

Planning in an Age of Uncertainty

Minutes of the Joint annual conference hosted at Dentons by Cambridge University Land Society, National Planning Forum, London Planning and Development Forum and Association of Consultant Architects on Tuesday 20th March 2018. Full minute at planninginlondon.com > LP&DF

The rich diversity of hosts attracted an equally wide range of experienced speakers and a lively collected audience of some 80 associated built environment professionals.

Brian Waters welcomed everyone and explained that CULS now has just over 1,000 members.

The keynote address "Building a Britain Fit for the Future" was given by Steve Quartermain MHCLG Chief Planner. It centred on recent major publications and consultations issued in early March 2018:

- Draft National Planning Policy Framework
- Explanatory consultation paper, including further policy questions
- Reforms to developer contributions
- Rules for the Housing Delivery Test
- Draft guidance on viability – other guidance over coming days
- Formal Government responses to:
 - Housing White Paper Fixing our broken housing market
 - Local housing need consultation Planning for the right homes in the right places
 - Research on developer contributions
 - Available <https://www.gov.uk/government/consultations/national-planning-policy-framework-and-developer-contribution-consultations>

These are the key elements in a raft of new Department initiatives which range widely to include the draft of the new National Planning Policy Framework (NPPF), a requirement for review of Local Development Documents every five years, coming into force on 6 April, Requirement to update content of Statements of Community Involvement (commencement regulations made in January), Updates to neighbourhood planning processes, (in force on 31 January), Neighbourhood Planning Support Programme 2018-22, Planning Delivery Fund, Housing Delivery Test, Enhancing the Community Infrastructure Levy, and Local Plan Interventions.

- NPPF Consultation Proposals March 2018 and draft text (which in particular he urged everyone to read)
- Draft Viability Guidance

- Housing Delivery Test Measurement Rule Book SQ summarised the NPPF consultation proposals and highlighted specifics as follows:

Chapters 2-4: Sustainable development, planning, decision-taking

- Presumption in favour of sustainable development (with economic, social and natural, built and historic environmental objectives)
- Appropriate plans for appropriate places: revised in light of NPA 2017
- Plans to reflect local industrial strategies and deliver "net gains" for environment
- Decision-taking largely unchanged
- Introduces statement of common ground
- New soundness test as proposed in White Paper

Chapter 5: Delivering a sufficient supply of homes

- Standard method of assessing local housing need
- Housing Delivery Test as proposed at Budget 2017
- 5 year land supply can be agreed on annual basis
- 20 per cent small sites – but welcome views in consultation
- 10 per cent sites for affordable home ownership
- Plan policies should cover needs of particular groups

Chapter 11: Making efficient use of land

- Support use of brownfield, airspace, public sector land
- Expect unused retail/ industrial used for housing in areas of high demand
- Density: optimise land use, minimum density standards, tested in plans
- Refuse applications which fail to make optimum use of land
- Regular reviews of allocated land
- Density and form to reflect character of an area

Chapters 13-15: Environment & Green Belt

- Exceptions test for Green Belt release
- Clarify exception test policy for flood risk areas

RP4BW-MH-DR-CULS v2 NPPF/CULS/P&DF/ACA
Tuesday 20th March at Dentons, 1 Fleet Place EC4M 7WS
1.30 FOR 2.00pm followed by drinks

Planning in an age of uncertainty

2.00pm Welcome/introductions Brian Waters

2.10 **Keynote: The Government's agenda for planning**
Steve Quartermain (MHCLG Chief Planner)
Q&A

2.25

2.45 **Making places for people** Moderator: Lee Mallett
• At Old Oak Common and Park Royal Development Corporation Victoria Hills (CEO)
• By building up Riette Oosterhuizen (HTA)
• By supporting housing development across England Lindsey Richards (Head of Planning, Enabling and Design @ Homes England)
• By looking after the elderly Guy Flintoft (Pegasus Life)
3.40 **Panel discussion and Q&A** with Amit Malhotra (Telford Homes)

4.00 **Break**

4.20 **Updating the law and policy** Roy Pinnock (Partner: Dentons)
Q and A

4.35

4.45 **Reforming planning** Moderator: Andrew Taylor (NPF)
• Strategic Planning – the Government's direction of travel Catriona Riddell (Catriona Riddell Associates)
• How might we pay for it? Robert Smith (Head of Strategic Land, Carter Jonas)
• Housing for Britain Dan Lewis (Institute of Directors)
5.30 **Q&A**

5.45 **Living with uncertainty?**
Paul Finch (editorial director: Architects' Journal & Architectural Review)

6.00pm **Networking reception sponsored by Dentons**

Host: Roy Pinnock.
Brian Waters, Chairman, CULS APEC Forum and LP&DF, president ACA
Moderators: Mike Hayes, Secretary National Planning Forum, Andrew Taylor, chairman NPF and Lee Mallett, Planning in London and London Evening Standard
BOOK AT: <https://goo.gl/EZj1> or call 01638 507843

