

Has the localism genie been put back in the bottle?

HMI – 3 October 2024

Sam Stafford, Planning Director
Home Builders Federation



OPEN SOURCE PLANNING GREEN PAPER



Impacts of Neighbourhood Planning in England

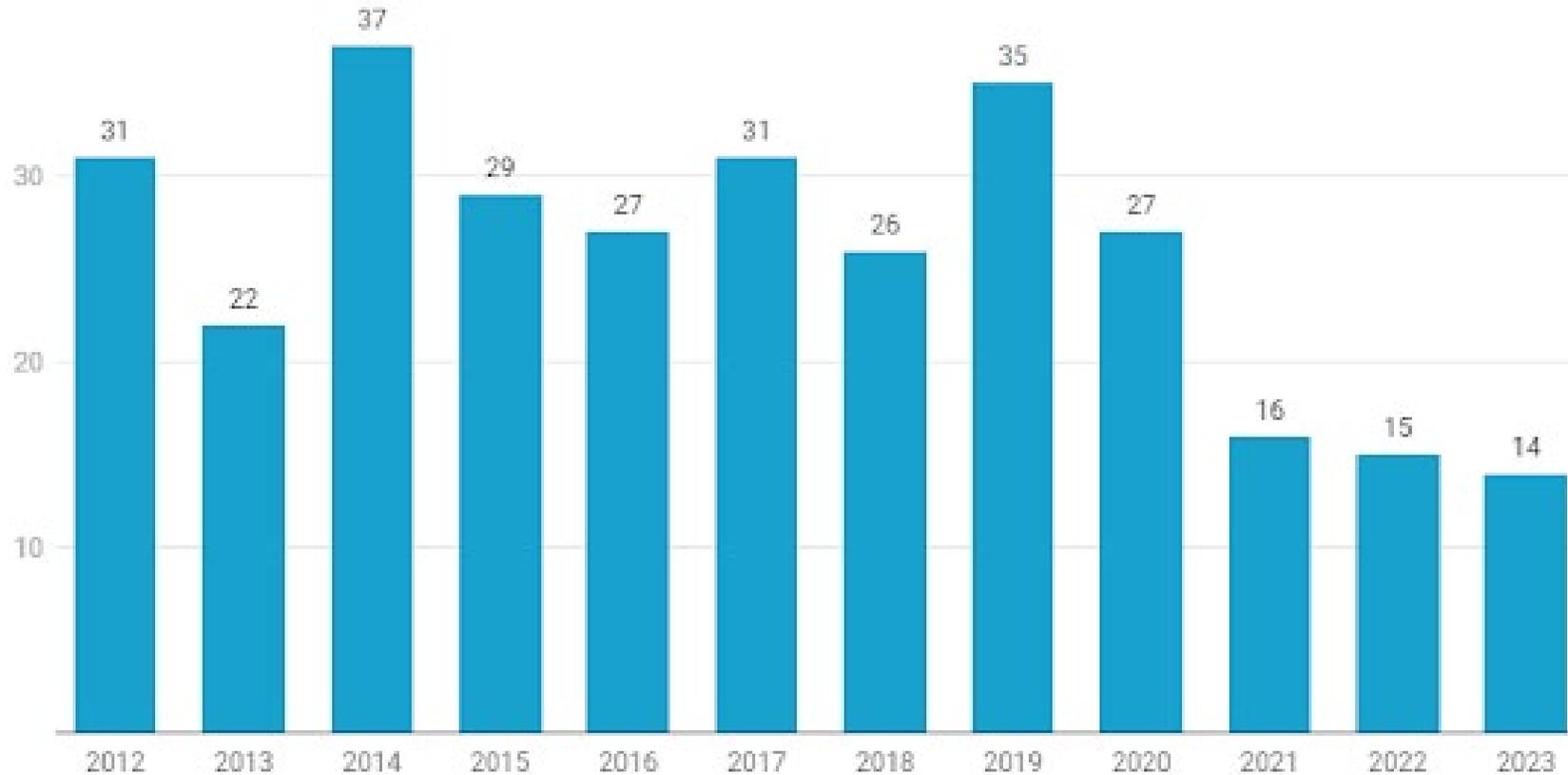
Final Report to the Ministry of Housing, Communities and
Local Government

