

Local Housing Delivery Group

Sir John Harman



Draft National Planning Policy Framework



Local Housing Delivery Group

Objective

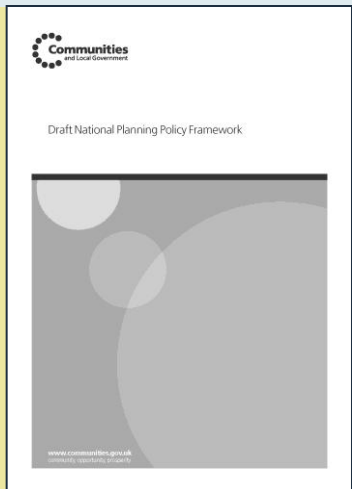
'To respond to the government challenge "to increase significantly the delivery of new homes", and to support growth and high standards in home building, by helping Local Authorities and Developers to develop a framework in which they can fulfil their obligations under the new NPPF, and to simplify Housing Standards where possible.'

Standards work stream



+ others

Viability work stream



Viability Group

To develop a framework to help Local Authorities and Developers ensure the viable delivery of local plan housing requirements and support the implementation of the new National Planning Policy Framework. The framework will consider viability given the cumulative impact of all national and local requirements

Standards Group

To identify the most common standards applied locally on housing development and to recommend ways to harmonise, simplify and improve these standards whilst ensuring development is viable, sustainable, of high standards and the consumer is protected.

Standards Simplification

Code for Sustainable Homes
HCA Housing Design Standards
London Standards Framework
Building for Life
Secured by Design
Lifetime Homes



Emerging policy

Draft National Planning Policy Framework

To enable a plan to be deliverable, the sites and the scale of development identified in the plan should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, local standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and on-site mitigation, provide acceptable returns to a willing land owner and willing developer to enable the development to be deliverable.

Grant Shapps, June 2011

Councils must do everything they can to ensure that any new developments both meet the needs of the local community, but also remain viable to enable projects to get off the ground

Stewart Baseley, HBF

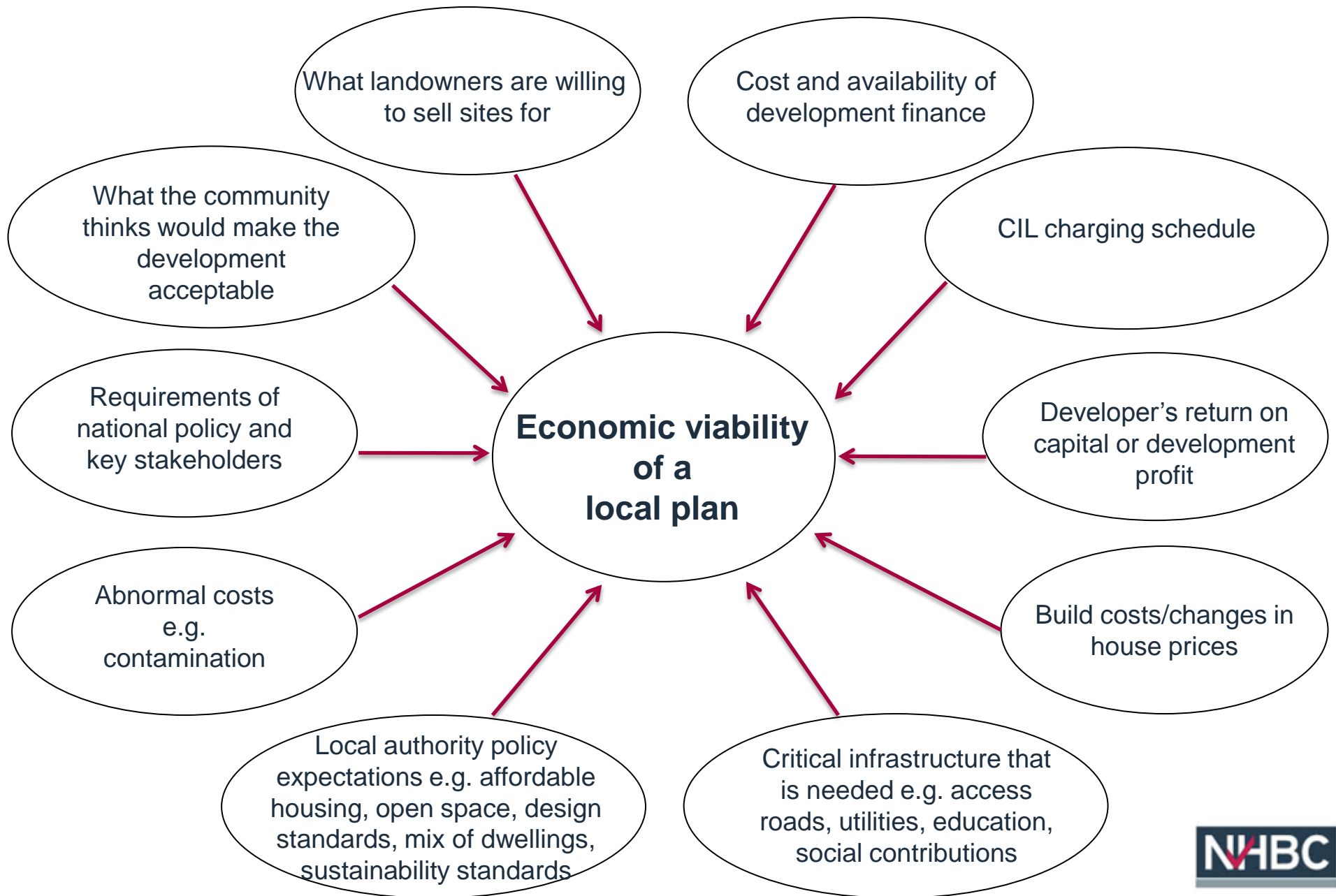
At a time of significant housing shortages it is crucial that the **cumulative impact** of regulations and standards is scrutinised properly, to help ensure more housing is viable, and unnecessary burdens are avoided

The Viability Working Group

- Representatives of LA planners, developers and experts in the field
- Aiming for consensus – LGA and HBF sign-off
- Main output is draft advice, but work has also been done to consider the skills and capacity issues across the sector

Why viability test the local plan?