- Greater protection for ancient woodland
- "Net gain"
- Any Green Belt removal should be offset by improvements in quality/ access
- Brownfield land in Green Belt can be acceptable development

Other changes

- New chapter on design (He elaborated that there is to be a conference on this in April to stress good quality placemaking)
- Transport to be considered from earliest stages of plan-making
- Clear expectation on planning for public safety
- Prioritise full fibre connections to new & existing development
- Transitional arrangements – NPPF will apply immediately...
- ...but 6 months to submit plan under existing NPPF

Consultation closes 10 May

- Publish final NPPF in summer before the recess >>>

• Respond to:

<https://www.gov.uk/government/collections/National-Planning-Policy-Framework-and-developer-contribution-consultations>

SQ stressed that strategic policies should include an overall strategy for the pattern and scale of development proposed rather than the most appropriate strategy.

Asked by BW how much longer the revised NPPF will be SQ said it was three per cent shorter.

Michael Bach asked why the test for objectively assessed need for town centre uses should be tougher than for housing which SQ said was not the right focus for the present discussion.

Peter Eversden drew attention to different opinions between MHCLG and GLA over assessments of figures of housing need in London which SQ said would need to be the subject of further discussions with the Mayor. SQ also added that whatever figure is decided upon will be a minimum not a maximum.

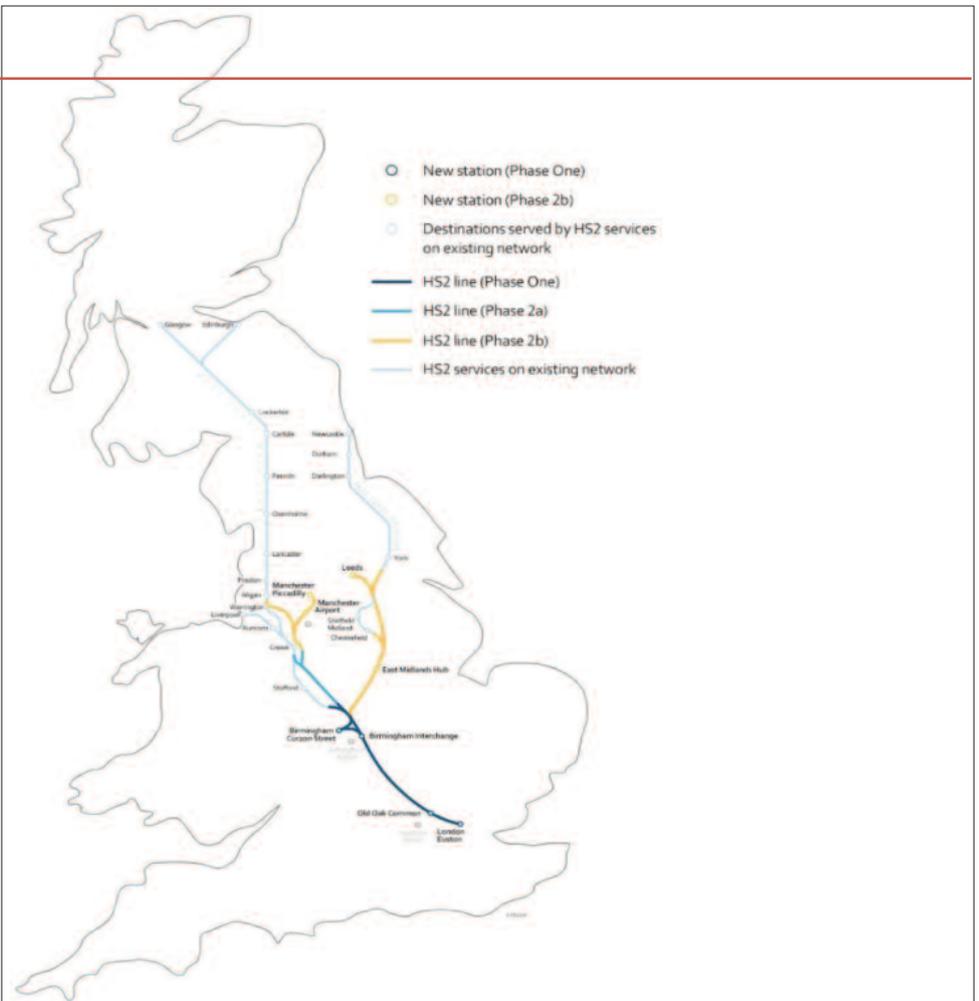
Catriona Riddell stressed that the most appropriate development strategy should be infrastructure led and was concerned that most planmaking had lost the ability to develop an adequate long term strategy. West Oxford for example has a scheme needing £100,000 in three years. SQ said that MHCLG would be writing to all Councils this week regarding housing need, particularly where plans are considered sound but need immediate review and stiffening.

Paul Finch noted that good design justifies a separate section in the draft NPPF (12. Achieving well-designed places). Drummond Robson suggested that the status of Quality Masterplans in plan-making is worthy of fuller consideration given the far greater control of formal applications which should have good masterplans as their context. (See also Creating Quality article in this PiL) SQ said that this was to be the subject of a conference in April.

