

Planning Update including Environmental Regulations

Charles Collins

Head of South East Planning

Out with the Old



In with the New !



- Liz Truss, PM
- Simon Clarke, SoS DLUHC
- Jacob Rees-Mogg, SoS Business, Energy and Industrial Strategy
- Lee Rowley to become Housing / Planning Minister ?

What do we know so far...

Liz Truss: I'll put an end to 'Stalinist' housing targets

Foreign Secretary declares she will deliver 'biggest change in our economic policy for 30 years' to tackle decades of low growth



Simon Clarke MP @... · 13/05/2021

Today the land that houses are built on accounts for 72% of its sale value. In 1995, it was 55%, while in the 1950s it was roughly 25%.

Meanwhile the Green Belt has more than doubled in size since 1979, from 721,500 hectares to 1.6 million hectares - much of which isn't green.

Housing Addressed:

Freeing up land, while protecting the environment

Simon Clarke MP
September 2018

FREE R

Jacob Rees-Mogg, who decried 'climate alarmism', to take on UK energy brief

Planning Changes and their Implications

**National
Development
Management
Policies**

**Strengthening of
Development Plan**

**Local Plans and
Five Year Housing
Land Supply**

Design Codes

Strategic Planning

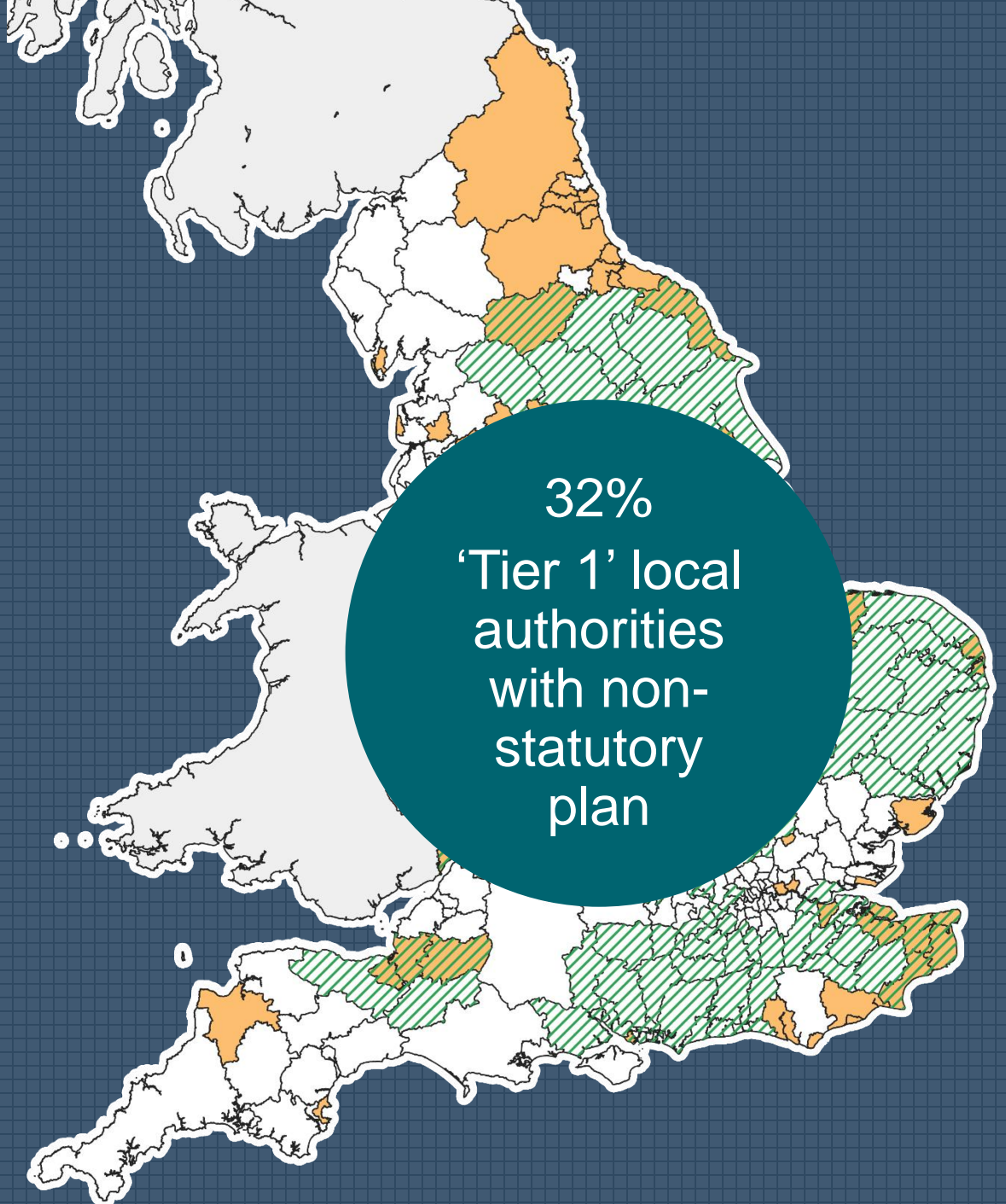
**Infrastructure
Levy and Section
106**

“By 2030, every part of England that wants one will have a devolution deal with powers at or approaching the highest level of devolution and a simplified, long-term funding settlement.”

