PLANNING POLICY

Andrew Whitaker
HBF Planning Director



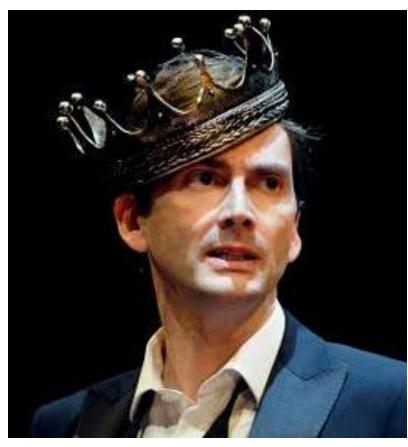




















Build costs

Developer returns

Cost of CIL & S106 inc. Affordable Housing

Land value (residual)

GDV

Gross Development Value























61588

EVIDENCE

NOTICE: Do not tamper with contents! This is not a toy. In case of extreme curiosity, persons may inspect contents in the following non-touch manners: smelling, shaking, listening to, and/or speaking with.

Location	Mood	Resale Value		
	STED FOR:		occused more services	DDY
DNA FINGERPRINTS NARCOTICS	SECRETS TRACE EVIDENCE	CHAIN OF CUSTODY		
		FROM	то	DATE
TYPE OF	OFFENSE:			
CIVIL	PETTY FORGIVABLE			PROPER









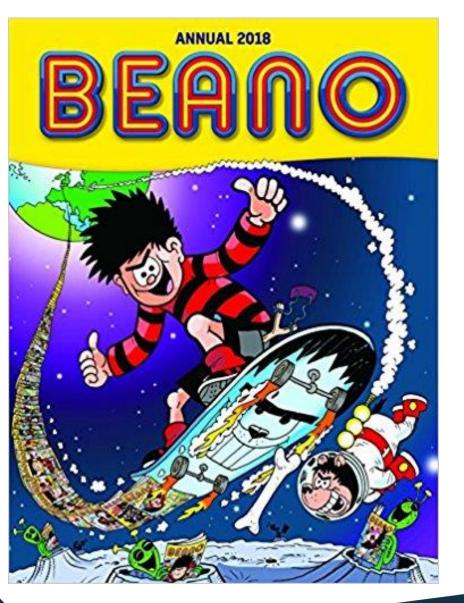




75









Local Housing Need Assessment

Baseline = Latest Household Projections



Cap level at 40% above plan



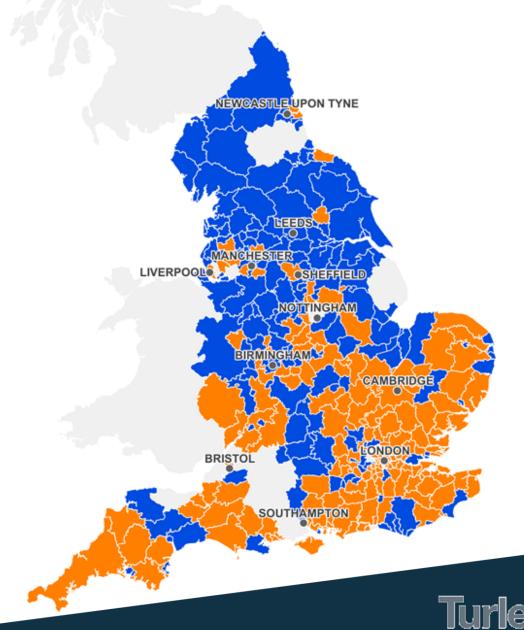


Difference between current and proposed housing need

Indicative figures produced by DCLG

Implied increase in housing need Implied reduction in housing need

Figures not published

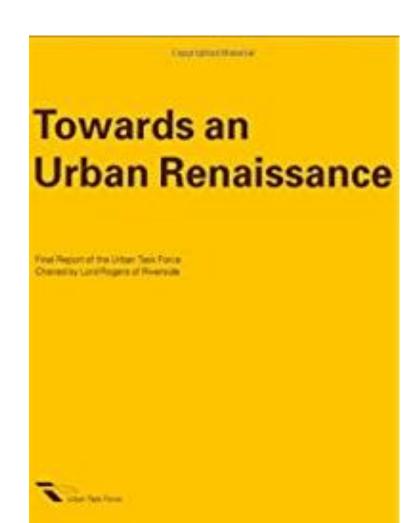








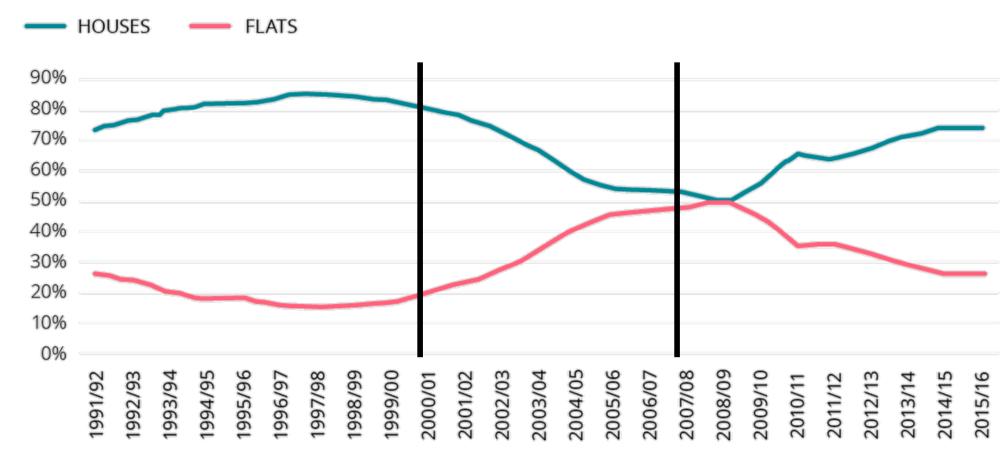








% of new build completions



SOURCE: DATALOFT, DCLG (2016)





Local Planning Howsborities









The voice of the home building industry

www.hbf.co.uk | 0207 960 1600 | twitter: @homebuildersfed