The chairman thanked Steve Quartermain and invited Lee Mallet to introduce a panel for the theme Making places for people. The panel and topics included

- At Old Oak Common and Park Royal Development Corporation Victoria Hills (CEO)
- Building up Riette Oosthuizen (HTA)
- Supporting housing development across England Lindsey Richards (Head of Planning, Enabling and Design at Homes England)
- Looking after the elderly Guy Flintoft (Pegasus Life)
- And a Panel discussion and Q&A with Amit Malhotra (Telford Homes)

Lee said that there is a need for a narrative in this period of uncertainty and lack of confidence because planning has not been delivering to realise



- 2026 Old Oak Station opens: HS2, Crossrail and the Great Western Mainline
- 250,000 passengers per day
- 90% the size of Waterloo station
- £1bn Government investment at Old Oak
- 3 new and 2 improved stations
- 202 trains at peak across Old Oak
- 10 rail lines
- 8 min from central London
- 10 min from Heathrow
- 38 min from Birmingham

For further Old Oak Common images see pages 43 and 44

the housing numbers needed.

Old Oak Common Development Corporation. As its Chief Executive Victoria Hills demonstrated the plans to integrate transport connections at Old Oak Common in what she described as a superhub station comprising HS2, The Elizabeth Line and Network Rail coming together where these meet London. It is to be the largest subsurface station in the UK. She summarised the content of the Old Oak Common DC 2016-2019 strategic plan. https://www.london.gov.uk/sites/default/files/strategic_plan_2016-2019.pdf

She also explained that she was to take up the post of Chief Executive at RTPi from April 16th replacing Trudi Elliott.

Victoria Hills spoke too of the three distinct areas of the development corporation area, and the laudable aims of balancing priorities between homes

for Londoners, a resilient economy, timely and viable delivery, the quality of place and being an exemplar in infrastructure

Also benefitting from the station allows diversity through a mix of densities in this less than wealthy area. 800 homes are planned by Fairview to be realised in 20-30 years, designed by Allies and Morrison.

Riette Oosthuizen.

Building Up: the second of the themes of making places for people was provided by planning partner at HTA. She considered "building up". (SEE images on later pages). Asking why we would want to build up RO explained that

- Currently, only 2 per cent of new homes per year in London come about as a result of an element of 'upward extension'
- Challenging housing need
- Lack of delivery

>>>

>>> Also there is now a more permissive policy regime. The potential is felt to be substantial. Press quoting politicians claim that if town halls in the capital added extra levels to all their suitable buildings about 140,000 new homes could be built.' Estate agents say roof extension can boost property value by 20 per cent and claim there is space for 500,000 extra rooms.

Research by Landmark Lofts claims that 130m sq ft of extra living space also exists in the capital's unconverted lofts, the equivalent of 130,000 new homes.

A study by consultancy group WSP and engineering services business Parsons Brinckerhoff said that the "airspace" above London's prisons, schools and libraries has the capacity for 630,000 new homes. A number of architects have considered generic forms of building up on existing property.

Local authority encouragement comes from for example Camden

Restricted by financial limitations on housing growth GLA have assessed the Greater London figures as

Asking who Have been building up HTA finds that it is residents, local authorities and housing enabling developers. This results in a diversity of styles from local authority to resident driven in established and new housing schemes both for rent and sale

The consultation draft of the NPPF is also supporting this approach. Paragraph 18:

"d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers"

Important planning considerations include:

- Conservation Areas & Listed Buildings
- Design Standards
- Public Transport Accessibility
- Car Parking
- Supportive Spatial Planning Policy Designations

Other Restrictive Spatial Planning Policy Designations

- Existing Uses



Aecoms Indicative Masterplan



Old Oak Today

- Space Standards
- Private Open Space Requirements
- Sustainability
- Section 106 & Community Infrastructure Levy

Key technical issues are:

- Structural considerations
- Access, height and fire safety
- Services infrastructure
- Sound
- Access for maintenance purposes
- Renewable energy and green roofs
- Construction Method
- Legal Considerations

Government policy considered that this fits with "Delivery of much needed new homes supply to meet London's housing needs:

- Enhancing asset value and use of existing prop-

erties

- Creation of new funding stream to assist affordable housing delivery
- Innovative – use of offsite homes manufacture to speed delivery and reduce occupants' disruption
- Green – potential opportunity for use of renewable energies to reduce energy consumption"

"It also means better use of space, so in our big cities for example how we can make better use of air space, better density." (Source: Twitter)

"The density of London is less than half that of Paris. We don't want London to end up like Hong Kong ... but it will be quite surprising how easy we want to make it for people who want to build upwards." (Source: FT)

DR was concerned that the difficulty of relating



...and in 20 years

Victoria Hills spoke too of the three distinct areas of the development corporation area, and the laudable aims of balancing priorities between homes for Londoners, a resilient economy, timely and viable delivery, the quality of place and being an exemplar in infrastructure



Also benefitting from the station allows diversity through a mix of densities in this less than wealthy area. 800 homes are planned by Fairview to be realised in 20-30 years, designed by Allies and Morrison.



