

Fixing our broken housing market

The National Planning Forum held its third annual open meeting in partnership with the Cambridge University Land Society at Denton's on 4th April 2017 to consider what's to be done about Fixing our Broken Housing Market, particularly in the light of the recent government Housing White Paper. LP&DF Hon Sec Drummond Robson has compiled this partial record, although not able to be present, aided by CULS APEC scribe Martin Thompson who was there.

The Chairman, Brian Waters, thanked Dentons for hosting the meeting which they were doing for the third time. He welcomed the speakers: Steve Quartermain CBE of DCLG and Sarah Richards of PINS and Jim Fennell of Lichfields and Liz Peace CBE chairman of CIL review and Jonathan Manns of Colliers International and Rory Bergin of HTA Design and Dr Janice Morphet of UCL.

Roy Pinnock of Dentons welcomed those present to Dentons, ran through the topics that would be discussed over the afternoon, and looked forward to hearing candid views expressed. Alluding to a crisis in housing provision he wondered whether the solution required more political intervention than the recent White Paper? The keynote speech was given by Steve

Quartermain, government Chief Planner. Steve Quartermain said there were 147 different actions in the recent White Paper – which he emphasised as a "housing white paper" – and that he awaited the feedback in Q&A with interest. The nub was that we are not building enough houses and they are getting more expensive. It was

RP+BW+MH v.23 March

NPF/CULS/LP&DF/ACA
Tuesday 4th April at Dentons,
1 Fleet Place EC4M 7WS
 1.30 FOR 2.00pm followed by drinks

Planning for housing: Is it broken? Can we fix it?

2.00 **Welcome:** Dentons

2.05 **Keynote:** Steve Quartermain, Government Chief Planner

2.25 **Planning for Growth: Perspectives on Local Plans:**
 Sarah Richard, CEO the Planning Inspectorate
 2.45 Jim Fennell, Chief Executive of Lichfields
 3.00 panel Q&A

3.20 **TEA BREAK**

3.45 **Developer Contributions – Back to a tariff Future?**
 Liz Peace, chairman, CIL review
 4.05 Q&A

4.20 **Form follows function – (re-)imagining the Green Belt**
 Jonathan Manns, planning partner, Colliers International

4.40 **Placemaking & Performance – is there a price for speed?**
Standards and speed/Modular solutions/Building for Generation Rent
 Rory Bergin partner, sustainable futures, HTA Design

5.00 **Local authority capacities and mechanisms for house building**
 Dr Janice Morphet, visiting professor, UCL
 5.20 panel Q&A

5.35 **Closing round-up:** Roy Pinnock, partner, Dentons

Chairman: CULS APEC Forum and NPF, Brian Waters
 Moderators: Mike Hayes, Secretary NPF and Janice Morphet, UCL

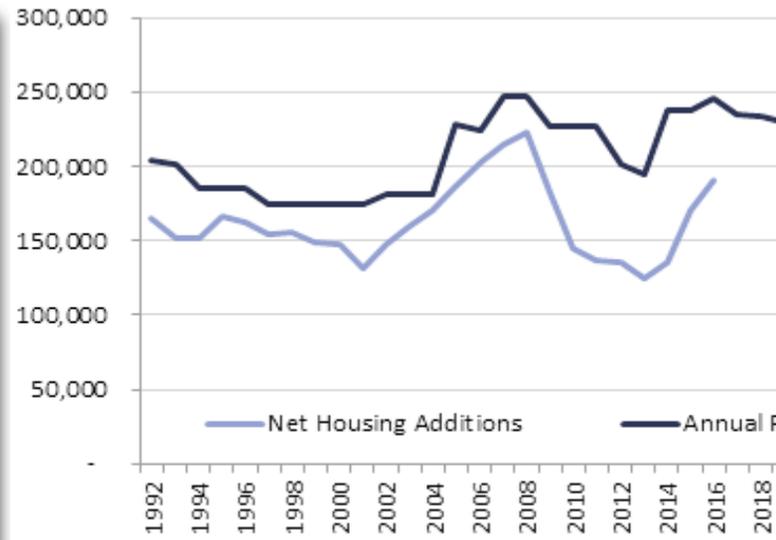
DENTONS Host: Roy Pinnock Media partner:
 BOOK AT: <https://www.culandsoc.com/events/planning-and-housing-in-many->



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Source: DCLG Live Tables 104 & 406

ATTENDANCE: Alford Scott Planning Portal Head of Business Development, Ball Tom LFD Architect Planner, Barton Tom Trowers & Hamblins LLP Associate, Bergin Rory HTA Design LLP Partner Sustainable Futures, Bryan Cian Planning Futures, Burrell James Burrell Mistry Architects Managing Director, Bushby Will British Property Federation Senior Policy Officer, Catto Andrew Andrew Catto Architects Hon Secretary ACA, Chambers Joanna Changing Cities Director, Clear Suzanne National Farmers Union Senior Advisor (Planning and Rural Affairs), Cook Alan Alan Cook Consultancy, Critchley Emma Locality Neighbourhood Planning Programme Manager, David Hannah Planning Futures, Donnelly Mike Haymarket Media Group Senior Online Manager, Durnal Linda National Planning Forum/LDA Secretariat, Edwards David Place-Make Architect, Eversden MBE Peter London Forum of Amenity and Civic Societies Chairman, Fallowfield-Cooper Matt Cambridge University Student, Fennell Jim Lichfields Chief Executive, Gatenby Bri Director, Ginever Paul P Director, Ginor Yair Lipto Russell Speechlys LLP A Harrison Richard Volun Gemma National Farme Mike National Planning tects Consultant archite Associate, Houston Roc Chairman, Commercial Speechlys LLP Senior A Keating Ben Jam Jam Pro National Planning Forum Fionnuala Homes & Co Towns, Planning, Enab Institute of Directors Ser

projected that by 2020 only 25% of 30-year-olds would own their own house.

The White Paper response was a 4-point plan: Planning – Land – Delivery – Market Diversity

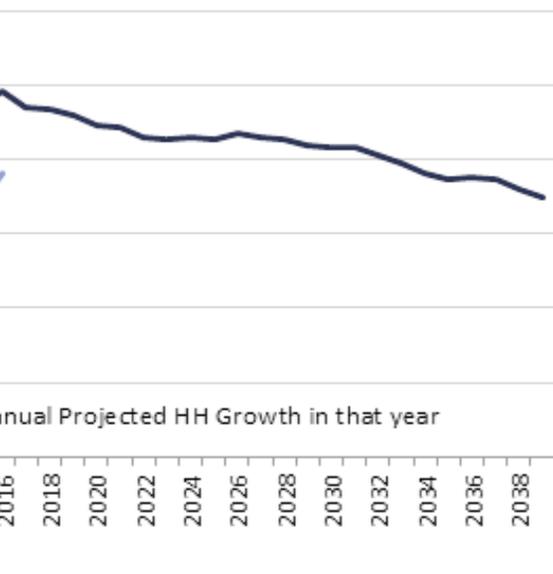
Put simply we are not building enough homes as the statistical graph below seeks to show.