May 2020

Prof. Gavin Parker (University of Reading)
Dr Matthew Wargent (University of Reading)
Dr Kat Salter (University of Birmingham)
Dr Mark Dobson (University of Reading)
Dr Tessa Lynn (University of Reading)
Dr Andy Yuille (Lancaster University)
and Navigus Planning



Number of local plans adopted each year, 2012-2023

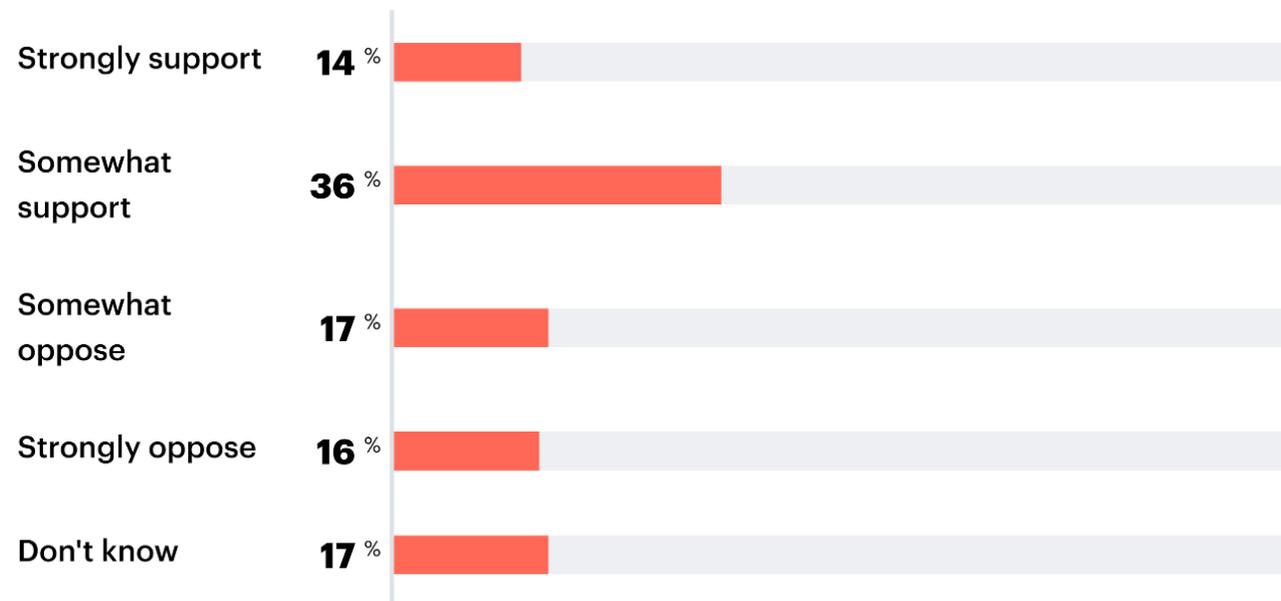


Source: Planning's local plan tracker - [Get the data](#) - Created with [Datawrapper](#)