Alconbury in Cambridgeshire, a former airfield which will bring 5,000 new homes.

Lindsey Richards explained that Homes England's investment in supply and interventions in the market will help deliver 300,000 homes a year by the middle of the next decade.

this growth, particularly in Outer London to high-way capacity though acknowledged in CIL and s106 contributions will not end up there.

Sir Colin Buchanan made the point that London's suburban growth may add a finer grain of highways but not help effective capacity – i.e. traffic will be increasingly congested: more Delhi than Paris.

West London new roads built 1905-1935 in black on the left and 1905-67 showing additions in grey. The grey is almost entirely in minor roads to create London's suburbs from fields for the motor car in just 62 years, unlike the pattern of central and inner London which evolved over centuries and almost entirely predates the car.

This incredibly intricate network lends itself neither to significant change because of its fragmented pattern of land ownership, nor to mass transport solutions, since its purpose is to link individual homes to the whole network, not to specific nodes or corridors. It is unrealistic to assume this pattern can be altered except at the margins.

Any significant brownfield gains from other uses such as disused hospital and manufacturing sites have now largely been developed. Further densification is optimistic unless suburban house and garden character is largely ignored. It would be more prudent to plan for what exists rather than a hoped for utopian dream to achieve universal public transport, however desirable. Building up will accentuate this design problem, forcing more radical rail investment on associated heavy rail corridors, as Riette suggests in suburban intensification zones.

Lee Mallett then introduced Lindsey Richards, Head of Planning Enabling and Design at Homes England whose role is to "bring together land, money, expertise, and planning and compulsory purchase powers, with a clear remit to facilitate delivery of sufficient new homes, where they are most needed, to deliver a sustained improvement in affordability.

Alconbury in Cambridgeshire, a former airfield which will bring 5,000 new homes.

Lindsey Richards explained that Homes England's investment in supply and interventions in the market will help deliver 300,000 homes a year by the middle of the next decade. Quoting Sajid Javid she said

"This government is determined to build the homes our country needs and help more people get on the housing ladder. Homes England will be at the heart of leading this effort."

She outlined three ways in which Homes England will act differently from its predecessor (the Homes and Communities Agency)

- Speed: We will act differently from our predecessor to accelerate the supply of new homes >>>

and address affordability issues.

- Resources: We will use our land, finance and expertise to expand the delivery of affordable new homes and connect ambitious partners to remove barriers to house building

- Quality: We will take the lead in delivering better quality homes and great places that set the bar high for others.

Aims include increasing the number of people building homes, particularly SMEs and companies using Modern Methods of Construction.

New investment through loans, grants and help to buy facilities to provide are available. For example Homes England has completed the purchase of 60 hectares of land in the area earmarked by Shepway District Council for Otterpool Park, a garden town for the future.

Planning will be conducted more assertively but not aggressively. For example in Chalgrove a scheme was taken to appeal successfully in the name of Homes England.

In Placemaking Homes England will promote high quality design and encourage new places flexibly for example in the Oxford Cambridge Arc. The focus is on outcomes not programmes.

Peter Eversden confirmed that HE's remit is for developments outside London.

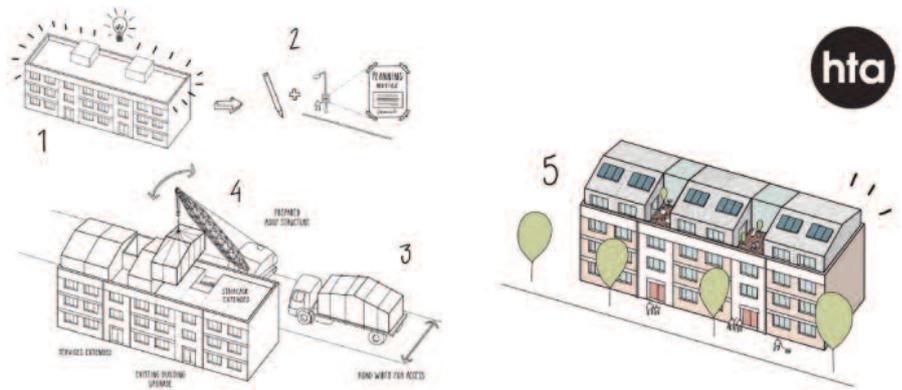
Guy Flintoft (now formerly) of Pegasus Life spoke of his experience in the last 4½ years on Retirement and Care Homes for the Elderly. He said that the elderly home owners prefer to stay put. Adequate housing in the right place means adaptation rather than replacement.

Pegasus Life is developing over 25 sites across the UK. Spanning a variety of locations from coastal and market towns to city centres, all of our sites are close to shops, services and supermarkets, and have easy access to local transport.