Levelling Up White Paper



33%
'Tier 1' local
authorities
with statutory
plan



32%
'Tier 1' local
authorities
with non-
statutory
plan

Further planning delays are inevitable – both for immediate land and strategic land

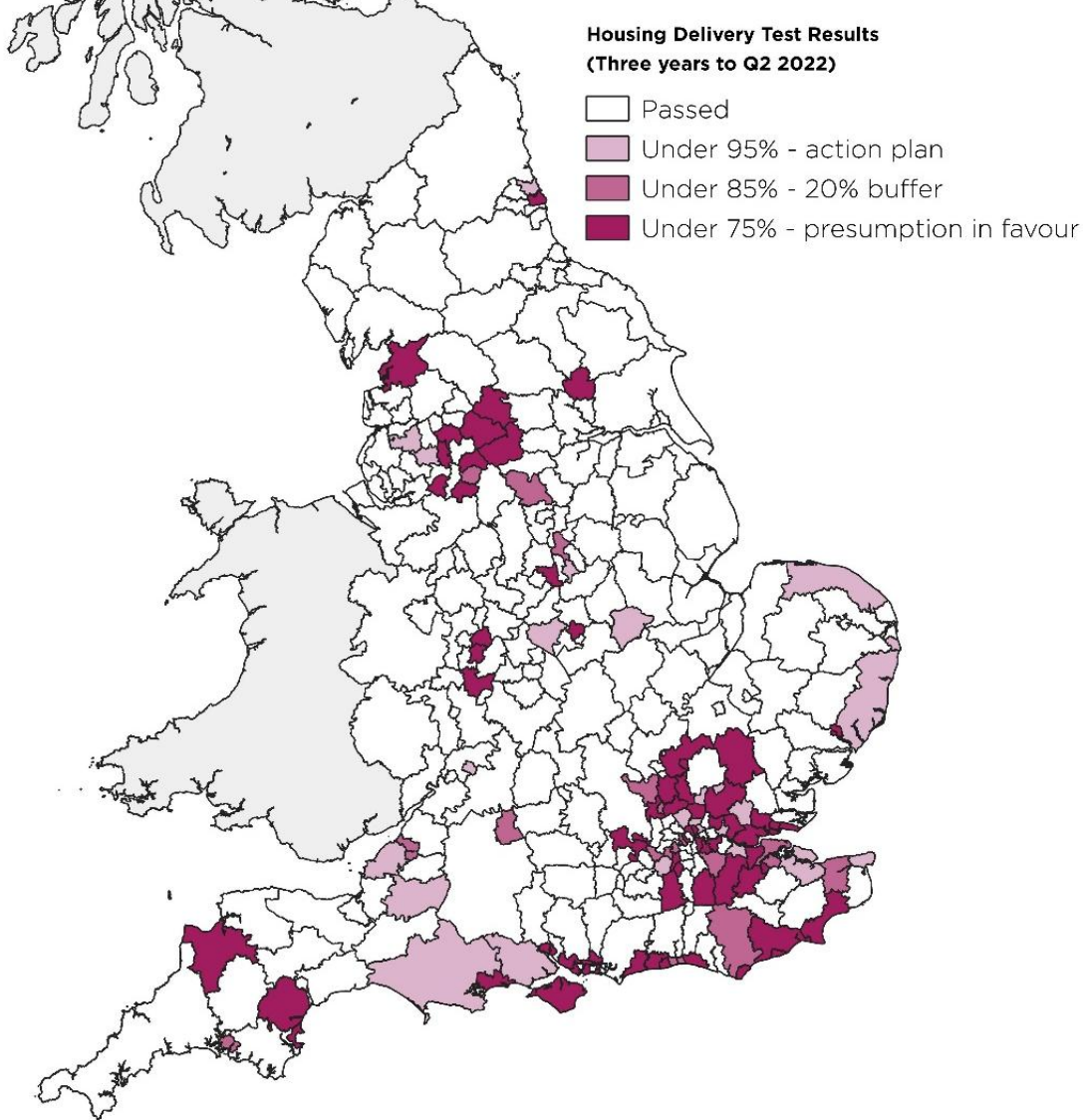
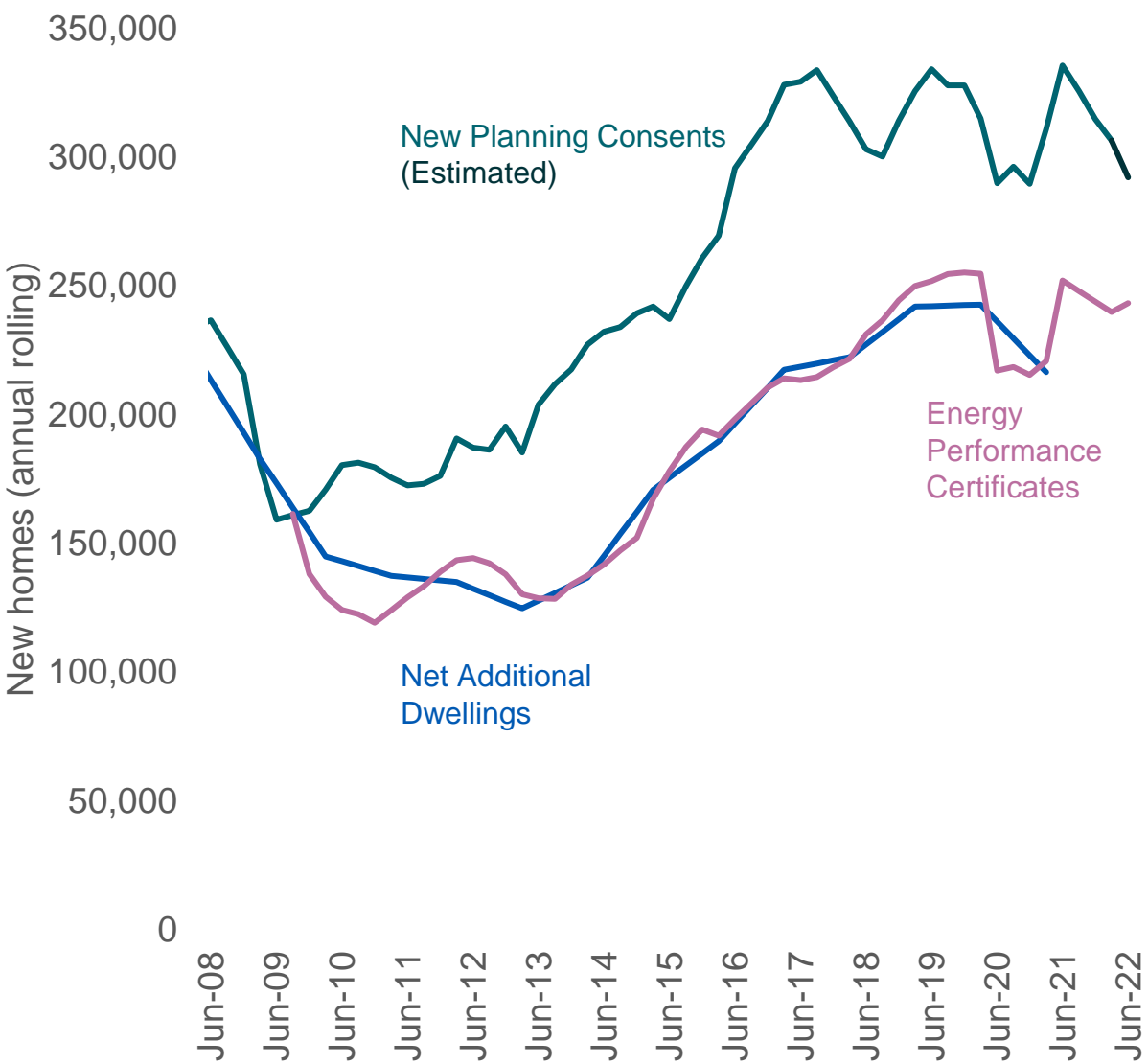
At least 16 local authorities have put their Local Plan on pause or withdrawn

