East Midlands Councils

PLANNERS LOW COST CPD PROGRAMME

"PLANNING REFORM: ONE YEAR ON"

THURSDAY 22ND JUNE 2023

Welcome from Chair

Andrew Pritchard

Director of Policy & Infrastructure

East Midlands Councils

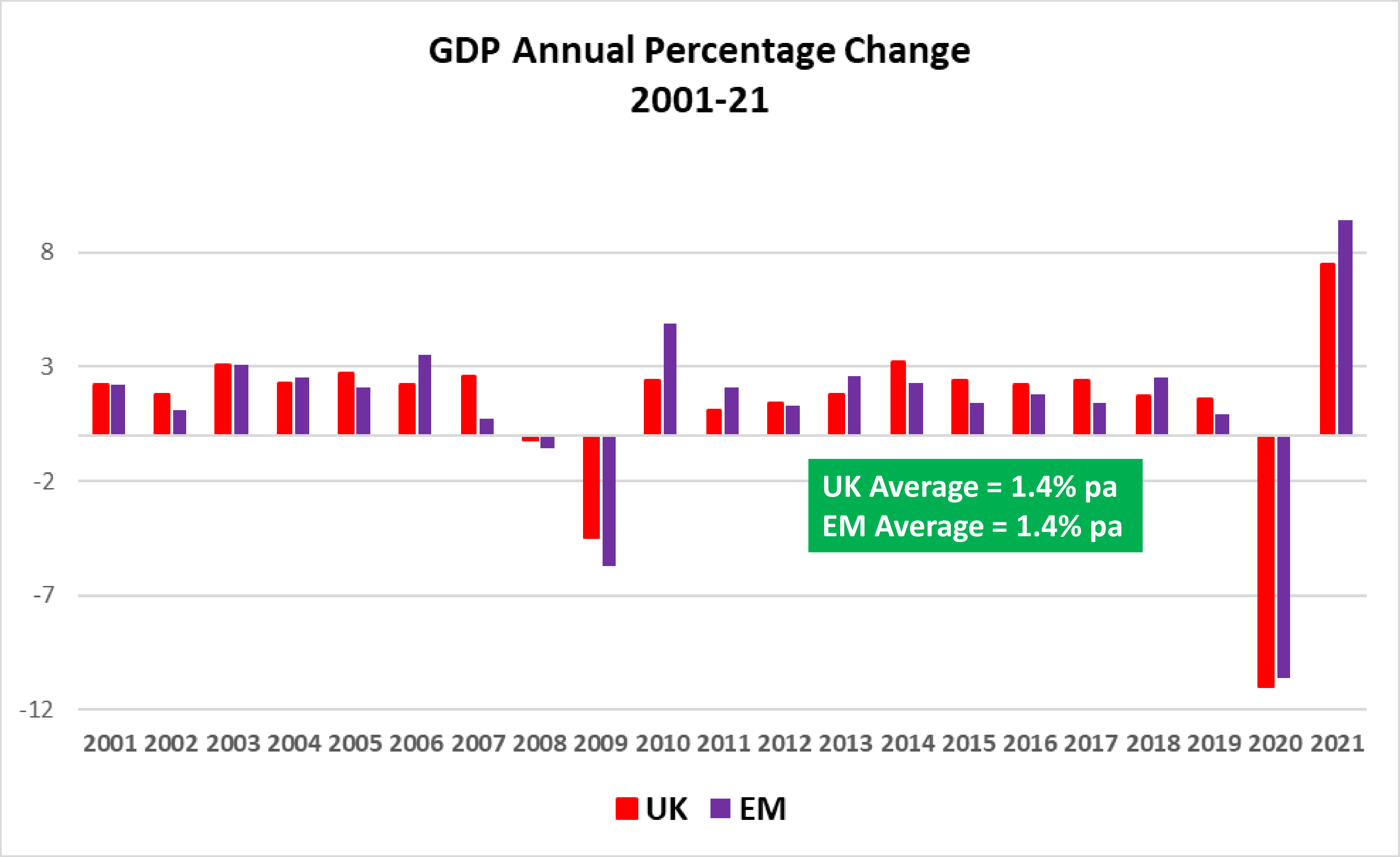
East Midlands Councils

East Midlands Context to Planning Reform