The demand expressed in annual household growth is outstripping supply (the blue line) and projected supply in a widening gap, although projected annual household growth is conjectured to be falling over the period 2014-2038, a difficult forecast in the context of a post Brexit world. (See also fuller argument in 2014-based Household Projections: England, 2014-2039).

The situation is worse when account is taken of house prices and private rents in England which are increasing. The inference is that this is contributing to slower take up rates and therefore the caution in speed of housebuilding, even though an increase in supply should logically result in lower unit prices.

This emphasises the north south divide in house prices to median earnings with inferences shown in the following table.

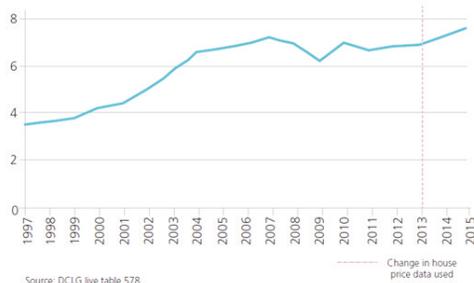
The government responses to the slower rates



Department for Communities and Local Government

Context: housing is increasingly unaffordable

Ratio of median house price to median earnings, England

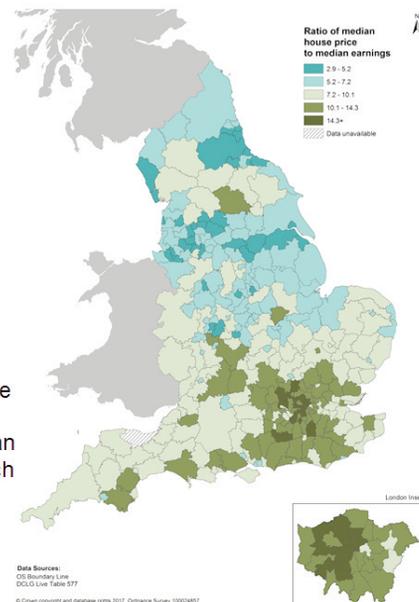


Source: DCLG live table 578

By 2020 only 25% of 30 year olds will own their home

The average London home made its owner more than £22 an hour during the working week in 2015 – much more than the average Londoner's hourly rate

Rental costs are also rising: for the average couple renting, rent now equals 46% of income



of building are summarised in the following 5 arguments starting with the 4 point plan.

1. Planning for the right homes in the right places (plans and land)
2. Building homes faster
3. Diversifying the market
4. Helping people now

"We need to build many more houses, of the type people want to live in, in the places they want to live. To do so requires a comprehensive approach that tackles failure at every point in the system." – The Rt Hon Theresa May MP

- Plans must be in place... but more flexibility over how
- Requirement for regular updating
- More standardised assessments of requirements
- Stronger emphasis on meeting requirements
- Better working across boundaries

- Process improvements
- More transparent land ownership and interests
- More proactive role for authorities in assembly/disposal
- Further support for brownfield and public sector land
- Boosting small, medium and rural sites
- Delivering new communities
- Enhanced tests for Green Belt release
- Improving delivery
- More certainty over 5 year supply
- Action on fees and capacity
- Aligning growth with national and local infrastructure
- Reform of developer contributions
- Better information on build-out
- Greater ability to take build rates into account and incentivise delivery
- Greater Market Diversity

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er Paul Plan A: Architects and Surveyors Architect
Yair Lipton Rogers Director, Gold Alexander Charles
lys LLP Associate, Harris Chris Harris James RTPI,
ard Volume 3 Architects ACA Member, Harvey
nal Farmers Union Graduate Trainee, Hayes CBE
Planning Forum Secretary, Heath Ron Living-archi-
nt architect, Herbert Rachel Dentons UKMEA LLP
nston Roddy Cambridge University Land Society
mmercial Forum, Hutton Helen Charles Russell
Senior Associate Solicitor, Inglis Patrick IBLA,
m Jam Properties Ltd Chief Executive, Leask Simon
ing Forum, Lee William GreenHunt Principal, Lenon
mes & Communities Agency Garden Villages &
ng, Enabling & Development Team, Lewis Dan
ctors Senior Advisor - Infrastructure Policy, Linfoot

McLean Claire Linfoot Country Homes Ltd Managing Director,
Manns Jonathan Colliers International Planning Partner, Mashiter
Ian Havebury Housing Partnership Vice Chair, Masters Dominic
Capita Development Manager, McDonnell Lucy Dentons UKMEA
LLP Associate, McKie Jamie Dentons UKMEA LLP, Minor Paul CPRE
Planning Campaign Manager, Modlen Graham Burrell Mistry
Architects Senior Architect, Morphet Dr Janice UCL Visiting
Professor, Morton Richard Richard Morton Architects Director,
O'Donnell Blake, Oosthuizen Riette HTA Design LLP Partner, Orf
Roger Apollo Management International LLP Head of Real Estate,
Pack Ed Pack Associates Principal, Peace CBE Liz CIL Review
Chairman, Peto Robert Standard Life Investments Property
Income Trust Ltd Chairman, Pinnock Roy Dentons UKMEA LLP
Partner, Price Clive, Quartermain Steve Government Chief
Planner, Reilly Dominic Howard Group Director, Richards Sarah
The Planning Inspectorate Chief Executive Officer, Rourke Megan

University of Cambridge Master of Philosophy in Architecture and
Urban Design Student, Ruane Erik Cambridge University Land
Society Honorary Treasurer, Russell Joanna Natural England
Principal Adviser Planning, Ryser Judith, Silk Christian Simmons &
Simmons Partner, Smith Henry TCPA Projects and Policy Manager,
Steadman Spencer LRE Capital Director, Stevenson Hugh
Wellingrove Estates Ltd Senior Director, Thompson Martin, Twine
Emma University of Cambridge MPhil Student, Architectural
Researcher, Uddin Syed, Vincent Tom Granit Chartered Architects
Architect, Vivekananda Prashanna JLL Graduate Planning
Consultant, Waterhouse David Design Council Caba Strategic
Development, Waters Brian National Planning Forum Chairman,
Waters Andrew Pentlow Property Director, Watters Joseph
Metaphorm Architects Architect, Wilkinson John Locality
Neighbourhood Planning Officer, Young Alexandra Cambridge
University Land Society Society Secretary