As a backdrop accompaniment to his talk Guy Flintoft showed a wide diversity of schemes in size scale and context ranging from Chapter House Lichfield, The Vincent Bristol, Hamsstead Green Place, The Knowle Sidmouth, to Brassington Avenue, Sutton Coldfield, Woodlands Canford Cliffs, Carriages Purley, Shell Cove House Dawlish, Wildernesse House Severnoaks, Chimes Westminster, Portsmouth Road Cobham, Marine View Portishead, Moors Nook Woking, Hortsley Seaford, Park House Harpenden, Eskdale Terrace Jesmond, Clarence Gardens Cheltenham, Tunbridge Wells, Chapelwood Wilmslow, One Bayshill Road Cheltenham, The Fitroy Falmouth, Steepleton Tetbury, Guildford and Bath.

Amit Malhotra of Telford Homes contributed to the panel discussion. He said that they were contributing a variety of developments of 150=900 units in London in the form of apartments, schools

Building Up Riette Oosthuizen. The second of the themes of making places for people was provided by, Planning Partner at HTA. She considered “building up”.



WHAT DO WE MEAN BY BUILDING 'UP'?



- Creating additional floorspace, creating more flexibility in current housing stock
- Creating new homes
- Untapped potential

Asking who Have been building up HTA finds that it is residents, local authorities and housing enabling developers. This results in a diversity of styles from local authority to resident driven in established and new housing schemes both for rent and sale



- Permitted Development (PD) rights for additional storeys in London;
- Local Development Orders (LDOs) for additional storeys in specific areas; and
- The support for upward extension through policy in the London Plan.

The potential is felt to be substantial. Press quoting politicians claim that if town halls in the capital added extra levels to all their suitable buildings about 140,000 new homes could be built.' Estate agents say roof extension can boost property value by 20% and claim there is space for 500,000 extra rooms.

Research by Landmark Lofts claims that 130m sq ft of extra living space also exists in the capital's unconverted lofts, the equivalent of 130,000 new homes.

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Local authority encouragement comes from for example Camden

LONDON BOROUGH OF CAMDEN



475 Potential Rooftop Development Sites



2,485 new homes



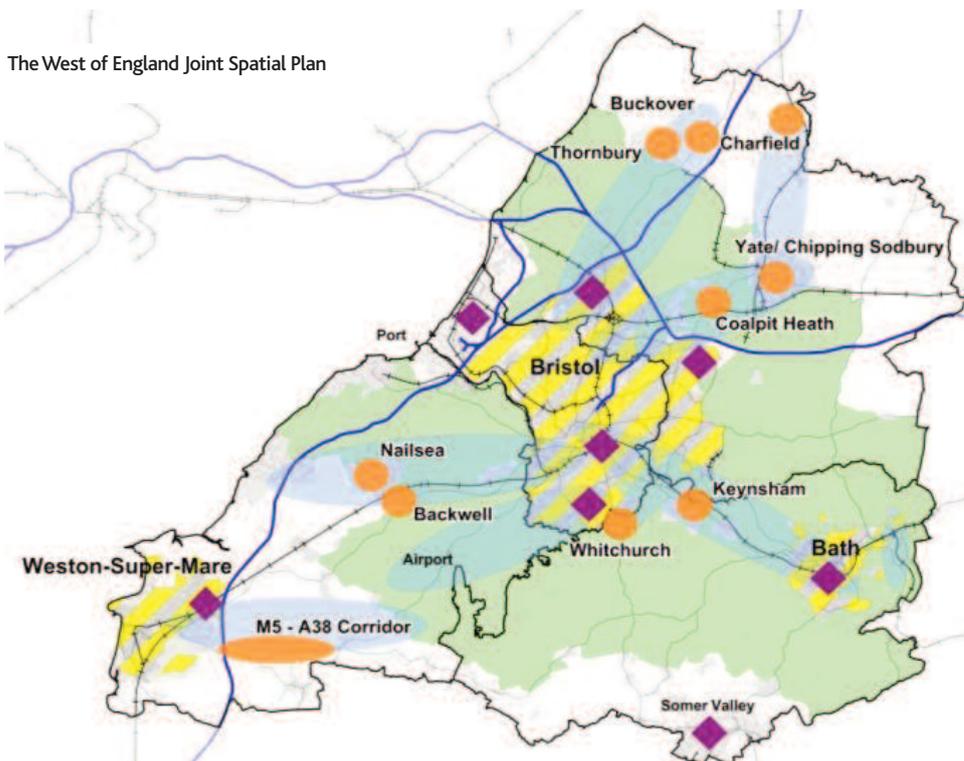
28% of London Plan 2015 Housing Target for Camden

198,660 m²



@ average of 60m² per home utilising 75% of suitable floorspace (based on Apex Airspace Development experience)

The West of England Joint Spatial Plan



etc – aimed at the London market. The principles involve 35 per cent affordable housing.

One implication of affordable housing was the huge amounts of affordable housing which is the product of temporary accounting and the emphasis should be on new homes, not habitable rooms, all with true safety access allowed for.

Michael Edwards spoke of the need for certainty in viability assessments and the need for clarity over objectively assessed non-negotiable housing need.