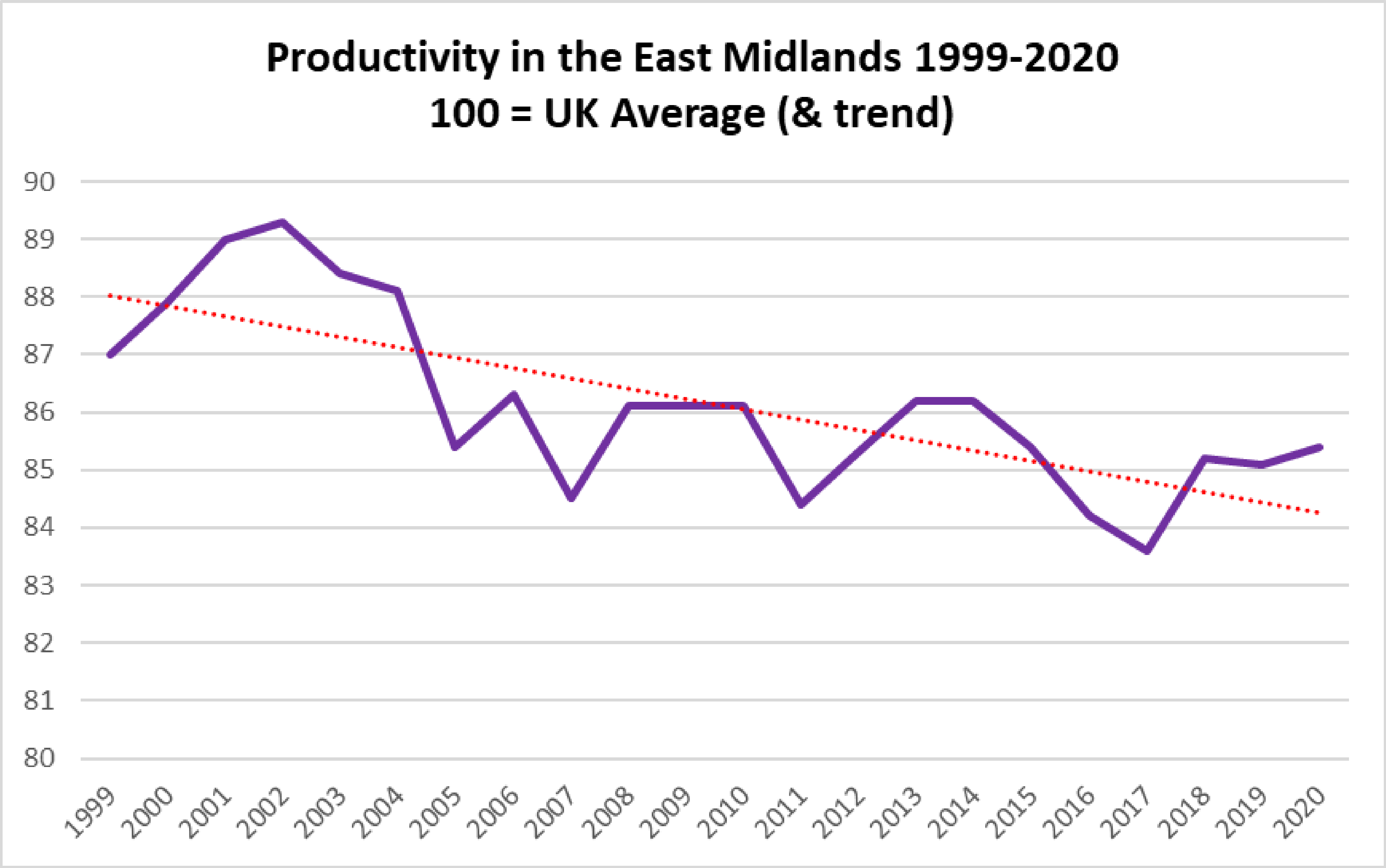
Andrew Pritchard

The East Midlands

- 4.9 million people
- 367,000 businesses
- Economy worth £134 billion
- Employment Rate 75.6% (UK 75.9%)
- Unemployment Rate 3.7% (UK 3.9%)
- Median Weekly Earnings £604 (UK £640)
- Manufacturing Jobs 10.7% (UK 7.2%)
- Polycentric Region without a single dominant urban area