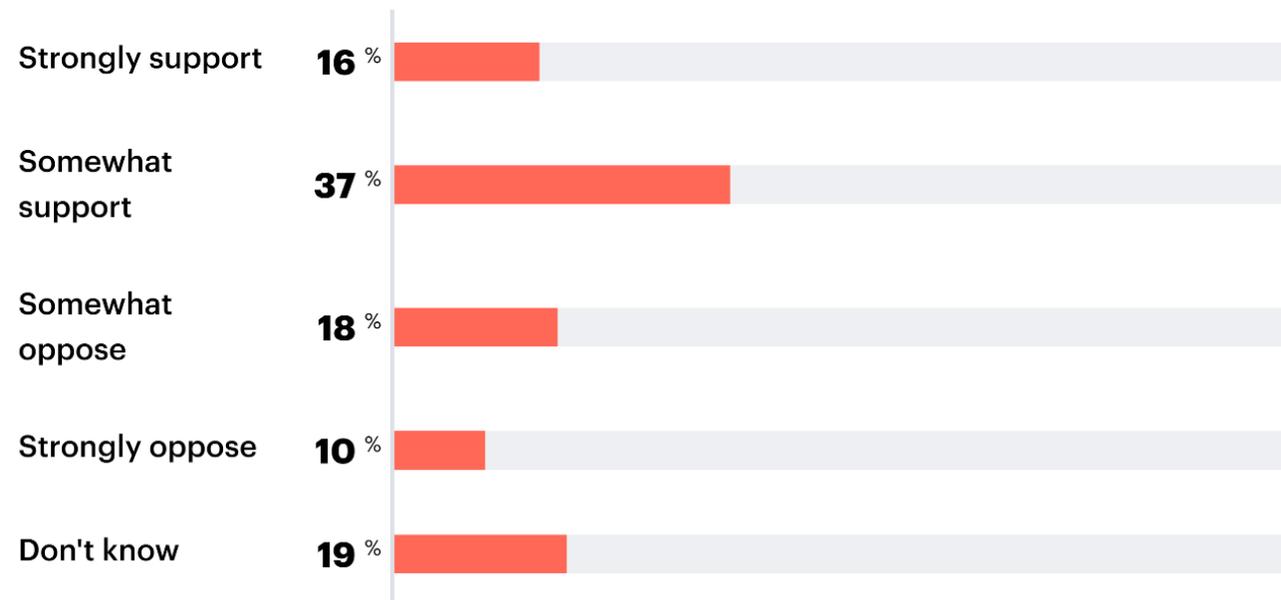
Would you support or allow low-quality green belt such as scrubland and car parks to be released for housing development?

All adults (2267 GB adults - 10 October 2023)



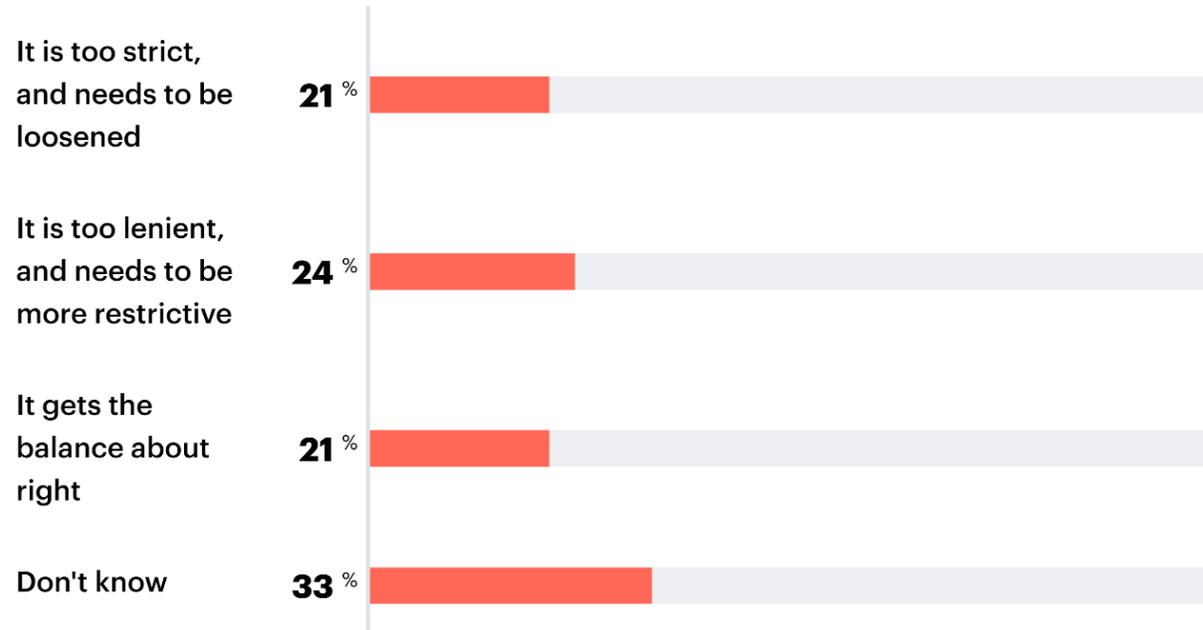
Would you support or oppose building new town-sized settlements in the UK in areas with significant unmet housing need?

All adults (2267 GB adults - 10 October 2023)



From everything you've ever seen and heard about the UK planning system (i.e. the rules on housebuilding), is it your impression that...