Roy Pinnock (Partner: Dentons: Hosts for the afternoon)

Updating the law and policy

Roy Pinnock Asked what was being reinvented – separating as he put it the Love from the Hate.

The Housing White Paper came before the general election and so the NPPF revisions are tempered and toned down by it and substitutes being made. There have been significant changes in the Neighbourhood Planning Act 2017 aimed at making popular schemes easier.

Green belt attitudes he saw as negative, and steps to create joint planning such as in Saint Albans, and York growing. Regional planning is now "off the naughty step". The Cambridge to Oxford axis is gaining ground. Locally led new towns are also being given greater encouragement. The 5 year land supply is not being sorted out by the legal system but by planning policy. For example in Suffolk Coastal the local plan is what is needed to be adopted to give it legitimacy in terms of weight.

CIL is to be reformed by tweaking not disposal. Viability assessments need transparency.

There is a need to "drain the Objectively assessed need swamp". The principle is inherently flawed if jobs growth is excluded.

Catriona Riddell set out what she described as The Wilderness Years which was summed up in a chilling cartoon

- Or more tangibly as
- Reluctance of local politicians to make difficult decisions 'in the interests of the greater good' -no protection provided by the 'blame game'
- NPPF's objectively assessed housing needs significantly increases housing targets over RSS, particularly in areas of constraint
- Local planning becomes 'planning by numbers' with vision & strategy component downgraded.
- The Duty to Cooperate unable to deliver effective strategic planning, particularly around the main cities where devolution fails
- LPEG points to failures in strategic planning as key blockage on local plan progress and housing delivery

In the year from 2017 the strategic wheel has >>>

>>> been reinvented. CR summarised the key actions: more teeth to the duty to co-operate, joint local plans encouraged, (and the right homes in the right places initiative) a £5bn housing infrastructure fund, SoS intervention in local plans, endorsement for Cam-MK-Ox Corridor; Thames Estuary 2050 Commission; new 'strategic infrastructure tariff' to be introduced; 5 new towns in SE proposed, the planning delivery fund launched and draft NPPF issued.

Strategic Planning in 2018 is different too.

More effective strategic planning emerging by stealth rather than design, mainly due to failures of DtC, the opportunities offered by a bigger spatial.

- Devolution largely failed across southern England but highlighted merits of better collaboration on strategic planning & infrastructure delivery

- Recognition that planning at 'city region' scale essential with strategic development strategies being prepared by most Mayoral Combined Authorities –only major city without planning at city-region scale is London!

- Changing long term spatial strategies emerging as a result of government encouragement for new communities (Garden Towns) and strategic infrastructure led growth solutions strategic planning 2018

- Government push for infrastructure led 'growth deals' (e.g. Oxfordshire) to boost housing supply and incentivise joint plans

- Still some joint core strategies/aligned strategies but increasing number of new style joint strategic plans now being prepared –West of England, Oxfordshire, Greater Exeter, South Essex & South West Herts –Government's model of preference

- Increasing number of non-statutory strategic planning and infrastructure frameworks being prepared

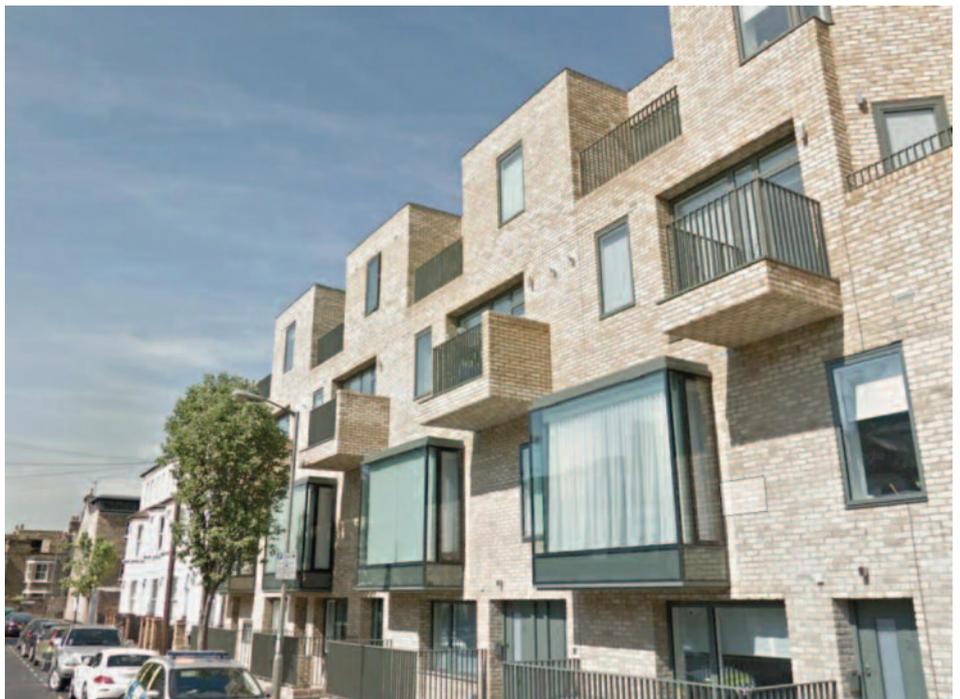
- Still reluctance in some areas to work across local authority boundaries but joint planning may happen anyway as a result of increasing pressures on local government finance & restructuring

- Re-emergence of more effective strategic planning exposed significant gaps in strategic planning skills and capacity

CR highlighted the West of England Joint Spatial Plan with its simplistic and clear form – a remarkable contrast to London's, for example.