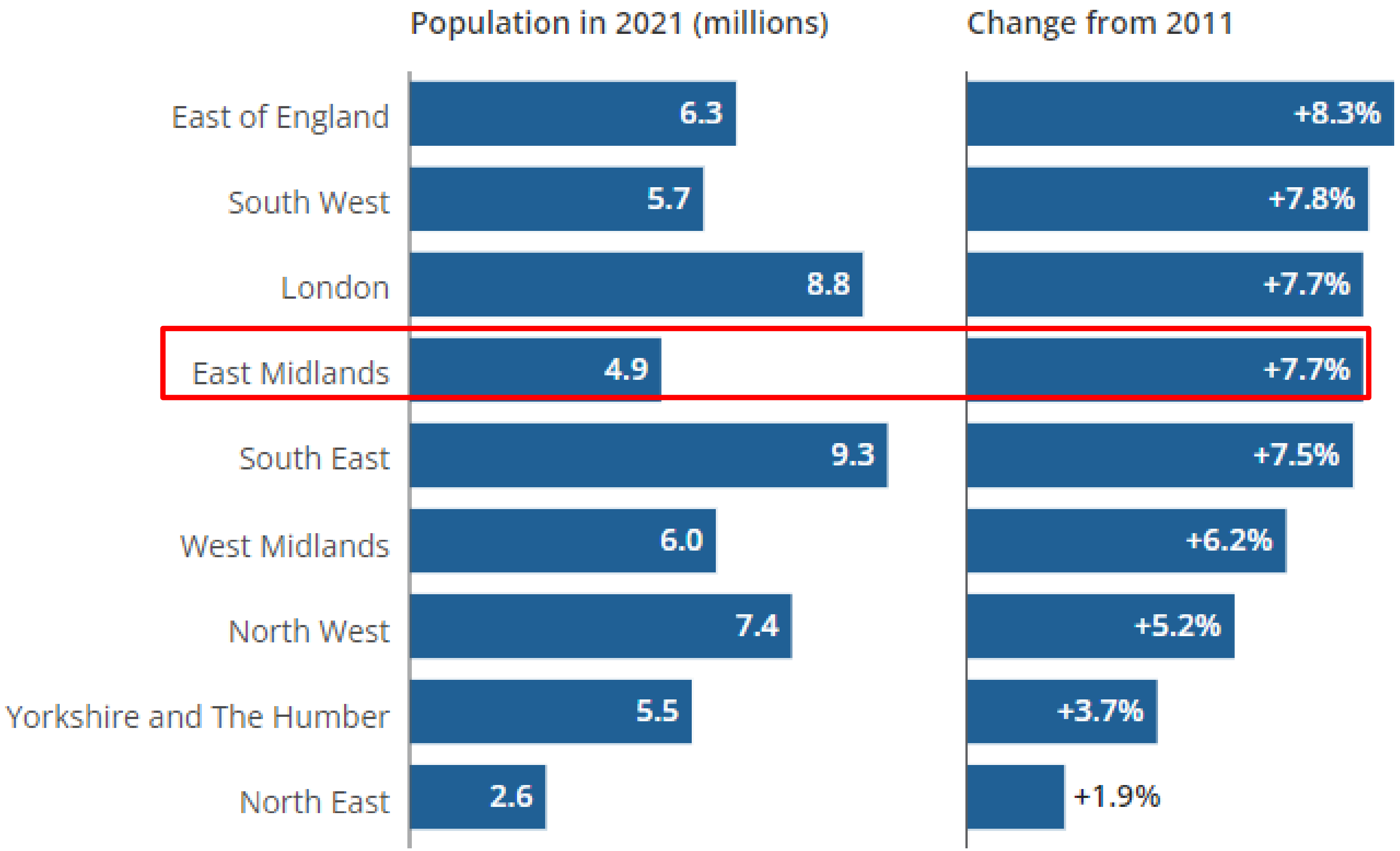


Source: Regional economic activity by gross domestic product, UK - Office for National Statistics (ons.gov.uk)