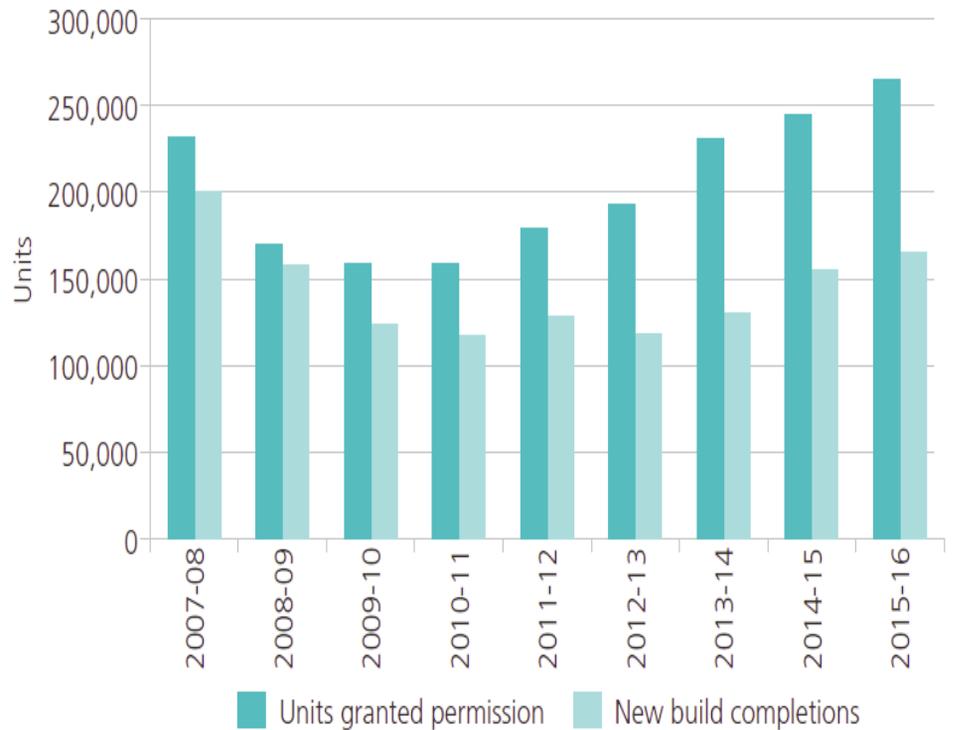
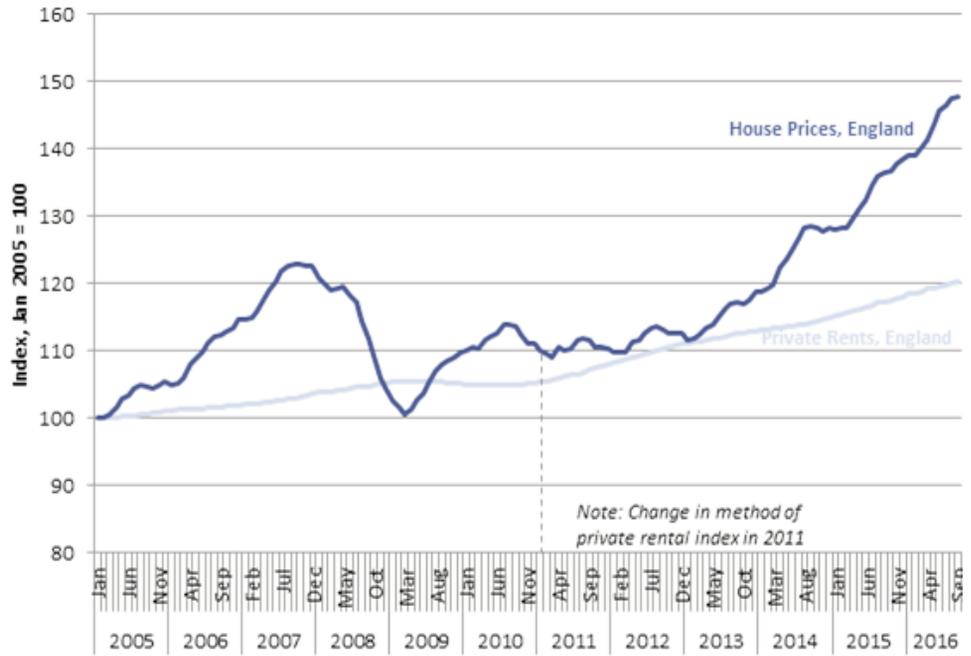
- Using Accelerated Construction to diversify & innovate
 - Further support for custom build
 - Encouraging build to rent (separate consultation)
 - Supporting housing associations and authorities to build
 - More flexible approach to affordable home ownership products
 - A fairer deal for renters and leaseholders
- Cross Cutting Themes
- Capacity
 - - Confirmed increase in planning fees (potential for more)
 - - Possible introduction of appeal fees
 - - £25m of capacity funding for areas of high housing need
 - Community
 - - Further support for neighbourhood planning groups and custom build
 - - Scope for NPs to do more (housing numbers, design, Green Belt boundary)
 - - Stronger emphasis on early pre-app discussions involving communities
 - Digital/transparency
 - - Improving digital access to planning data and data standards for plan
 - - More comprehensive and accessible data on land ownership/interests
 - - Greater transparency on delivery – by authorities and builders
 - Accountability
 - - Making authorities more accountable for whether plans are delivered
 - - Making developers more accountable for delivering consented schemes
 - - Holding utility companies to account for securing necessary connections

Steve Quartermain closed by saying that DCLG were now in the process of implementing the Housing and Planning Act 2016 and were taking forward the Neighbourhood Planning Bill which was currently passing through Parliament.

SQ sat out the first discussion topic before returning as a panel member for Q&A.

Q&A moderated by the Chairman: Steve Quartermain, Sarah Richards and Jim Fennell

Peter Eversden MBE, Chairman of the London Forum of Amenity & Civic Societies, drew attention to a lack of consistency in the content of Local Plans and how they were examined. SR responded that how Inspectors approach their brief is very much as individuals each with their own style. SQ said that the White Paper intentionally did not set out to lead to the introduction of prescribed contents of Local Plans instead leaving flexibility and more devolved powers. PE opined it was a very burdensome system. SQ went on to say that if more



Source: Glenigan planning permissions data; DCLG Live Table 120

prescription wanted then those calling for it should respond accordingly during the consultation phase.

Mike Hayes CBE asked if a Planning Authority rejected a proposal on poor design grounds whether that would lead to being penalised for failing the Delivery Test. SQ responded that if the proposal accorded with the Plan then there was an expectation of approval; but if not in the Plan then there was an expectation of rejection.

MH's second point was Planning Departments had too few resources and morale was very low. JF reinforced the under resourced assessment and said that the crisis in housing needed to be recog-

nised as such and adequate resources deployed to tackle it. SQ described the White Paper as a Planning-focused initiative.

In a response to Hannah David (? Please check Ali's attendance list) of Planning Futures, SQ said that an intention of the White Paper was to promote discussions between different authorities with inputs to a Plan.

Robert Peto of Standard Life Investments had some observations on Neighbourhood Plans of which he had some experience being involved with one for his village. He wanted to emphasise that a Plan needed to be illustrated / communicated to

the community so that people knew what to expect. He went on to report that the 'best sites' in his village were not available so asked whether compulsory purchase was provided for and who would be expected to finance it. He also thought social housing was required if the target of 250,000 new homes a year was to be achieved. SQ said compulsory purchase was an option but it was complex but that local authorities would pay. (Note that in the final Q&A of the day, Dr Janice Morphet mentioned that her research included a look at compulsory purchase issues.) SQ went on to observe that the private sector had consistently over recent years delivered 150,000 units per year and it seemed to be stubbornly stuck at that level. The approach in the White Paper to breaking through that seeming barrier was get more players involved apart from the volume-house builders – so small builders and pre-fabricators.