- 4 LPAs (Bristol, South Gloucestershire, BANES, North Somerset) working within 'voluntary' governance arrangements to deliver statutory joint plan; final decision-making remains with individual LAs

- Strategic focus & planning scope –only 7 poli-



This is what building up can look like

cies, key diagram with no site allocations, general extent of Green Belt set

- Supported by more detailed DPDs prepared in parallel (but one stage behind)

- Joint LTP prepared alongside JSP

- 'Housing deal' now being negotiated with Government

- Will be first to be tested at Examination (due to be submitted to PINs this month)

Another regional plan is the South Essex Joint

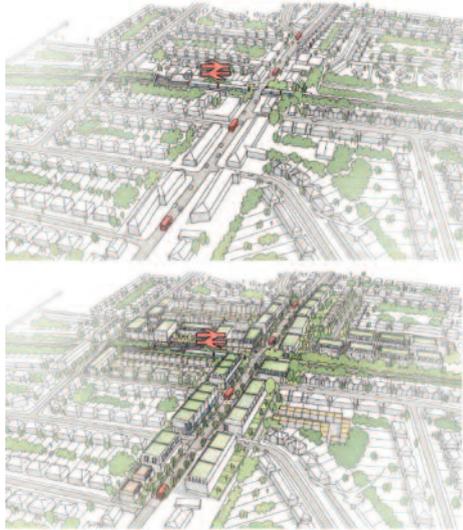
Strategic Plan

- Long term growth area covering Basildon, Brentwood, Castle Point, Rochford, Southend and Thurrock

- Significant LP challenges across the area culminating in Castle Point DtC failure (Feb 2017) and 3 out of 6 LPAs subject to potential LP intervention

- Recognition by Leaders that LAs needed to be in control of own destiny, maximise investment opportunities and influence wider priorities (e.g.

A MORE SUPPORTIVE POLICY FRAMEWORK



Policy GG2 Making the best use of land
 B Proactively explore the potential to intensify the use of land, including public land, to support additional homes and workspaces, promoting higher density development, particularly on sites that are well-connected by public transport, walking and cycling, applying a design-led approach.

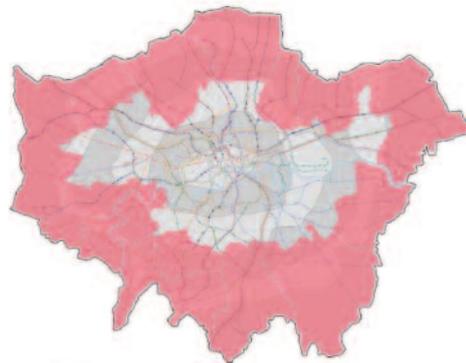
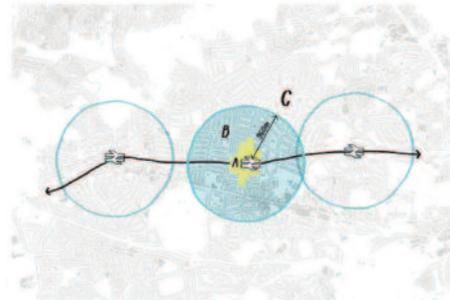
Policy H2 Small Sites
 2) proposals to increase the density of existing residential homes within PTALs 3-6 or within 800m of a Tube station, rail station or town centre boundary through:
 a) residential conversions
 b) residential extensions
 c) the demolition and redevelopment of existing buildings
 d) infill development within the curtilage of a house
 3) the redevelopment or upward extension of flats and non-residential buildings to provide additional housing.

A NEW MODEL FOR SUBURBAN INTENSIFICATION



Place Potential
A zone based approach

- Suburban intensification zones
- Controlled densification
- Permitted densification



173 Stations
 PTAL 3 and Above

London's growth, Thames Estuary Commission).
 • Move away from numbers game to focus on 'place' recognising importance of promoting their ambition for growth
 • South Essex 2050 visioning process Led by Leaders resulted in new shared leadership structure in early 2018 -Association of South Essex Local Authorities (ASELA)
 • JSP being prepared on accelerated timetable alongside long term strategic infrastructure priorities and local industrial strategy.

In the case of London it was assessed as follows:
 • London Plan aims to consume own smoke -is this realistic? Shared risks of failure need to be managed with neighbouring authorities
 • No DTC solution in areas adjoining London within M25 i.e. everyone in same boat with Green

Belt constraints and significant pressures on infrastructure
 • MGB still has important planning role and increasing green infrastructure role to play-as acknowledged by Mayor.
 • But long term city-region wide solution is needed if integrity of MGB to be maintained. This is beginning to emerge but needs city-region wide co-ordination and more effective joint working
 Last but not least....
 • 1m new homes in O-MK-C Corridor
 • 5 large new towns in the South East (Government to indicate where)
 • Thames Estuary 2050 Commission looking at long term growth options
 • Longer term opportunities offered by Crossrail 2

Robert Smith, partner in Carter Jonas.
 How Might we pay for it?