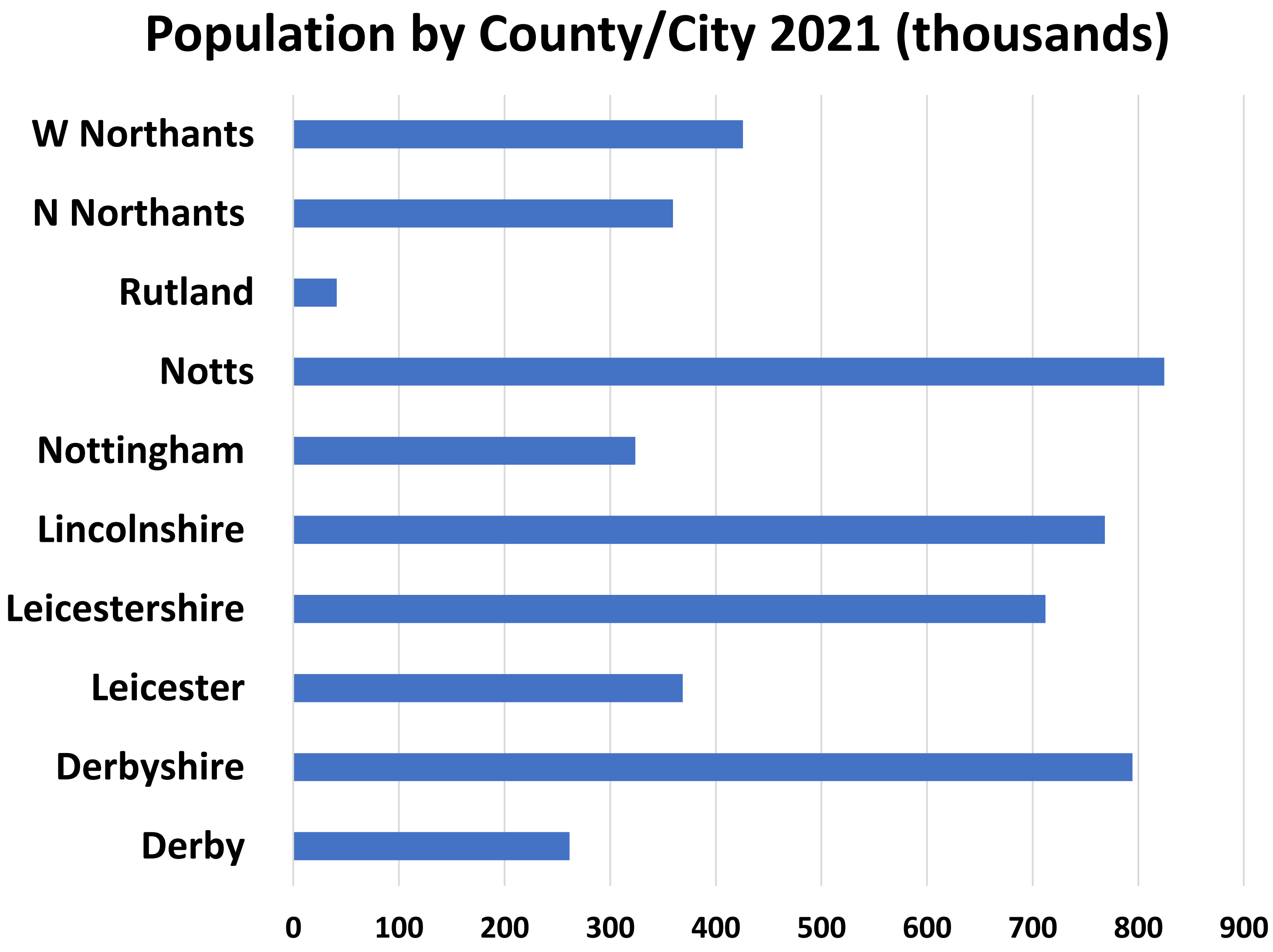


Source: [Regional labour productivity, UK - Office for National Statistics (ons.gov.uk)]