All adults (2267 GB adults - 10 October 2023)

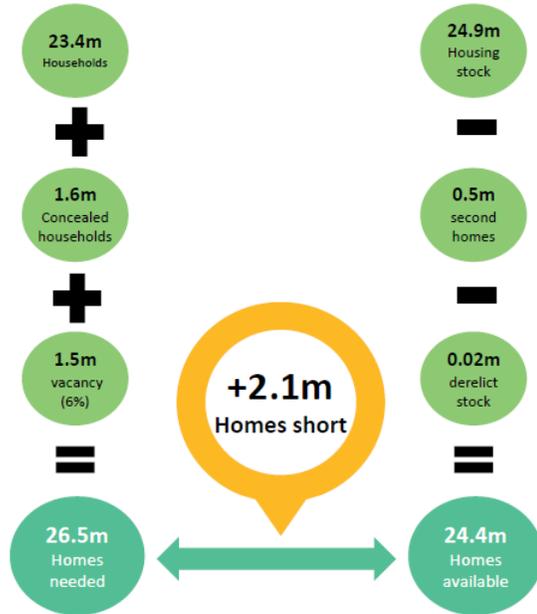






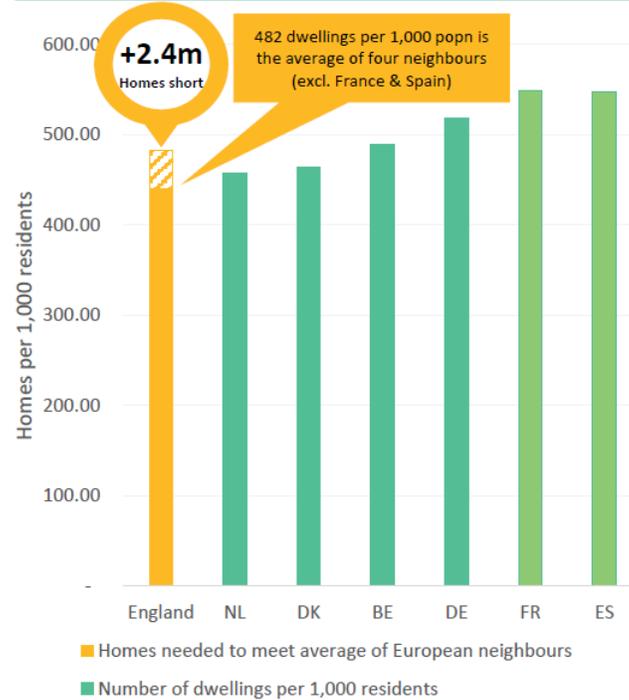


We have a backlog of 2.1m to accommodate those who currently need a home



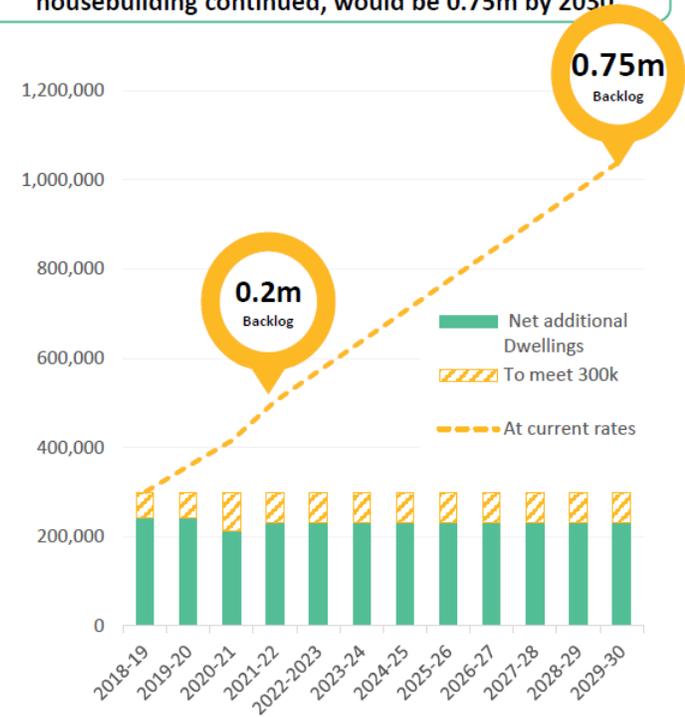
Source: Census 2021, English Housing Survey / Lichfields analysis
 Figures may not sum due to rounding. 2021 Base Date. Target vacancy rate of 6% based on lower range of averages from OECD