- Set policies to take account of cumulative impact
- Structured and transparent approach to policy development
- Understanding of deliverability of proposed plan policies
- Better plans and prospect of sustainable communities
- More certainty for developers
- Sets realistic expectations for communities
- Reduces conflict during development management.
- Avoid re-negotiation of policy on individual sites



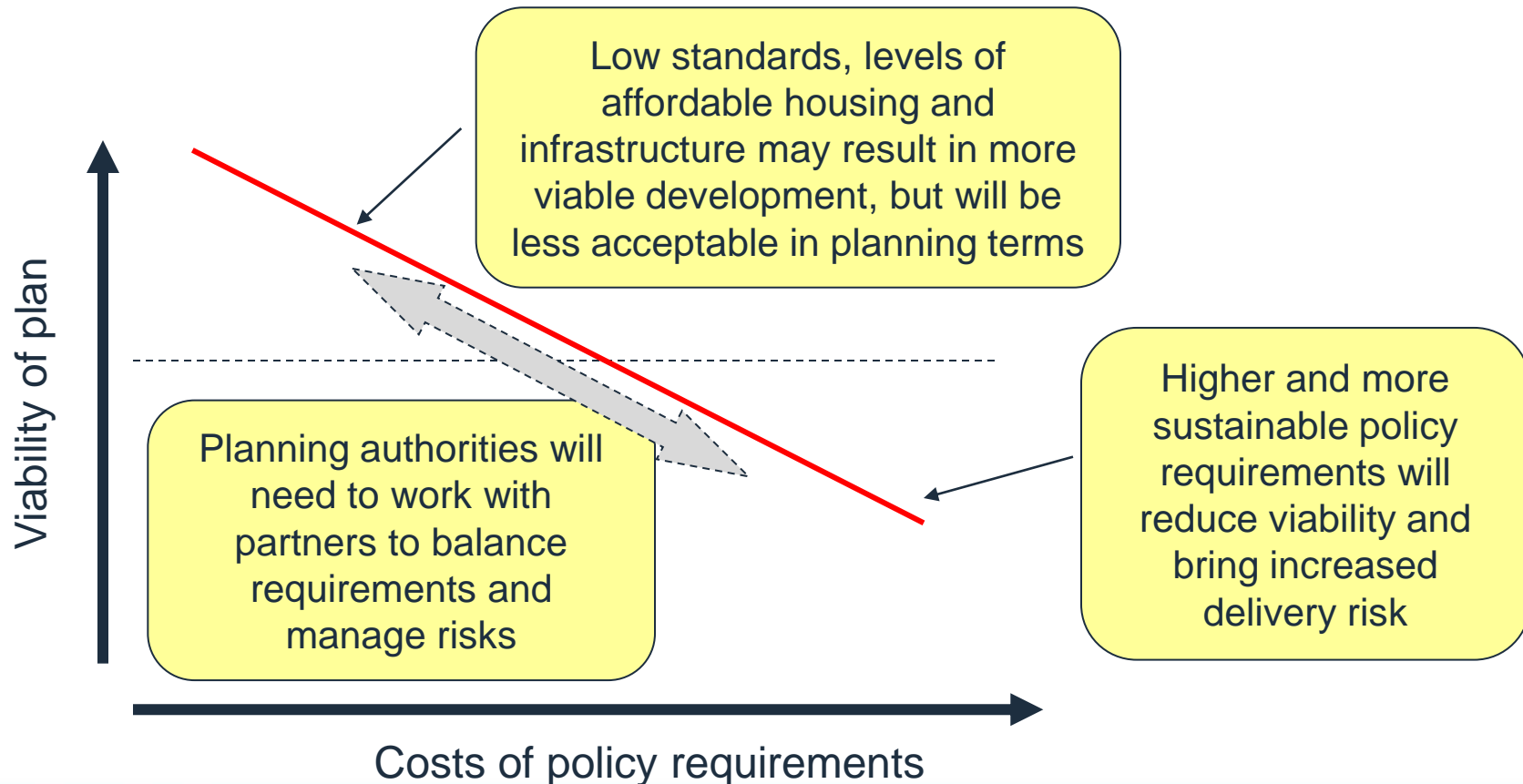
Consensus emerging

- Collaborative approach to balances and trade-offs
- Proportionate approach
- Use of assumptions and averages, reflecting likely range of sites
- LPA decision about risk of delivery
- Understanding development economics
- Integrated with other aspects of plan-making (SHLAA, CIL)

Issues to be resolved

- Emphasis of final NPPF
- Treatment of land value
- Assumptions about the future
- Certainty versus flexibility versus costs of review
- Relevance of plan viability test when managing development of specific sites

Balancing delivery risk and sustainable plan policies



Happy couple?

- We are aiming for recommendations which can be voluntarily adopted by HBF and the Local Government Group
- Leading to authoritative advice to Planning Authorities and Developers

Or menage a trois?

Government's role is essential

- On viability, the advice has to be used and supported by PINS
- On standards, detailed work to produce a simplified system requires both resource and the authority that Government can bring