Population Change by Region 2011-21

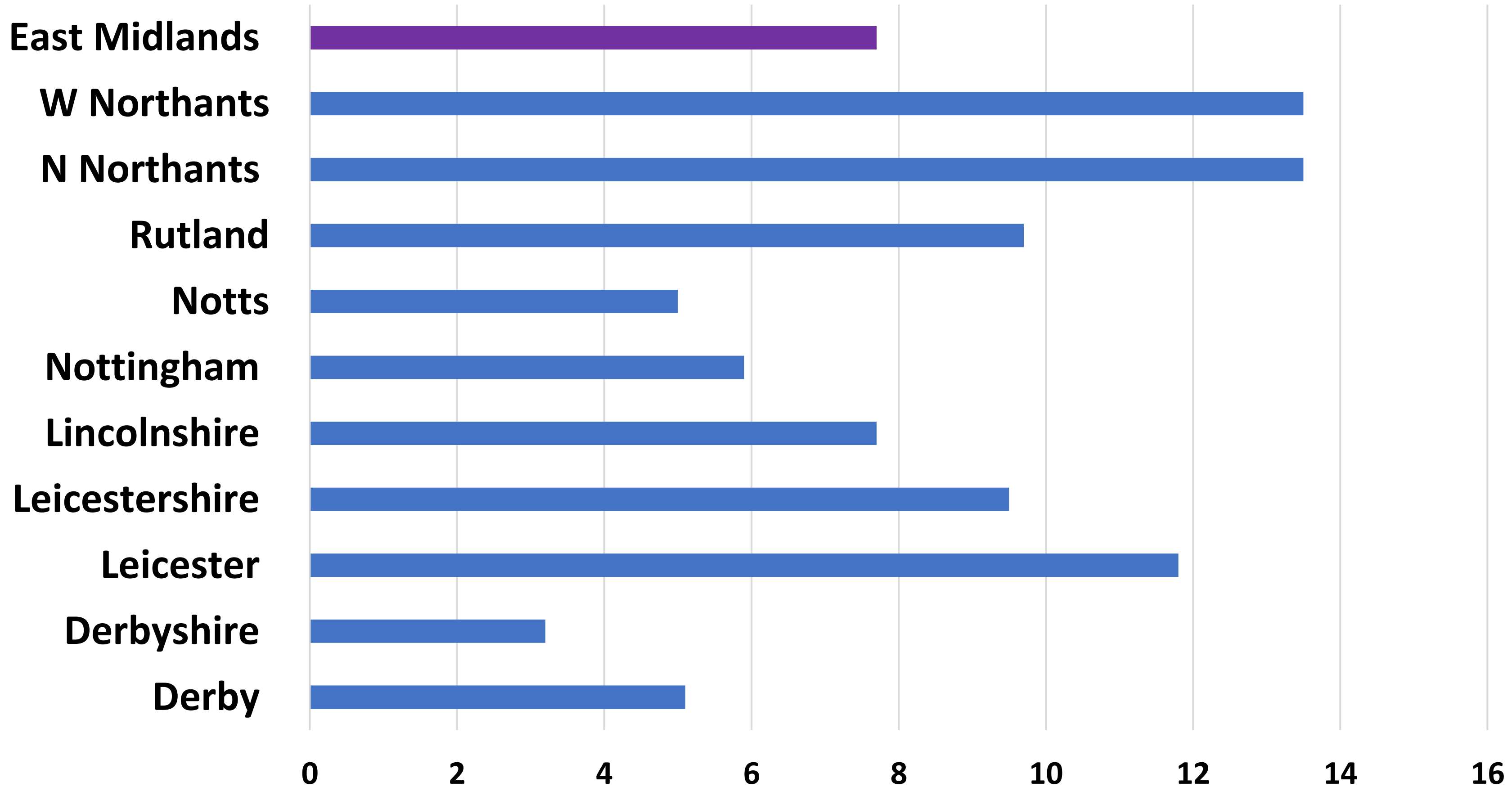


Source: [Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)]