Paul Mynor CPRE Planning Campaign Manager asked when related aspects of the Housing White Paper would be put out to consultation and SQ replied "soon".

Jamie McKie of Dentons briefly summarised the presentations made to the meeting and ended by posing two questions: Have we reached saturation with current planning legislation and, if we accept that the market is broken, how do we ensure that our supposed solutions will achieve the right results such as building houses in the right places?

Dominic Reilly, CULS President, concluded the afternoon by again thanking the hosts, Dentons, and putting this question to the meeting: Who thinks that the White Paper will solve the housing

supply crisis? Not one hand was raised.

Sarah Richards, CEO the Planning Inspectorate Sarah Richards, Chief Executive of the Planning Inspectorate, explained the purpose of the Planning Inspectorate – PINS, an arm's length body of DCLG. She said that PINS purely tests against Policy and doesn't formulate Policy.

On PINS' role in local plans, SR reported that 365 plans had been examined since 2012 of which 15 had failed at examination (almost all for duty to co-operate reasons) and a further 23 had been withdrawn for soundness reasons

Our Purpose

"To work together to deliver decisions, recommendations and advice to customers in a open, fair, impartial and timely manner"

- Ensure a fair planning system
- Help meet future infrastructure needs
- Help communities shape where they live, creating sustainable places

Casework types

- Planning appeals – Written Reps; Hearing; Inquiry
- Enforcement appeals
- Specialist casework – environment, transport, costs
- Development plans
- National Infrastructure applications
- Major and minor applications – underperforming LPAs

A year in the life of.....

Service improvements

Process redesign

Flexible staffing (office)

Recruiting Inspectors and promotions

Operating electronically

Stronger customer focus

PINS role in local plans

Plans submissions

Getting sound local plans in place

- More than 365 plans examined since 2012
- Positive working with LPAs to help make plans sound and avoid unnecessarily stalling their progress
- 15 plans failed at examination, almost all for duty to co-operate reasons
- A further 23 withdrawn for soundness reasons
- More delivery through White Paper reforms
- Early focus on DtC will avoid wasted effort at examination
- New housing needs methodology and simplified test of soundness will accelerate examinations
- We expect evidence on housing land supply will be more robust
- More focused plans and regular reviews
- Better together
- Co-operation needed for optimum results
- Representations should be complete at Reg 19
- Transitional arrangements will be important
- Keep PINS informed!

Jim Fennell of Lichfields referred to National Infrastructure Commission proposals and welcomed them. He also drew attention to the halving of LA Planning Department resources since 2009.

His five year progress report is summarised in the slides. This of course is in advance of the White >>>

The White Paper also offers:

For local authorities

The offer:

- Simplified plan-making
- Additional fees/capacity
- Funding for infrastructure
- More certain land supply
- Better tools for land assembly and build-out
- Backing for innovative delivery models

The ask:

- Plan for housing requirements
- Work constructively to address unmet requirements
- Keep working on your plans
- Be proactive in assembling land and leading development
- Take action to encourage site delivery

For industry

The offer:

- A better resourced system
- Further process improvements (e.g. conditions, newts)
- Partnering with small/medium firms and promote modern methods of construction
- Action on skills and utilities
- Stable investment framework, including products for rent.

The ask:

- Build more homes – and swiftly where permission is granted
- Engage with communities
- Invest in research and skills
- Deliver the infrastructure needed
- Invest and support developers and social landlords in building more homes

For people and communities

The offer:

- More ability to influence the location and look of homes
- More homes of the right type and in the right locations to meet local needs
- More certainty about where development will happen, infrastructure and delivery on permissioned sites
- £1.4bn additional investment in new affordable homes
- Greater security for tenants in new build to rent homes

Paper's proposal – as yet not spelt out by government – to Standardise the mechanism for setting housing delivery targets for councils' Local Plans. In reply to a query by CPRE to SQ this and other issues of planmaking detail can be expected "soon".

The white paper intends to bring forward a standardised approach to assessing housing requirements. The obvious implication is that applicants and appellants can more easily argue that the LPA's current housing target is out-of-date and should reflect the latest calculation.

The second headline change is the proposed introduction of a 'housing delivery test' for LPAs, which considers the LPA's delivery of housing against its requirement.

This begs the question: what constitutes an LPA's housing requirement? The white paper states that where a LPA has an 'up-to-date' local plan, it should be based on that. The white paper defines an 'up to date plan' as less than five years old thus reinforcing the assumption that plans are updated or at least partially reviewed every five years. If no up-to-date plan, then Department for Communities and Local Government (DCLG) published household projections are relied on until

Implementing the Housing and Planning Act 2016

Key measures include:

- Brownfield registers and permission in principle (regulations this spring)
- Extension of performance regime to non-major development
- Allowing some housing as part of a nationally significant infrastructure project (spring)
- Compulsory purchase reforms (programme of implementation underway)

Taking forward the Neighbourhood Planning Bill

Key measures include:

- Requirement for authorities to maintain policies for key strategic priorities
- Strengthening and streamlining neighbourhood planning
- Improving the use of planning conditions to support the faster build-out of permissions
- Further compulsory purchase reform (includes making the calculation of compensation clearer and fairer)

2017.

Thereafter the white paper suggests the figure will be based on the proposed standard methodology for establishing housing need.

Post Meeting Note by Lichfields:

Planned and deliver – our fifth annual review of local plan production – reveals that, after half a

decade with the National Planning Policy Framework (NPPF), England still has patchy plan coverage. Fewer than 4 in 10 local planning authorities have seen a 'strategic-level' local plan through examination to adoption, whilst 43% are yet even to publish a draft local plan ready for submission to Government.

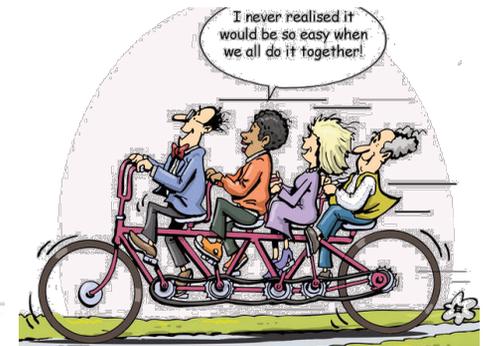
Our analysis also looks at how 'early plan reviews' are being used and whether they are proving to be an effective mechanism as well as reviewing 23 tools and policies set forth in the Housing White Paper which could help get plans in place and then ensure they deliver.