2.4m extra homes would match the homes per capita average in comparable northern European neighbours



Source: OECD / Census 2021 / Lichfields analysis. 2021 Base Date. Benchmark based on Netherlands, Denmark, Belgium and Germany

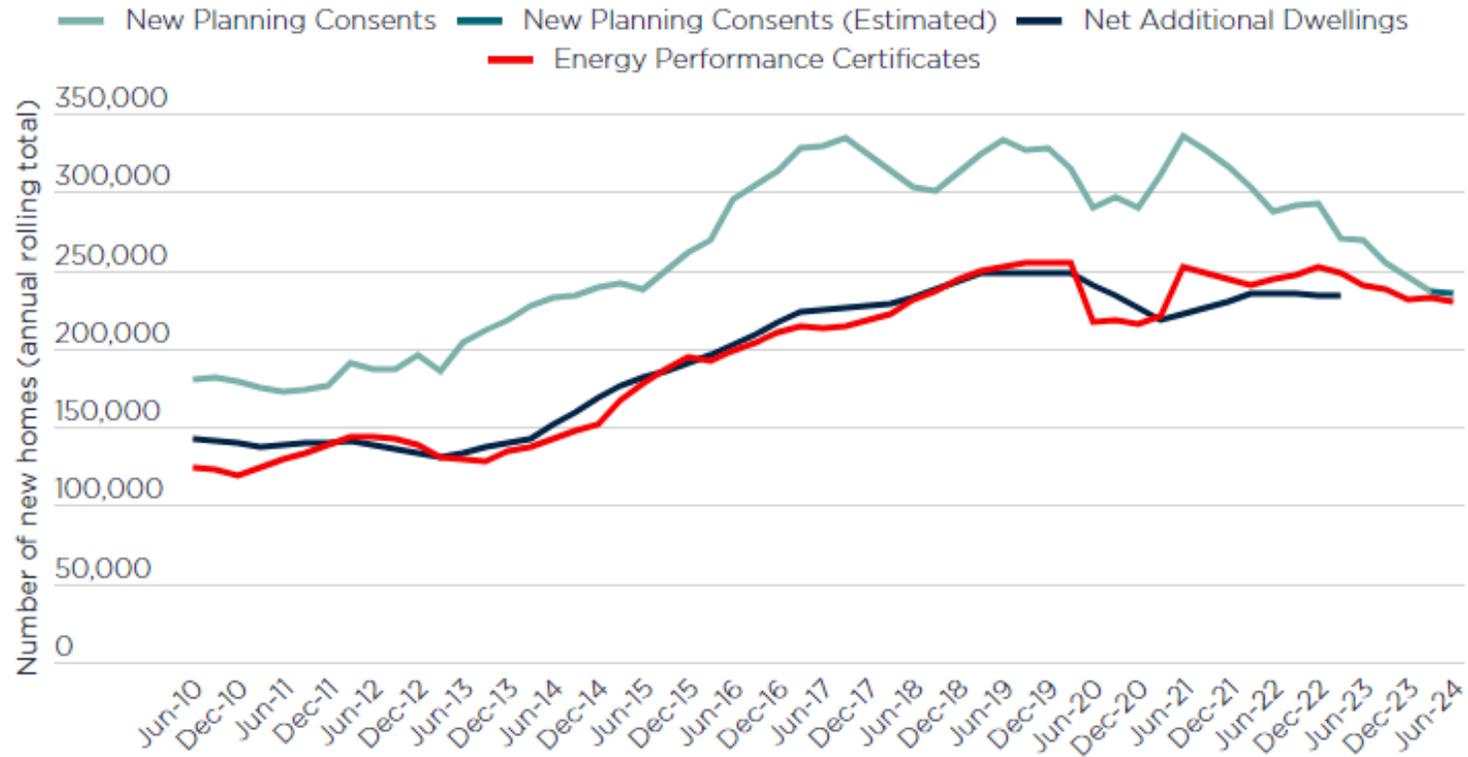
Since 300K became a national target in 2018, the backlog is already 200k and if current rates of housebuilding continued, would be 0.75m by 2030