The Environment taking a more important role

A more pragmatic approach to the Green Belt ? Perhaps, but expect change to housing numbers

The English National Picture

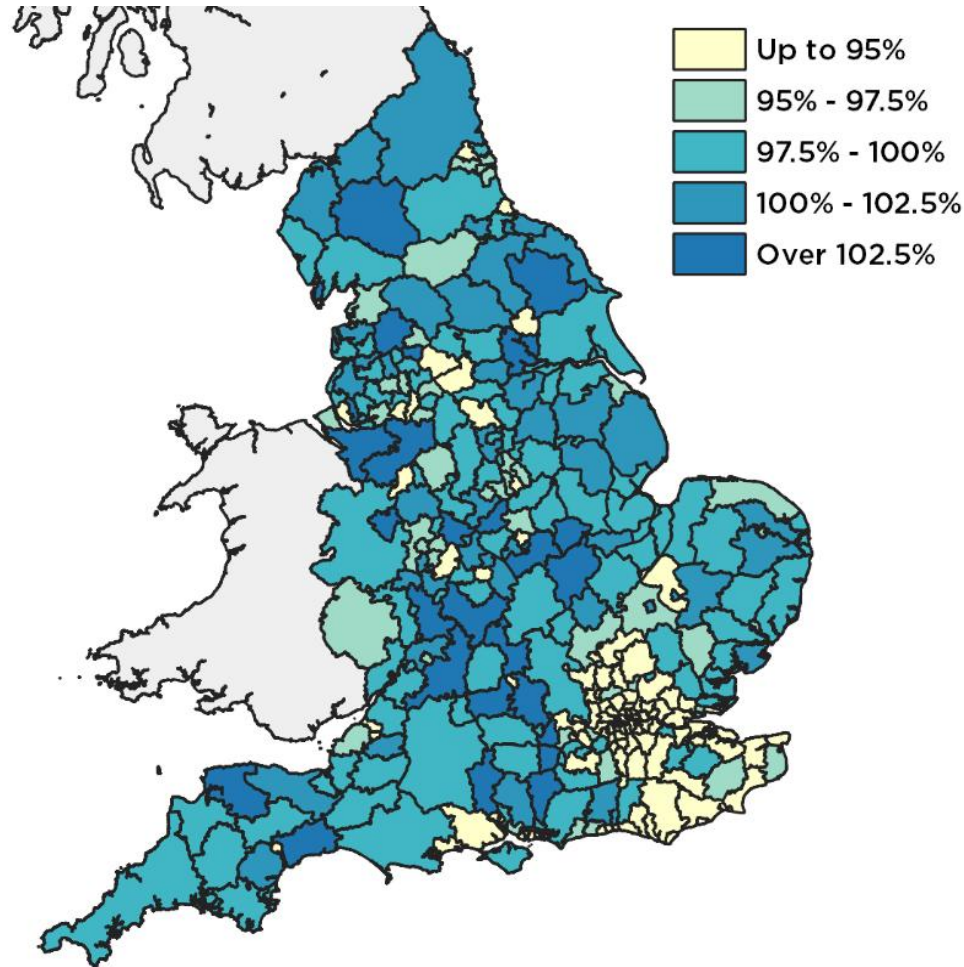
Planning consents fall below 300k government target for England