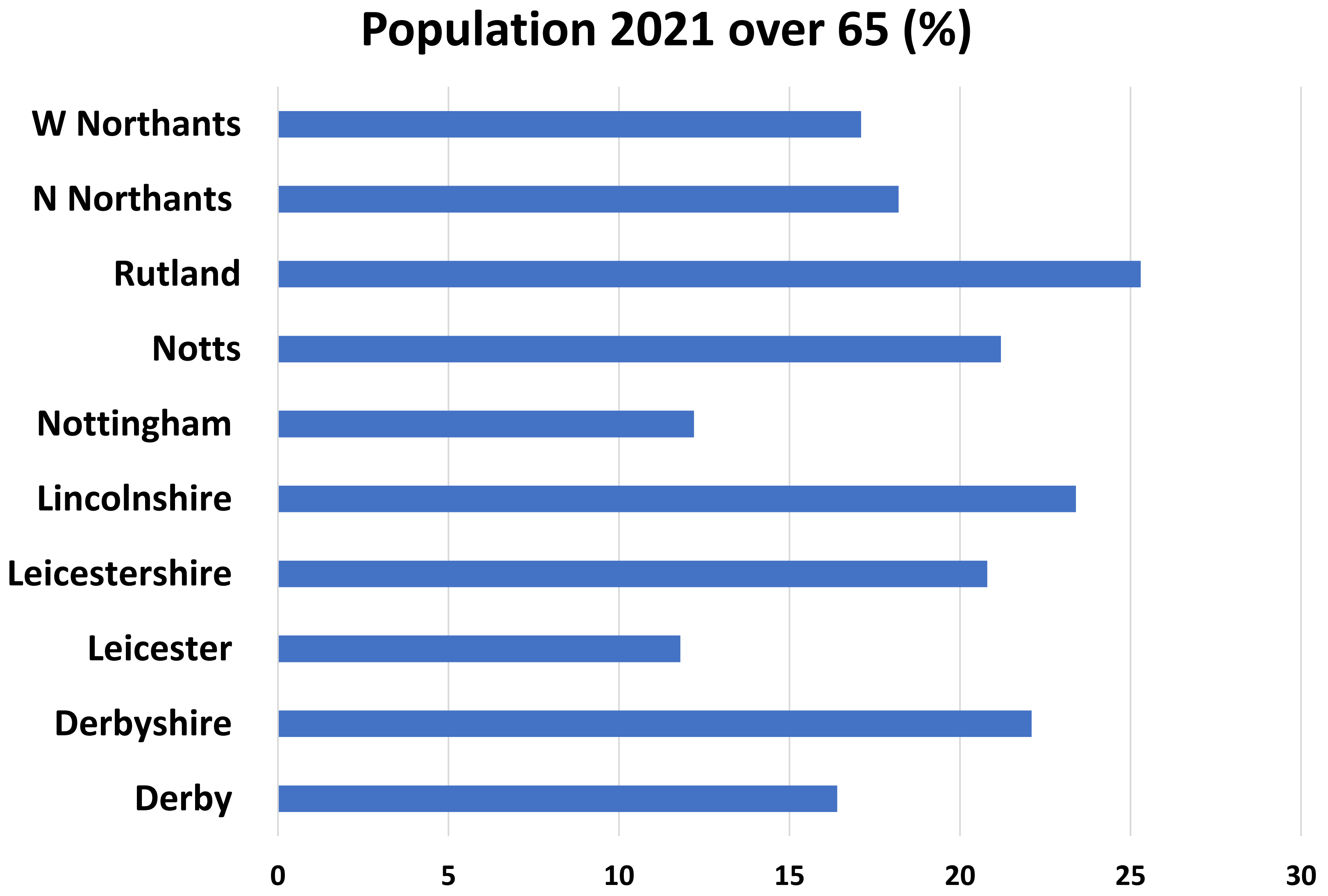


Source: [Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)]

Population Growth 2011-21 (%)