Source: DLUHC / Lichfields analysis compounding growth of backlog, assuming 230K per annum net additions from 2022



Figure 3 Current delivery stagnates at c. 230k new homes, while consents remain low



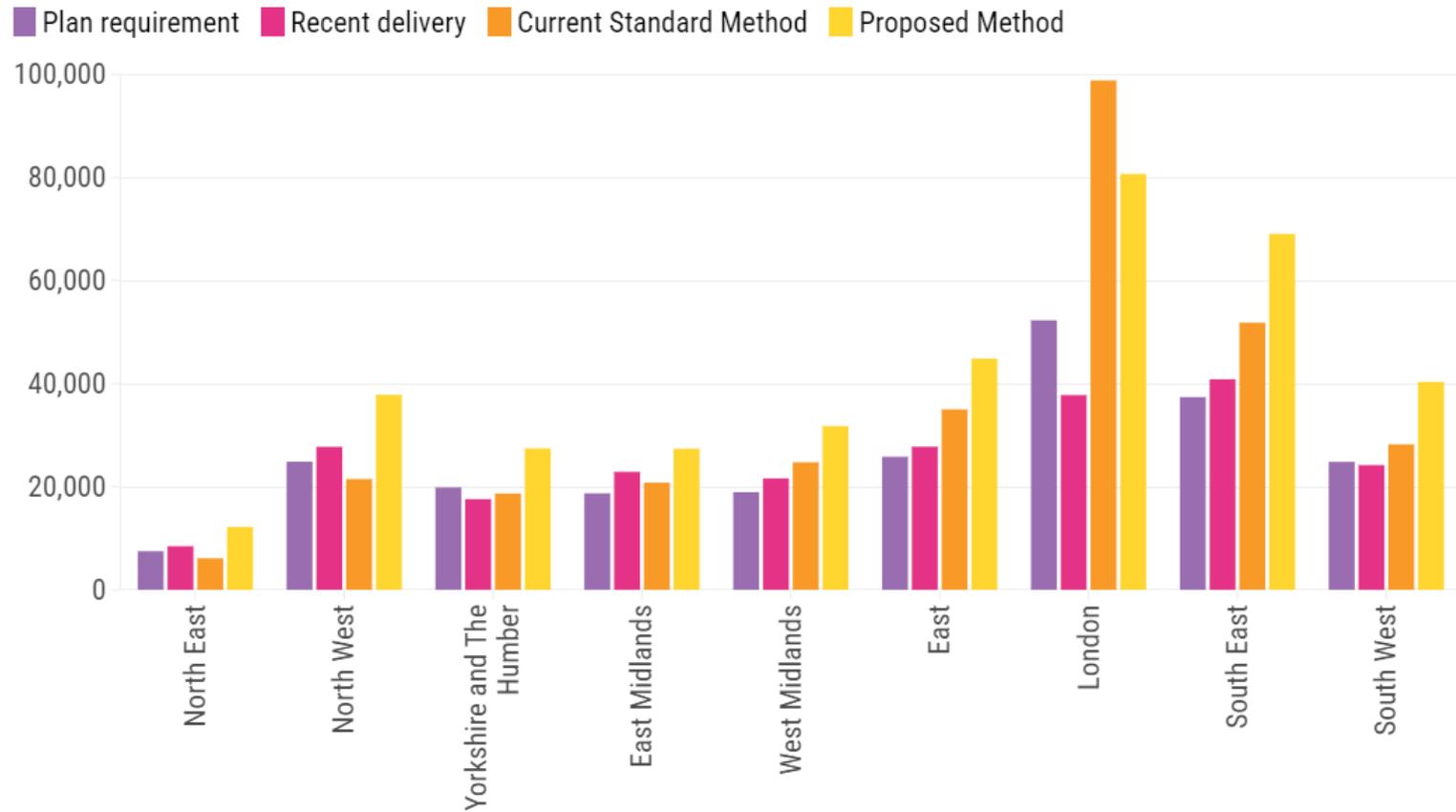
Source: MHCLG Live Tables 122, NBI, HBF, Glenigan (only 10+ units)




Department for
Communities and
Local Government

Fixing our broken
housing market





Source: MHCLG / Lichfields analysis







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