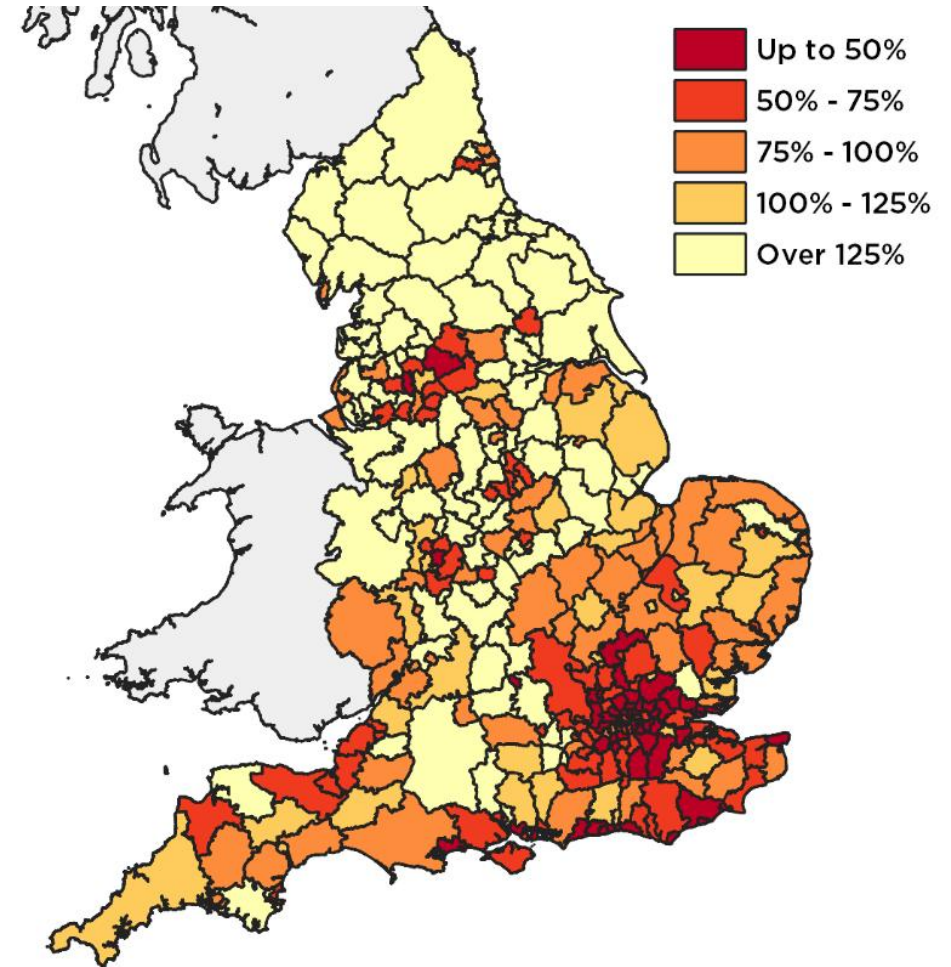
Source: DLUHC Live Tables and ONS

Households are much lower than previous projections in areas that have historically failed to meet need...

2021 Census households as a proportion of 2014-based household projections

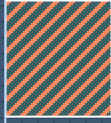


Average annual delivery (five years to 2021) as a proportion of annual housing need



Post NPPF plan

Local Plan is due for review



9%

Review of Local Plan is in progress



39%

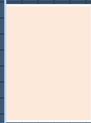
Local Plan has been reviewed or adopted in the past five years



