

## Housebuilders response to Planning Reform

Peter Andrew

Group Land and Planning Director

Taylor Wimpey



# Localism and the NPPF – the key elements

- The Presumption
- Sustainable development – the three pillars
- Plan making including Neighbourhood Plans
- Robust Evidence Base – SHMA
- 5 year + 20% housing land supply
- Viability Testing
- Duty to Consult
- Protection of the environment – Heritage, ecology, natural environment
- Climate Change

# Implications for the Industry

## Opportunities

- Increased housing supply in the longer term.
- Engage with communities and stakeholders earlier in the planning process – reduce planning risk.
- Potential for windfall sites.
- Viability a key element of sustainability
- Local Design Review

## Risks

- Short to medium term housing supply less certain – transition period arrangements?
- Extended timeframes for gaining planning consent.
- Increased possibility of Judicial Review and requirement for Planning Appeal?
- Local Design Review

# TW's approach to Enhanced energy performance

- Fabric First approach
- Code 3/2010 Building Regs solution rolled out to businesses in 2011
- Current focus to extend to Code 4 and meet FEES levels for 2013 and 2016 anticipated Regs
- Keen to push traditional build techniques as far as they go.
- RownerJoint Project in Gosport showcases post occupational monitoring of performance standards of identical apartment blocks – one to Code 3, one to Zero CH 'Fabric Energy Efficiency' standard