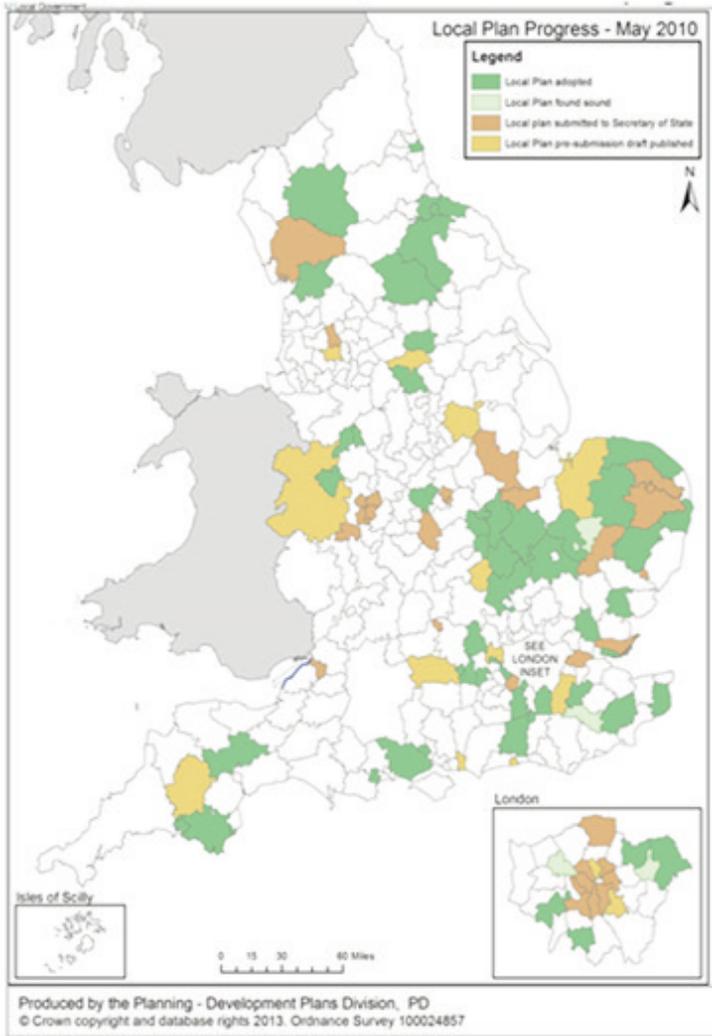
Jonathan Manns of Colliers International spoke provocatively about the Green Belt describing its one 'achievement' as the prevention of urban expansion. He pointed out that London's Green Belt alone accounted for 3.9% of the land area of England and that just 2% of Green Belt land would accommodate a million houses.

He spoke of Green Belt Reform and the need for a Better Green Belt. He was critical of the NPPF and "Plan Led Confusion"

He stressed the ambiguity of preventing urban sprawl in NPPF paragraph 79 and unrestricted urban sprawl in 80. He quoted the 5 purposes of Green Belt from the same paragraph, and queried 2 of them as below:

He suggested that the Green Belt in fact serves





one purpose: to prevent urban expansion.

JM reviewed the evolution of the Green Belt, explored proposals to re-envision it, including its size and the fact that it is 3.5 times the size of London and made the point that just 2% of it

could accommodate the 1 million new homes needed by 2030. Exploring the Scottish situation he quoted as an objective that that "The spatial form of the green belt should be appropriate to the location. It may encircle a settlement or take the

shape of a buffer, corridor, strip or wedge." Scottish Planning Policy 2014.

Janice Morphet UCL : Local authority direct provision of housing: capacities and mechanisms

Dr Janice Morphet of UCL reported on her research funded by NPF and RTPJ. JM suggested that there was no evidence that increasing land supply led to an increase in housing completions in the private sector and that local authorities were seeing that they had to step in. She referred to the erosion of the Public Stock of housing through Right-to-Buy and that it was not being replenished for those in extra need such as the elderly and disabled. She did say that there were more and more voices calling for renewed public sector provision. JM described local authorities as severely squeezed on revenue but cash-rich when it came to capital spending and that an ever increasing number were becoming involved in income generating investments and housing development in their own right.

Context: Challenge of housing provision always with governments

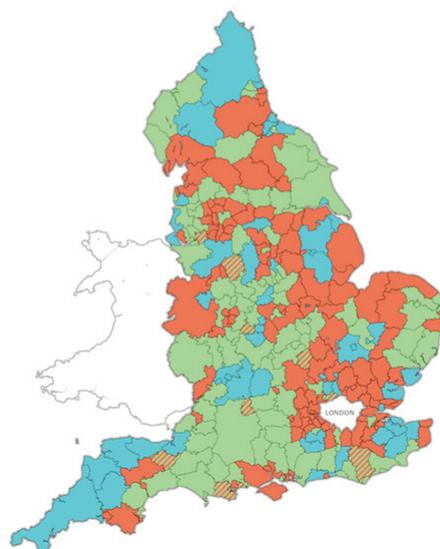
Assumed by Treasury to be a planning issue
Not enough land released

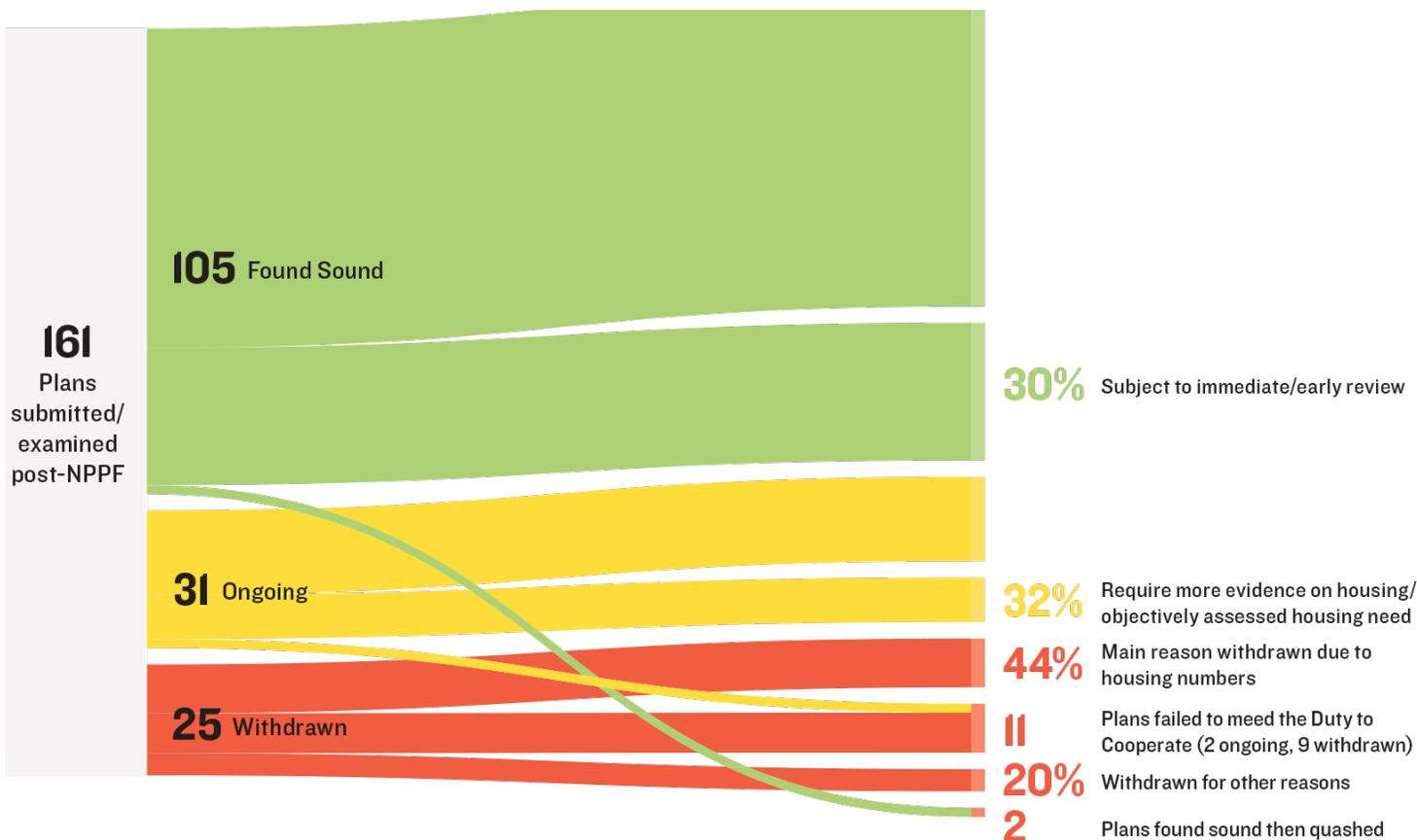
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Local plan status post-NPPF by LPA