29%

Pre NPPF plan

Draft Local Plan has been submitted to Secretary of State for examination



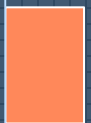
7%

Draft Local Plan is in preparation or has been published

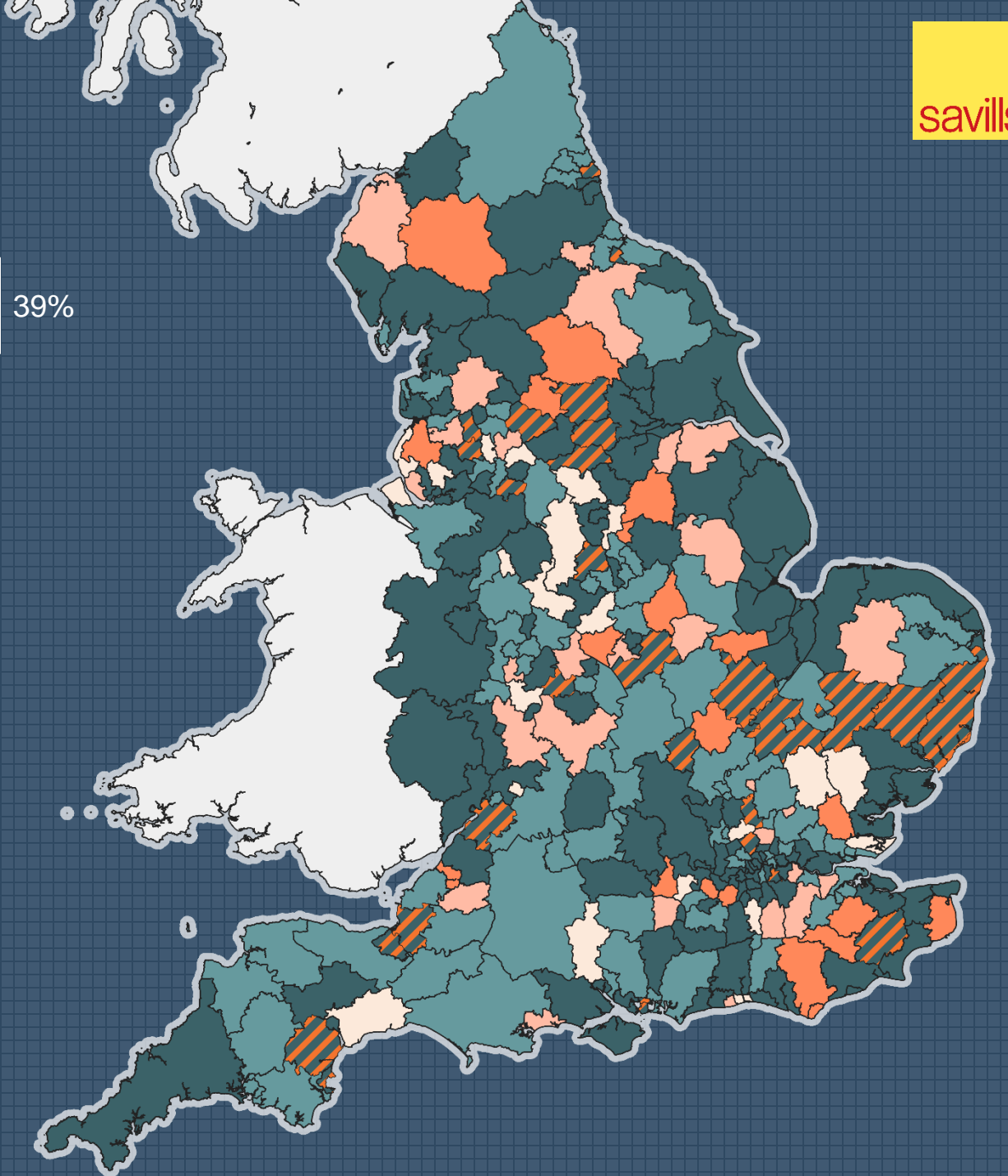


9%

Collection of data and evidence, issues and options consultation



6%



Lack of land supply confirmed at appeal
in the year to March 2021



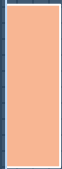
10%

Local authority has published < 5 years



24%

Local authority has published > 5 years,
Savills calculates < 4.5 years



5%

Local authority has published > 5 years,
Savills calculates 4.5 - 5.5 years

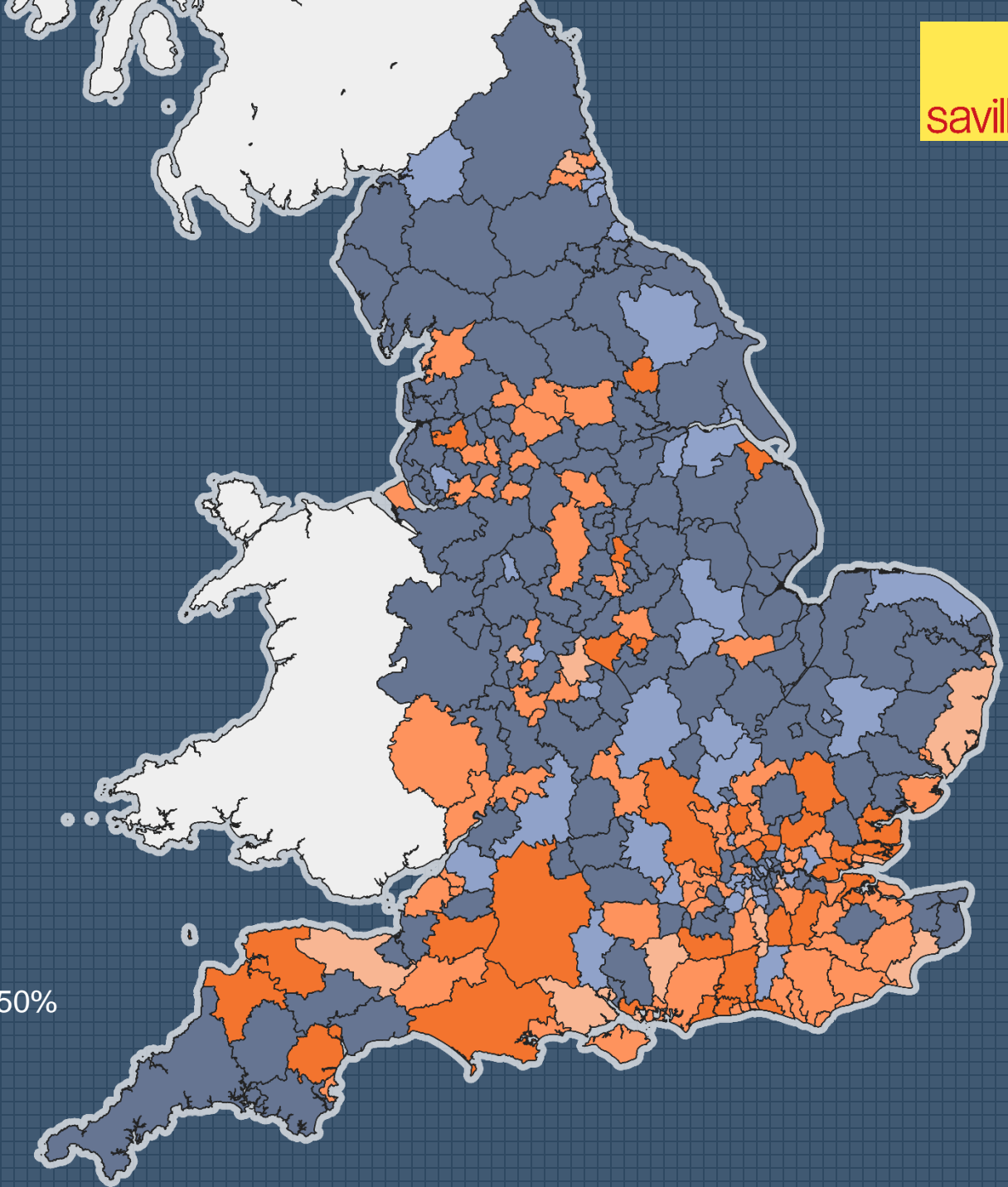


12%

Local authority has published > 5 years,
Savills calculates > 5.5 years



50%



Nutrient Neutrality

- The 'Dutch case'
- Large swathes of the UK
- Circa 100,000 homes in abeyance
- Mitigation:
 - Taking land out of agricultural production
 - Private Sewage Treatment Works
 - Wetlands / Reedbed Systems
- Government focus now – expect changes, perhaps to the Habitats Regulations ?