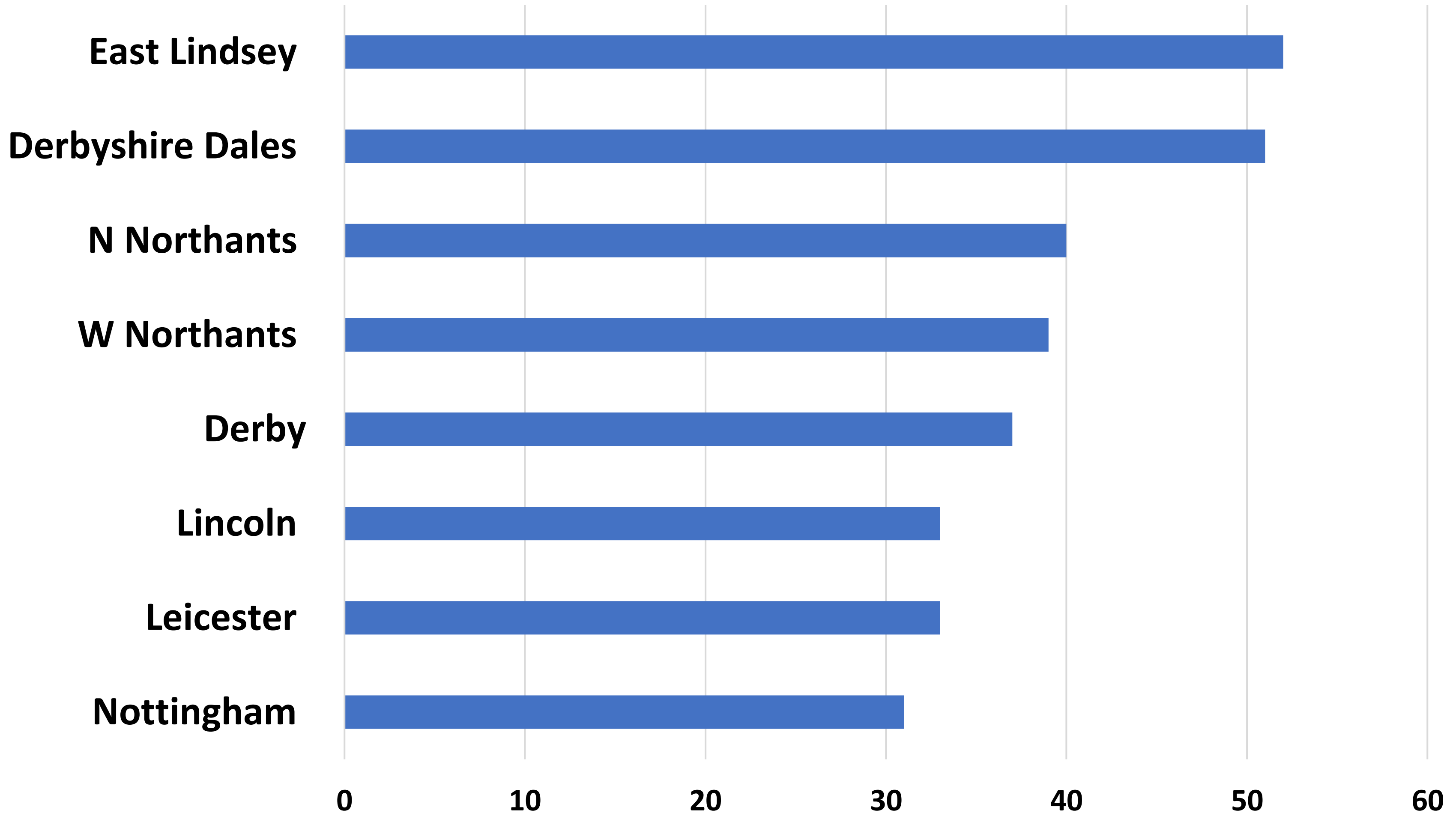


Source: [Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)]

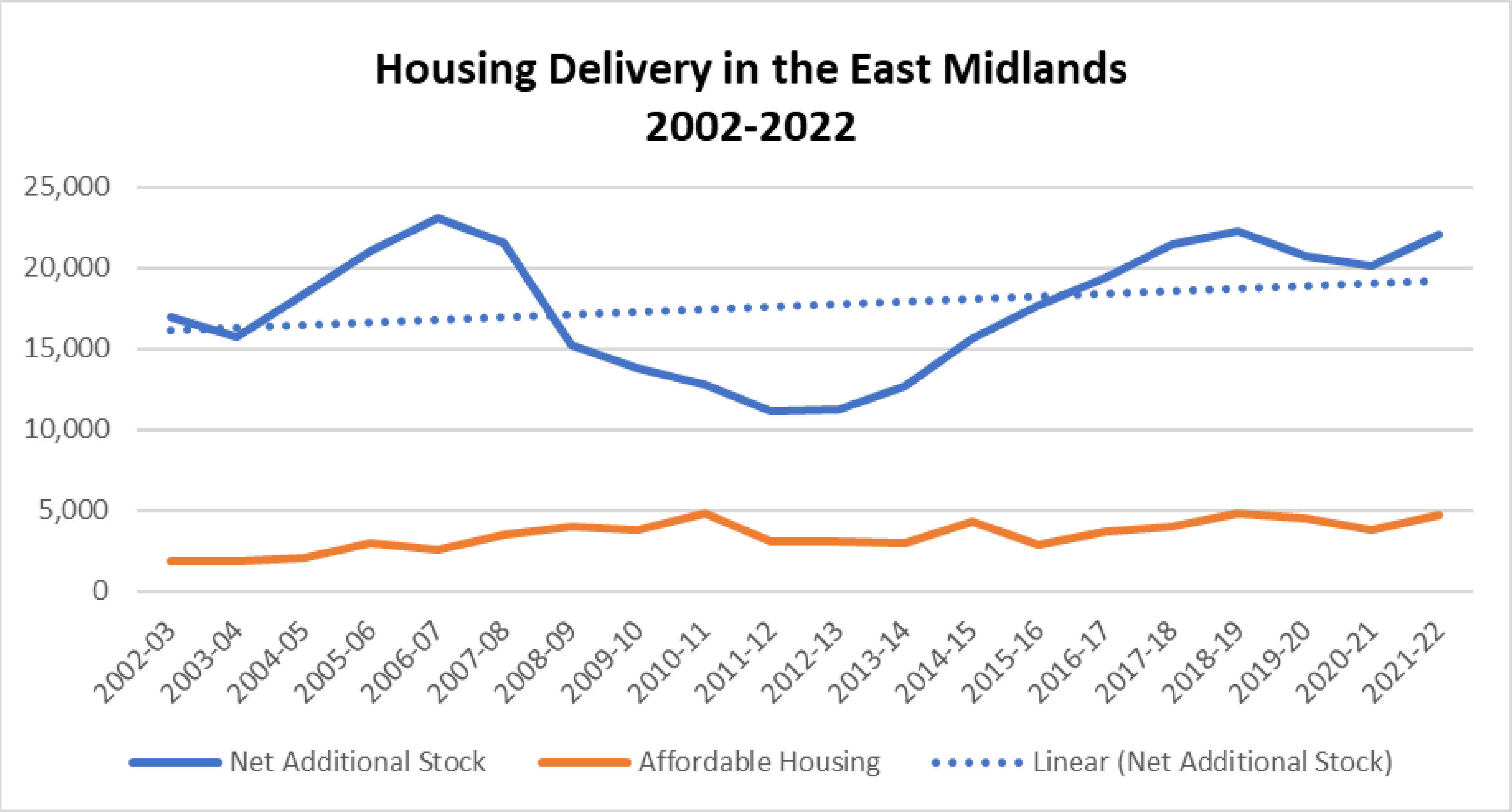


Source: [Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)]