- Local Plan Found Sound /Adopted Post-NPPF
- Local Plan Published /Submitted
- Sound Local Plan quashed or time limited early review (date passed)
- No Local Plan or Pre-NPPF Local Plan

Source CLG / Lichfields





Not enough consents
 Too much regulation
 Not enough certainty though adopted local plan
 Numerous government initiatives which never seem to add significantly to supply
 Dominates planning to the detriment of all other land uses

However... Since 1979, regardless of volume of planning consents, developers have been producing similar supply

Developers operate rationally – they have a duty to provide a profit/dividend to their shareholders

Developers have no duty to build houses

No requirement on developers to build out planning consents – main concern of Treasury at the moment is the quantity of unimplemented consents

Increasing supply may reduce value of their land stocks and profit levels

No evidence that increasing land supply increases number of private sector dwellings built and Barker 2004...

Assumed that public sector provision for housing would be made for social and affordable housing alongside freeing up planning and increasing housing supply...

And public stock?

Eroded though right to buy now extended to Housing Associations

Much right to buy housing stock now transferred into buy to let market

Reduced provision from s106 renegotiations on viability

Not being provided for those needed extra support eg older people and those with disabilities
 Voices for public sector housing provision growing...

The HoL Select Committee Report January 2016
 House of Commons Select Committee Report June 2016

Housing White Paper 2017

What has prevented local authorities returning to provide housing again?

Government levy on capital receipts

Assumptions that housing can only be provided though the Housing Revenue Account

Use of financial balances to keep services running
 Uncertainty about powers

What is making some local authorities actively engage in housing provision again?

Need to generate income stream post 2020
 changes in local government finance

Improving design of new build housing in their area

Cost of funding Bed and Breakfast for homeless people

Needs of specific groups including older people

Failure of the market to provide housing – unimplemented consents

Policy objectives to change housing mix

Regeneration and place making

Policy objective to build housing again

Wish to support local economy including small

builders, apprentices, growth sectors

What powers can local authorities use to build housing?

2011 Localism Act s1-7 – provides local authorities with powers to act as a company

Implementation of International Financial Reporting Standards (IFRS) in local government means public and private sector have same financial reporting methods –

affects use of funds for capital investment
 allows public and private sector partnerships to operate more easily

Allows the use of the whole of the LA asset base to secure funds for development

What funding can be used to build local authority housing?

Local authorities can raise bonds secured on their assets to develop housing;