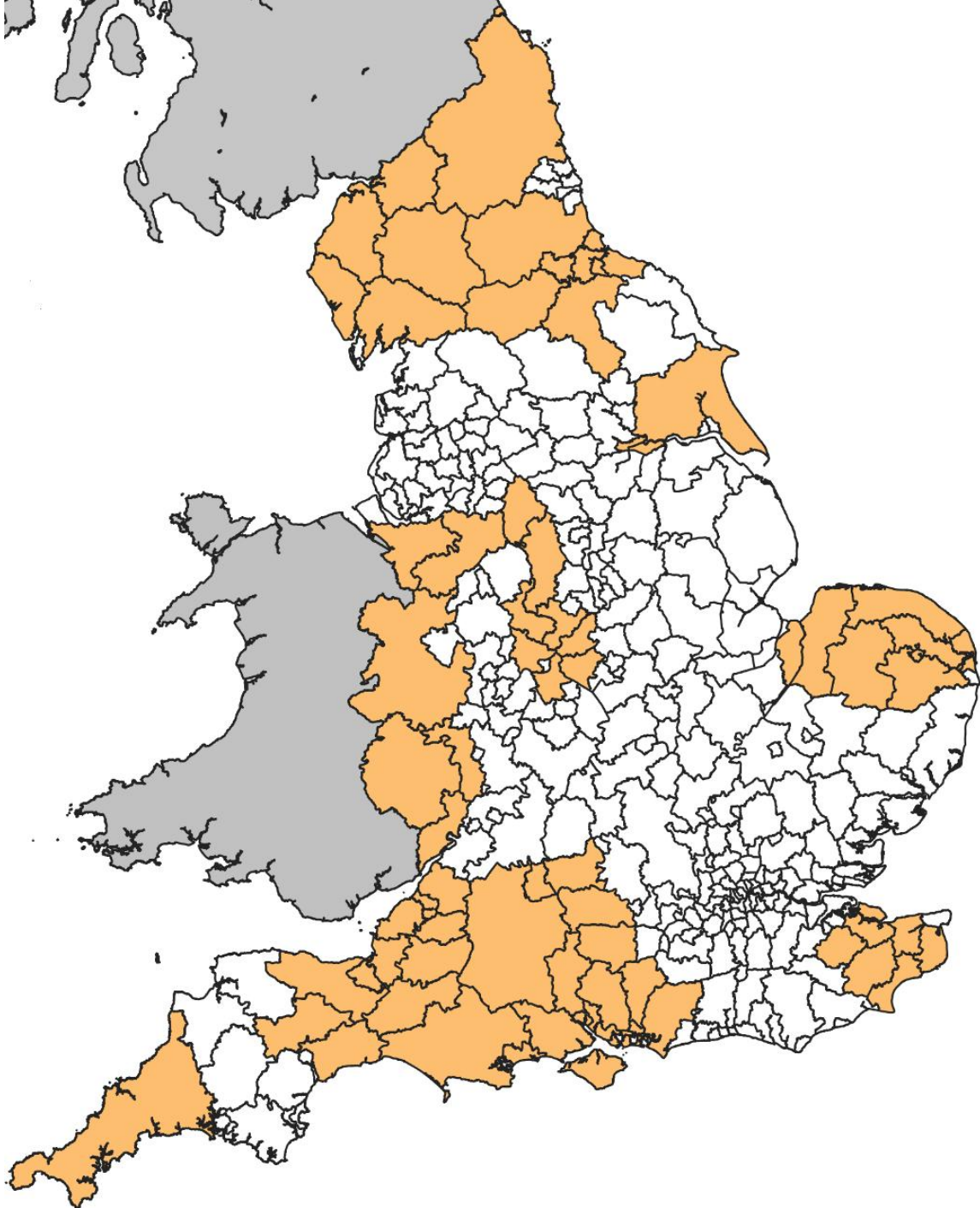
Wetlands protection law delays building of new homes in England

Up to 120,000 new homes halted in areas including Eden Valley and Norfolk Broads due to 'nutrient neutrality' rules



Housebuilders hit out at UK rules to protect waterways

Developers complain guidance to tackle dangerous levels of nutrients in waterways is making projects unviable



