail
 - To be introduced from April 2018
- LPAs expected to have clear policies for addressing the housing requirements of groups with particular needs (e.g. older and disabled people).

Housing Delivery Test

- Introduction of new housing delivery test.
 - (i) Establish whether no. of new homes is below target
 - (ii) If yes, provide mechanism for establishing reasons why
 - (iii) Set out policy responses to ensure more land comes forward

Key Planning Changes

Affordable Housing Changes

- Definition of affordable housing expanded to include starter homes, discounted market sale & affordable private rent
- LPAs expected to seek 10% affordable home ownership products (e.g. starter homes and discounted market sale) on all housing schemes over 10 units

Development Management Process

- LPAs allowed to increase planning fees by 20% from July 2017
- Introduce a fee for making a planning appeal
- Amend planning app. form to request info. on start date and build-out rate
- Duty on developers to provide info on progress of delivering homes permitted
- LAs expected to take account on non-implementation of previous schemes before granting a further permission