Robert Smith suggested that this is the era of the strategic land market. House builders are the delivery vehicle, where the challenge is delivery through changing policies. MoD, HE and others are releasing land and landowners are increasingly developing land through a joint venture approach. Landowners outside London are increasingly equity stakeholders. There is a healthy return on existing use values now normally employed by the financier.

It is becoming a more later but not now culture where the existing use value has to be acceptable for the likes of Grosvenor and Cala to become involved with the aim of creating real communities.

Dan Lewis (Institute of Directors) gave a long view of Housing in Britain.

The cost of housing is a business issue - 1
 For IoD members because many experienced employees are not joining or leaving their organisation because of the cost of nearby housing or the prospect of too long a commute.

The cost of housing is a business issue - 2
 Because higher wages, labour mobility, skills shortages = higher costs for goods and services.

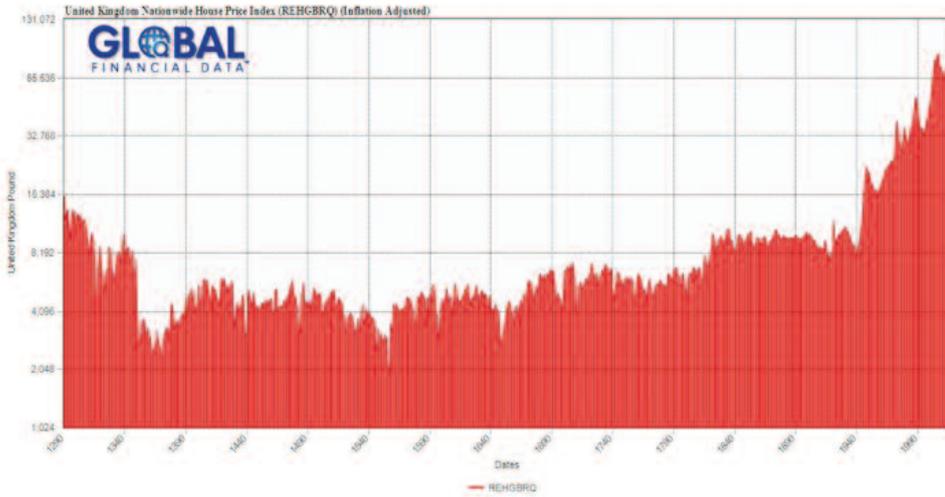
And a cost to government:
 £24 billion annual housing benefit.

- What to do now – next 5 years:
- Increase churn – stamp duty, CGT, incentivise downsizing
 - Copper switch-off date
 - Fibre optic cable to all 30 million Premises
 - Easier to change regional disadvantage into incentive – EU State Aid Rules.
- Expecting 7-8 million more people.

- Medium term to 2041
- 1 Must grade green belt – yes building but environmental gain as agriculture changes reducing land requirements
 - 2 Will need new towns
 - 3 Fully immersive virtual reality, able to switch between any location will be viable
 - 4 Maglev/Hyperloop through tunnels between cities turning them into metro stops.

Business as usual not acceptable
 • GDP Impairment cost perhaps 30% - opportunity cost
 • increasing supply – churn first
 • with more building, lower taxes and regulations is the way ahead to reduce costs to UK businesses.

How did this happen? Population - the 700 year view



Population v Housebuilding rebased to 100 from 1978 to 2015



Building Housing can be a huge benefit (Arcadis)

British Economy Benefits - £250k per home	
Reduces housing benefit need	£31,000
Benefits from jobs created and profit through the supply chain	£196,000
Local council taxes and property taxes collected	£12,000
Revenue created in construction process, such as through land and machinery, recycled through the economy	£11,000

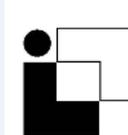
Paul Finch provided his usual entertaining 'wind-up'.

Paul Finch contrasted with today the approach to creating new housing after the devastation (in particular) of London in World War II when planners sought to deliver the right homes in the right places by creating new and expanded towns based on a sensible regional structure for the south east.

Today the approach seems to be to try to double the numbers of new homes without working out how it would happen or how it will be delivered, as in the Wilson and McMillan eras. The new housing supply is not now a collaboration between public and private sectors to provide and neither Councils nor new towns to be responsible for.

Transport for London seem to have worked out how to connect people and homes more readily than planners.

Drinks, courtesy of Dentons, and networking followed. ■



London Planning & Development Forum

The next meeting of the London Planning & Development Forum

will be on Monday 4th June
 at London Councils 2.30pm
 59½ Southwark Street
 London SE1 OAL

Our host is Serena Perry

Please advise the Hon Secretary
 at robplan@btconnect.com