Take and make loans

Set up housing companies using assets

Use asset backed vehicles for development

Enter into public/public or public private partnerships

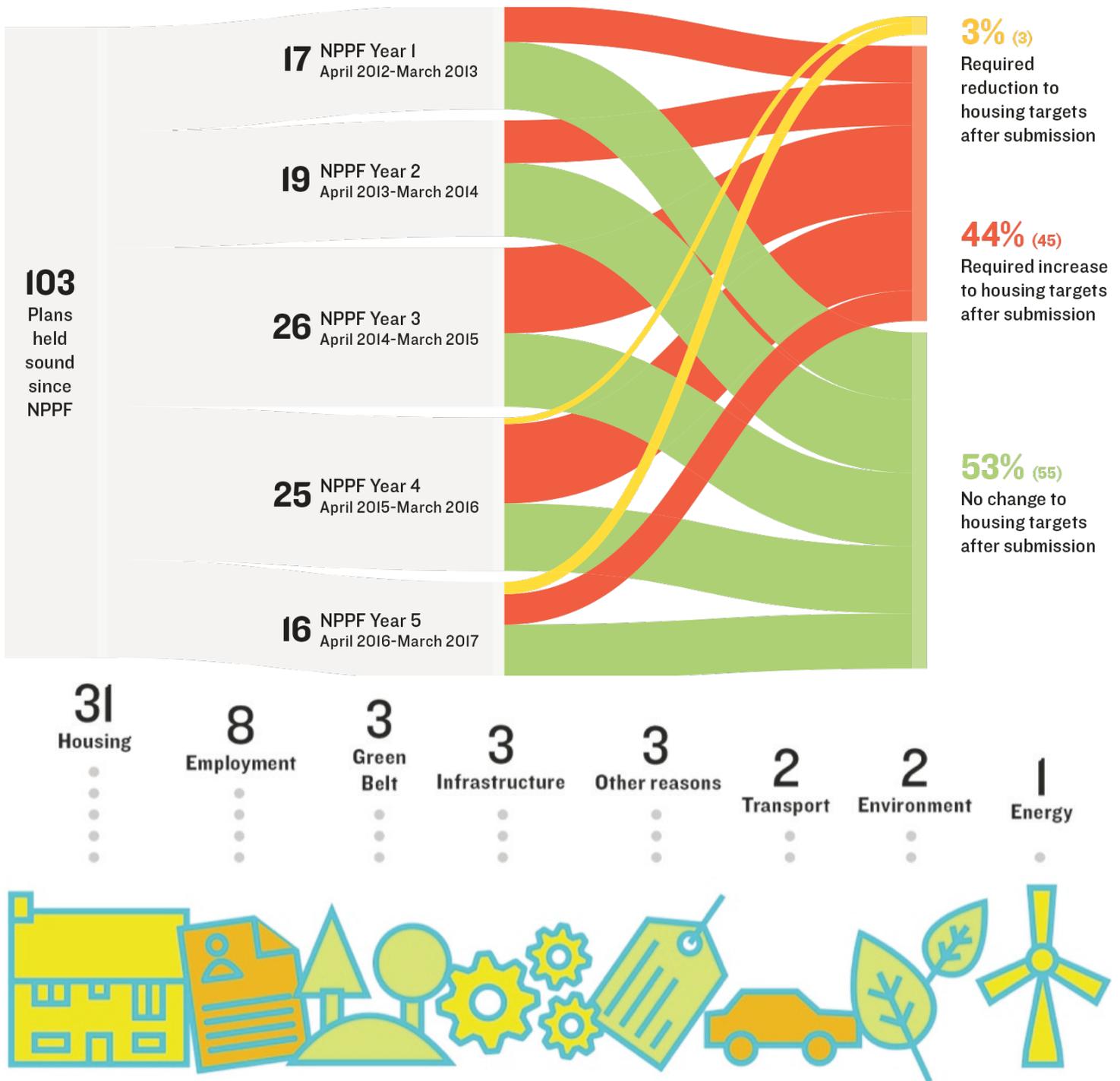
Use pension funds

Use land, finance or reputation as partnership assets

Create housing associations

Use funds raised to act as developers or patient investors

Some local authority initiatives



Local authorities are increasingly engaging in housing supply initiatives. In 2015 nearly 50% of local authorities stated that it was their intention to create a housing company

What difference could this make to housing...

Lots of initiatives that would make a big difference in housing supply if applied across more local authorities

Could encourage more private sector developers to build?

Local authorities could use powers and funds to purchase consented schemes from developers – then use developers to build out schemes

Could local authorities CPO consented schemes?

Could local authorities establish schemes for small builders?
...and planning

Assist planners in demonstrating that housing implementation going ahead

Might enable planners to give priority to housing where plans suggest would be most beneficial

Enable plans to provide mixed tenure housing

Make planners more proactive in housing delivery

Enable placemaking rather than housing provision to dominate plan making and delivery

What needs to be done to encourage more local authority housing provision?

Need to share examples between local authorities – examples form all over England and from different types of authority

Need to make planners aware of the way housing is now being delivered in some authorities

Let local authorities appreciate that assets are worth more in generating income than being sold

What is the research investigating?

Which local authorities are providing housing?

What is motivating them?

How many units by tenure?

What financial methods are being used?

How are planners engaged in this?

>>>

Is this a significant issue for local plans and appeals?

Research output: By end of 2017...Finding report. Recommendations. Data base (one off)

Liz Peace Adviser on Property, Politics and The Built Environment

Community Infrastructure Levy – Past, Present and Future. Liz Peace’s talk was on the implications of the report as she had been surprised at how little feedback and reaction there had been.

If anything the review had been too soon as the CIL has yet to bed-in,

She commented that some local authorities were never going to adopt CILs and that CILs had not brought in as much cash as many LAs had anticipated. She called for simplification as CILs had spawned a CIL-industry whose skills could be more constructively applied to other matters if CILs were not so complex.

She advocated a centrally conceived methodology for calculating CILs which should be set at a level that developers would not object to paying. LP was particularly scathing about Neighbourhood Shares calling them misconceived and a “silly idea”. She also wanted to be rid of the pooling restriction. The relationship of CIL to section 106 contributions was not aired.

Community Infrastructure Levy – Past, Present and Future; Implications of the Report from the CIL Review Team. A bit of the background

- The history of developer contributions
- CIL as the next worst thing to PGS
- A distortion of the tariff idea
- A long and complex gestation
- Promise of review

9. Protecting Green Belt land

79. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

80. Green Belt serves five purposes:

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

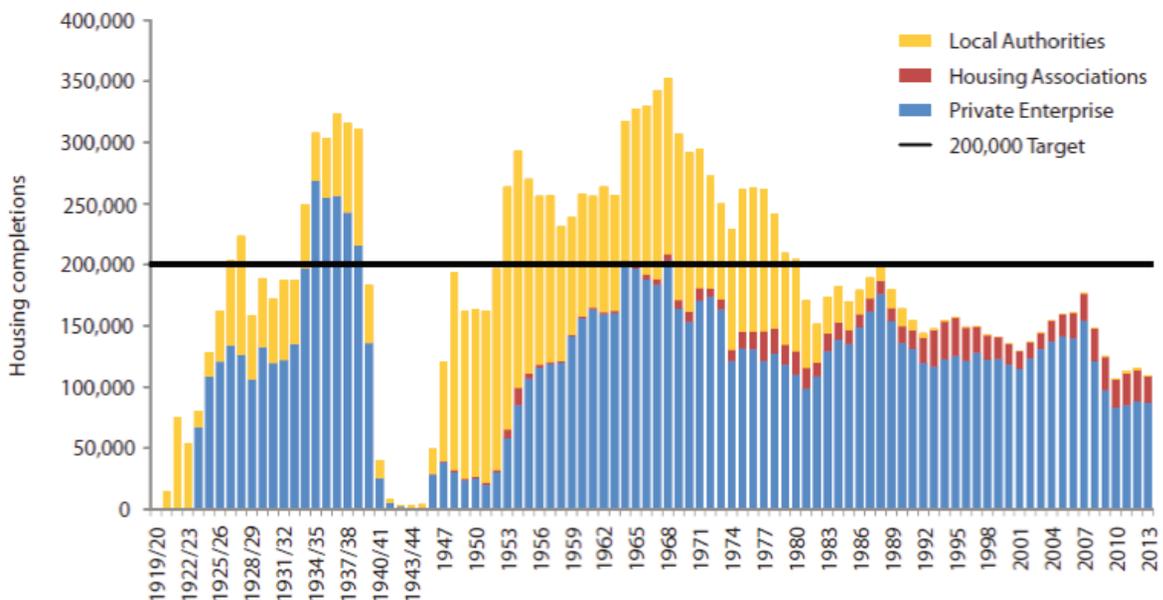
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Figure 5 – Historic housing completions, England