Nutrient neutrality

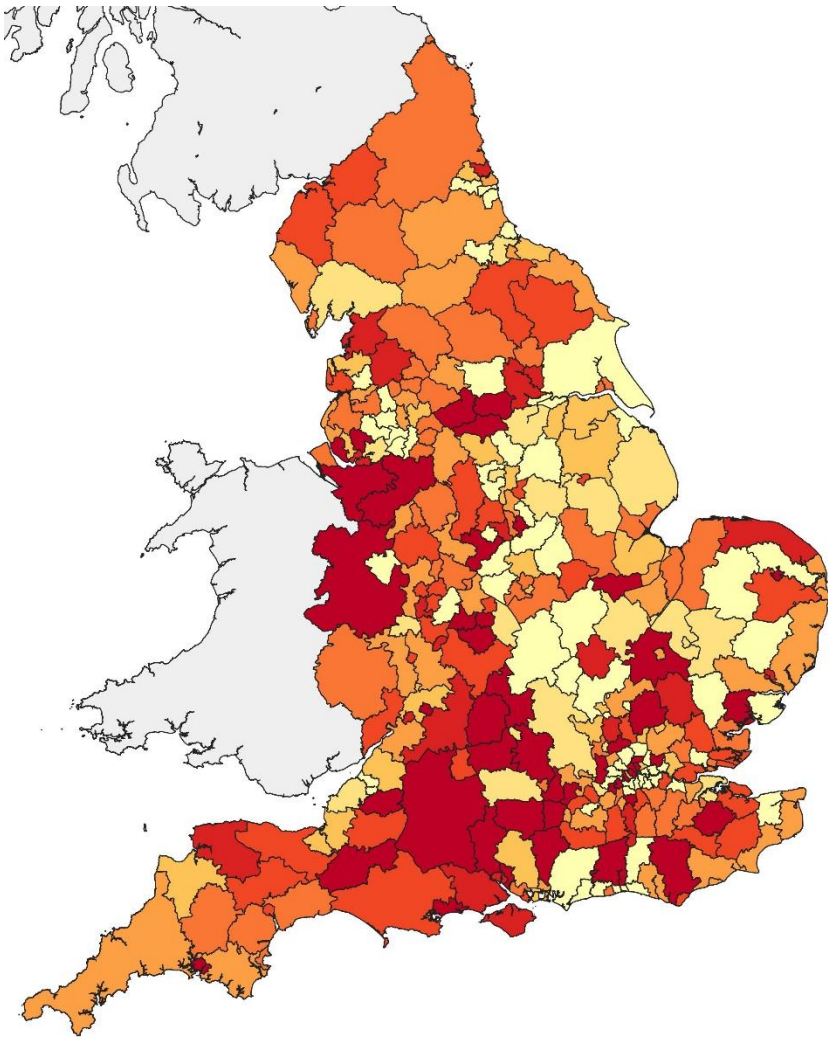
74 LPAs

currently affected across the country

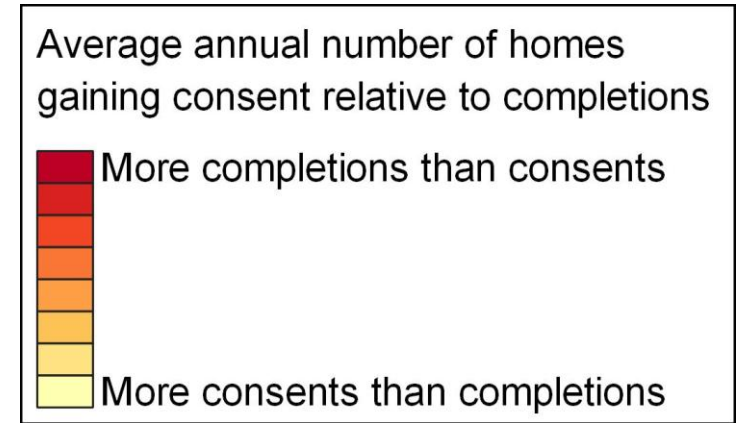
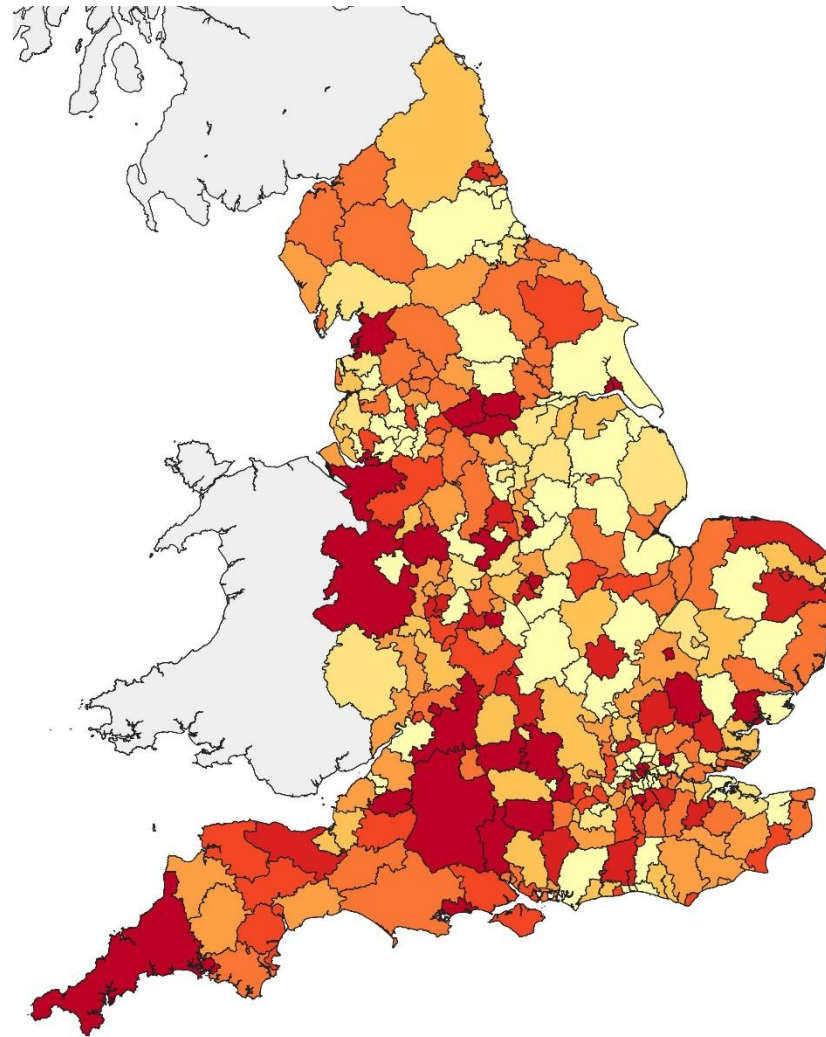
50% - 70% homes planned in these areas
could be at risk based on analysis in the south

There is a squeeze on consented land, particularly in areas affected by Nutrient Neutrality

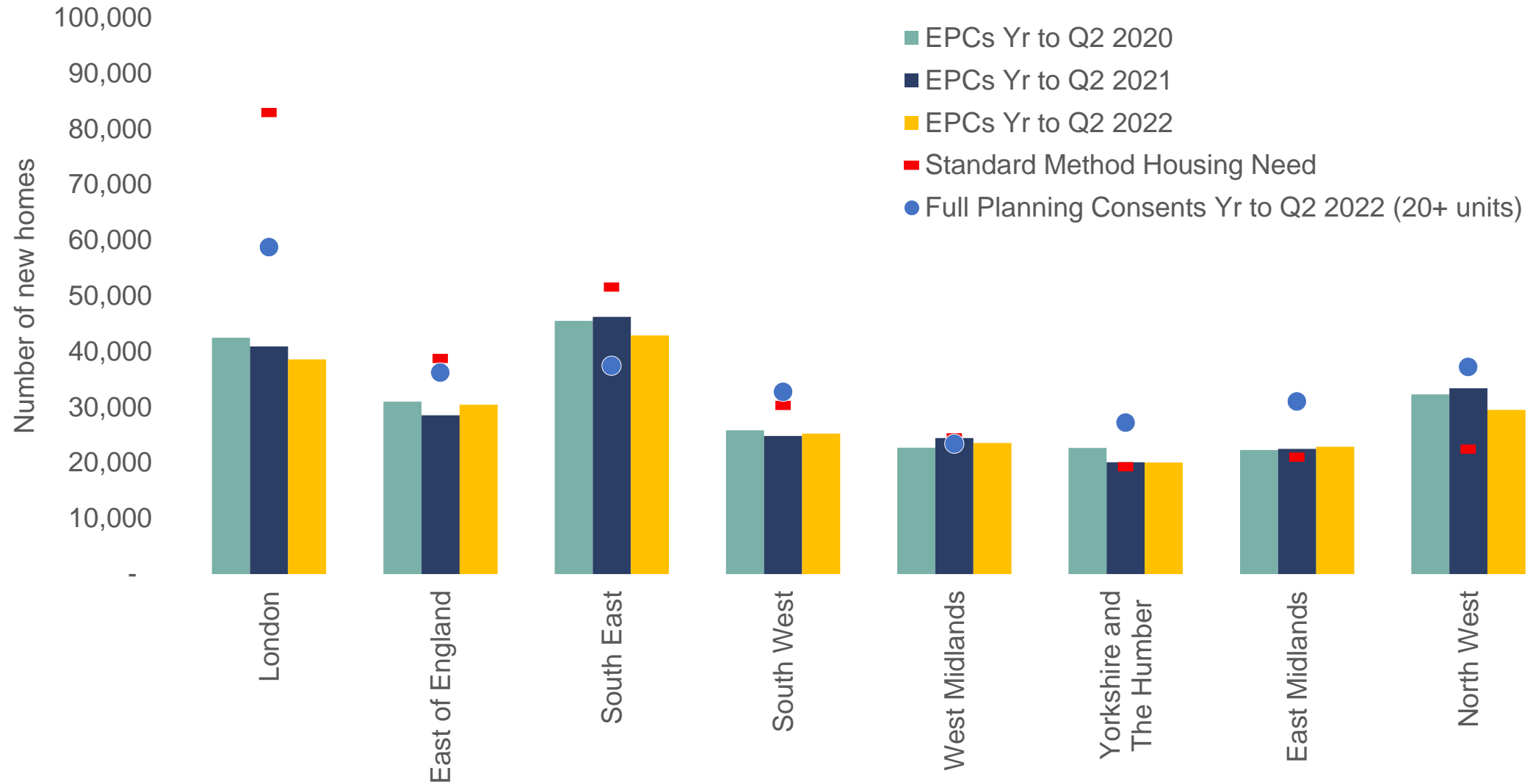
Average annual consents vs completions
(three years to Q1 2022)