Source: DCLG

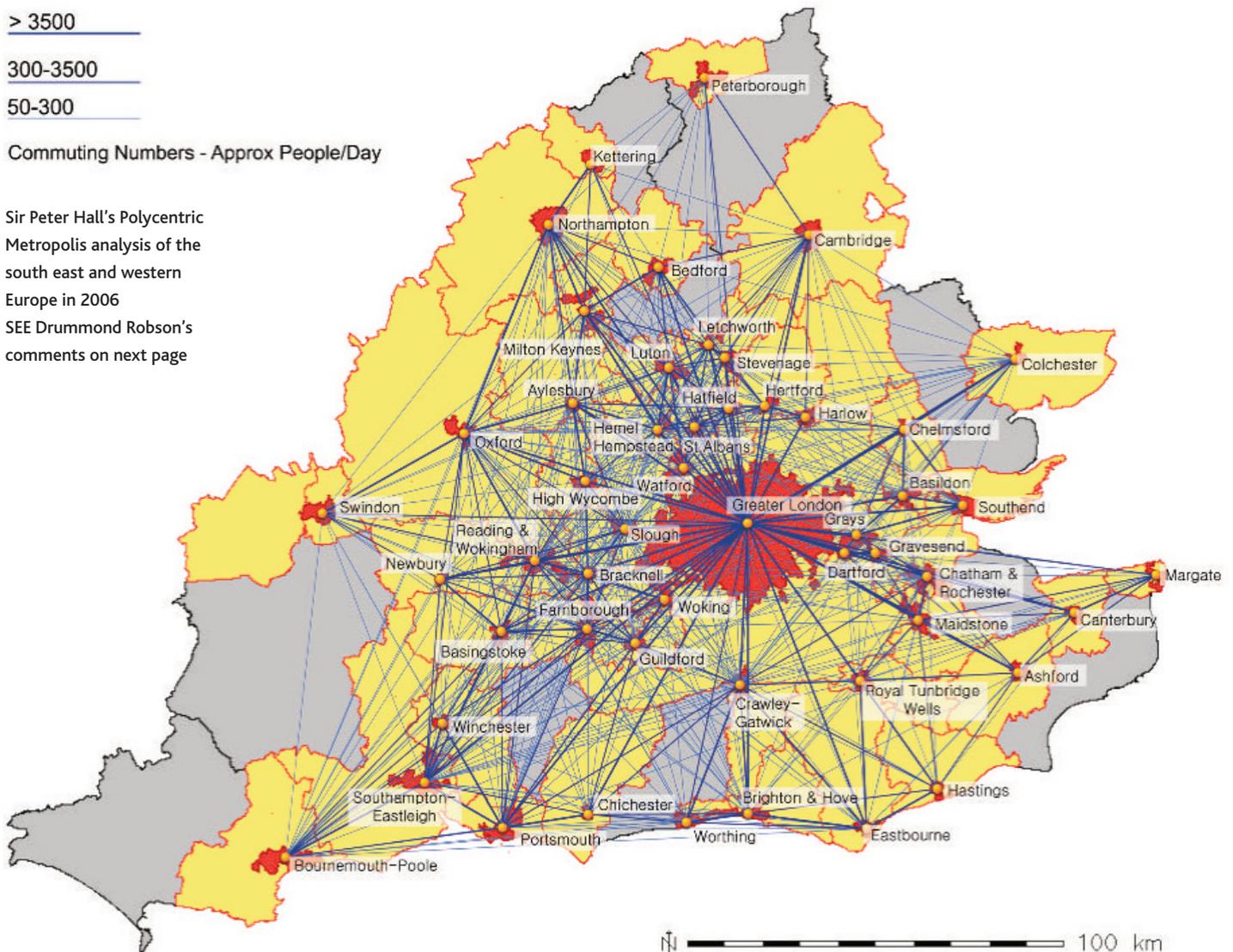
> 3500

300-3500

50-300

Commuting Numbers - Approx People/Day

Sir Peter Hall's Polycentric Metropolis analysis of the south east and western Europe in 2006
SEE Drummond Robson's comments on next page



Review Methodology

- Three Dragons/University of Reading Research Report
- Written submissions
- Direct Evidence Sessions
- Brainstorming
- Official involvement
- Observations
- Still early days
- The patchwork
- Quantum – exemptions and reliefs
- S.106/Affordable Housing
- Neighbourhood share – encouraging development?
- The CIL industry
- Recommendations – the principles
- ALL development should contribute to big pieces of infrastructure – a sort of permit to develop – the Local Infrastructure Tariff
- The quantum should be decided by a centrally set methodology that allows for local price/value variation
- Bigger schemes should then pay for site related needs necessitated specifically by their development – Section 106

- Mayors/CAs should be able to levy a Mayoral LIT to contribute for specific large pieces of infrastructure
- Calculating the charge
- KISS
- 1.75-2.50% of sale price of a typical 3 bedroom house, divide by 100 sq metre to reach a sq metre rate and then apply to all resi development
- Not the only way of doing it – one other possible option – use sale price?
- No need for lengthy hearings
- But some let-off for very low value areas
- Small v. large developments
- The LIT is all that a small development would pay
- LIT plus s.106 for large developments – creates opportunities for lengthy negotiation
- What about the sites in the middle?
- The pooling restriction
- Remaining challenges
- Affordable housing
- Neighbourhood share
- LA borrowing
- Transition

• SANGS

- The Government's reaction
- Involves a possible fiscal solution – therefore Autumn Budget
- Still a lot of work to do
- CLG keen to garner reaction in the meantime
- Affordable Housing proposition

Responding to a complaint from Suzanne Clear of the National Farmers Union that some of her members were angry about levies raised from them towards Crossrail which they would derive no benefit from, LP said she believed that there should be no exemptions from Local Infrastructure Tariffs.

Responding to Jamie Mckie of Dentons, LP agreed that the government does have to do something to address CIL shortcomings such as on pooling.

The Chairman spoke in support of Neighbourhood Plans such as their provision for under-resourced localities and the identification of Brown Field Sites.

NOTE: HTA Design's Rory Bergin's presentation on modular construction will be reported as a discrete topic in a separate article. ■ >>>

Drummond Robson provides this editorial comment following the meeting:

The take up of permissions as new building also shows a widening gap, but it may not simply be that housebuilders are not building fast enough but that the cost of building, inclusive of the (rising) costs of applications, is beyond purchasers' means. Insistence on brownfield housing is likely to contribute to higher building costs than greenfield. In the immediate post war era greenfield development by Abercrombie was espoused as new towns, resulting in a much faster building rate, while leaving plenty of

countryside. The constraints on this today may be contributing to slower rates of construction.

The emphasis on intended self-containment imposed by brownfield first is not supported by the way most towns operate in practice with high commuter flows, and unsustainable rising urban congestion as demonstrated in the late Sir Peter Hall's Polycentric Metropolis analysis of the south east and western Europe in 2006 (SEE previous page) and more recent 2011 census data on commuter flows, and as practiced in the Cambridgeshire network. It will add genuine substance to cross boundary collaboration by local authorities which currently is all too often notion-

al as a "mutual noninterference pact".

Peter Brett Associates has asked recently

Two proposed changes in the recently published Housing white paper will have a direct effect on the 'dark art' of housing land supply.

Firstly, the planned introduction of regulations for development plans to be reviewed or updated every five years, where the housing target can no longer be justified against an LPA's objectively assessed housing requirement. In practical terms, this will significantly foreshorten the shelf-life of local plans from the current 15-20-year time-frame, because housing provision is inextricably linked to other matters such as economic growth and associated infrastructure provision. You can't simply plug in a new housing figure and leave the rest of the plan untouched.

Why does this affect the calculation of housing supply? Well, if the housing target is in a state of constant flux (being considered out-of-date when a replacement plan is at an early stage), then the uncertainties over what housing requirement should be used over the five-year period will be perpetually reinforced.

It does seem to me that there is a polarising of those who frame policy without grasping its implications based on political direction is diverging from the real world. We aint Fixing our Broken Housing Market at all, merely making it more complex than ever, and harder and slower to do anything worthwhile. ■

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