Average annual consents vs completions
(five years to Q1 2022)



Planning challenges - completions to meet plans in the North, plans to meet needs in the South



Other Key Developments...



Water Neutrality

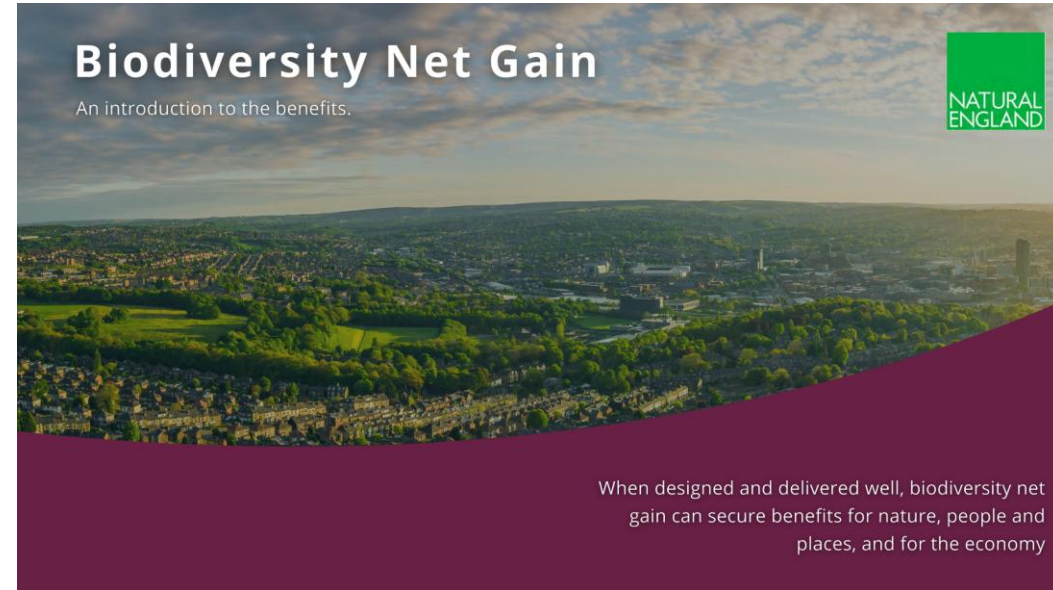
4 LPAs

Thankfully only present in West Sussex

- Interaction of WRMS with Habs Regs
 - Moratorium on most development
- Water Neutral impossible on most sites
 - Retrofit possible, but complex
 - 80 / 100 l/p/d targets
- Natural England, Environment Agency and Water Company positions may differ
- Local Plans to solve the issue ? Or wait for revised WRMS or Habs Regs ?

Biodiversity Net Gain

- Environment Act - 9th November 2021
- 10% BNG is not yet enforceable
- 10% is a minimum
- Secondary legislation required
- Winter 2023 - Biodiversity net gain mandatory
- Few exemptions to providing 10% BNG



Biodiversity Net Gain

Onsite (units)

Offsite (units)

Statutory Credits (2023 onwards)

Potentially in full or combination

Only if units not available



Strong Preference of LPAs/
Tensions re: developable area
/ GI provision



There is potential to purchase /
secure additional land expressly
for the purposes of BNG.



Purchase Credits ? 'Habitat
Banks'.

A Brave New World...?

What does the future hold...

LPA Resourcing

Levelling Up

The Environment

Politics

Hiatus to 2024?

The Daily Telegraph BRITAIN'S BEST QUALITY NEWSPAPER PM pledges no homes on green fields

Johnson signals softening of planning overhaul in conference speech after Tory voter backlash

By Ben Riley-Smith, Lucy Fisher and Christopher Hope

BORIS JOHNSON yesterday said houses should not be built on "green fields" as ministers abandoned proposals for an overhaul of planning rules. In a clear signal to the Tory heartlands that he had heard their concerns, the Prime Minister used his party conference speech to acknowledge fears that the countryside could be "swallowed by ugly new homes".

The comments reveal a change in strategy after a Tory voter backlash over planning reforms led to the party losing the safe seat of Chesham and Amersham in a June by-election.

The Daily Telegraph understands the most contentious aspects of the biggest overhaul of the planning system in 70 years have effectively been ditched, with ministers beginning again to find changes that will be less radical but more palatable to Tory MPs. Increasing construction on "brownfield" sites - reusing land that has been built on in the past - will be the new focus.

There are even discussions within the Cabinet about whether the Tories should alter their manifesto target to build 500,000 homes a year.

On planning, Mr Johnson said: "You can see how much room there is to build the homes that young families need in this country, not on green fields, not just jammed in the south



Uproar in the garden of England at homes plan that could 'swallow up' villages
The Observer
Housing



Thank you