Median Age 2021 (Selected)



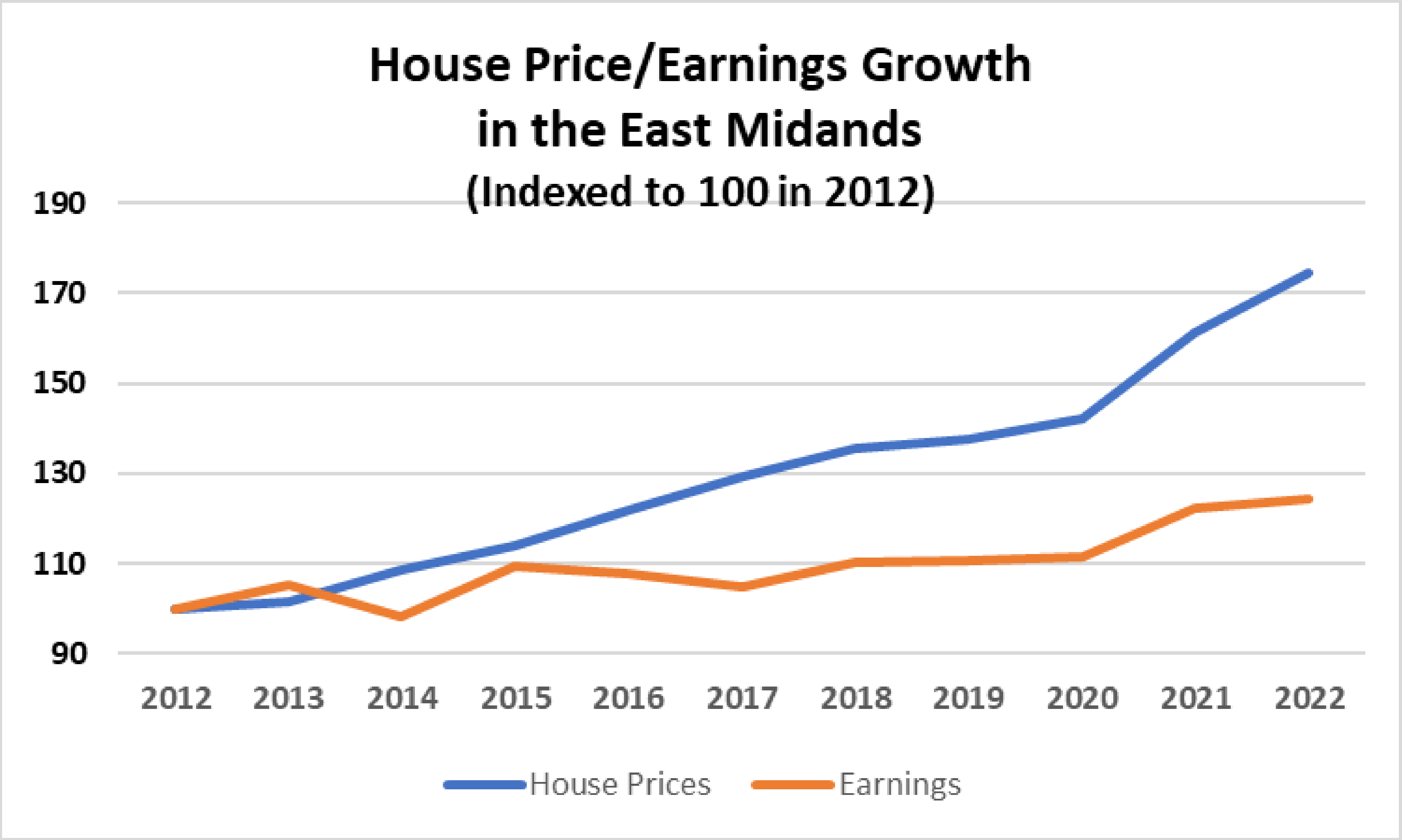
Source: [Population and household estimates, England and Wales - Office for National Statistics (ons.gov.uk)]



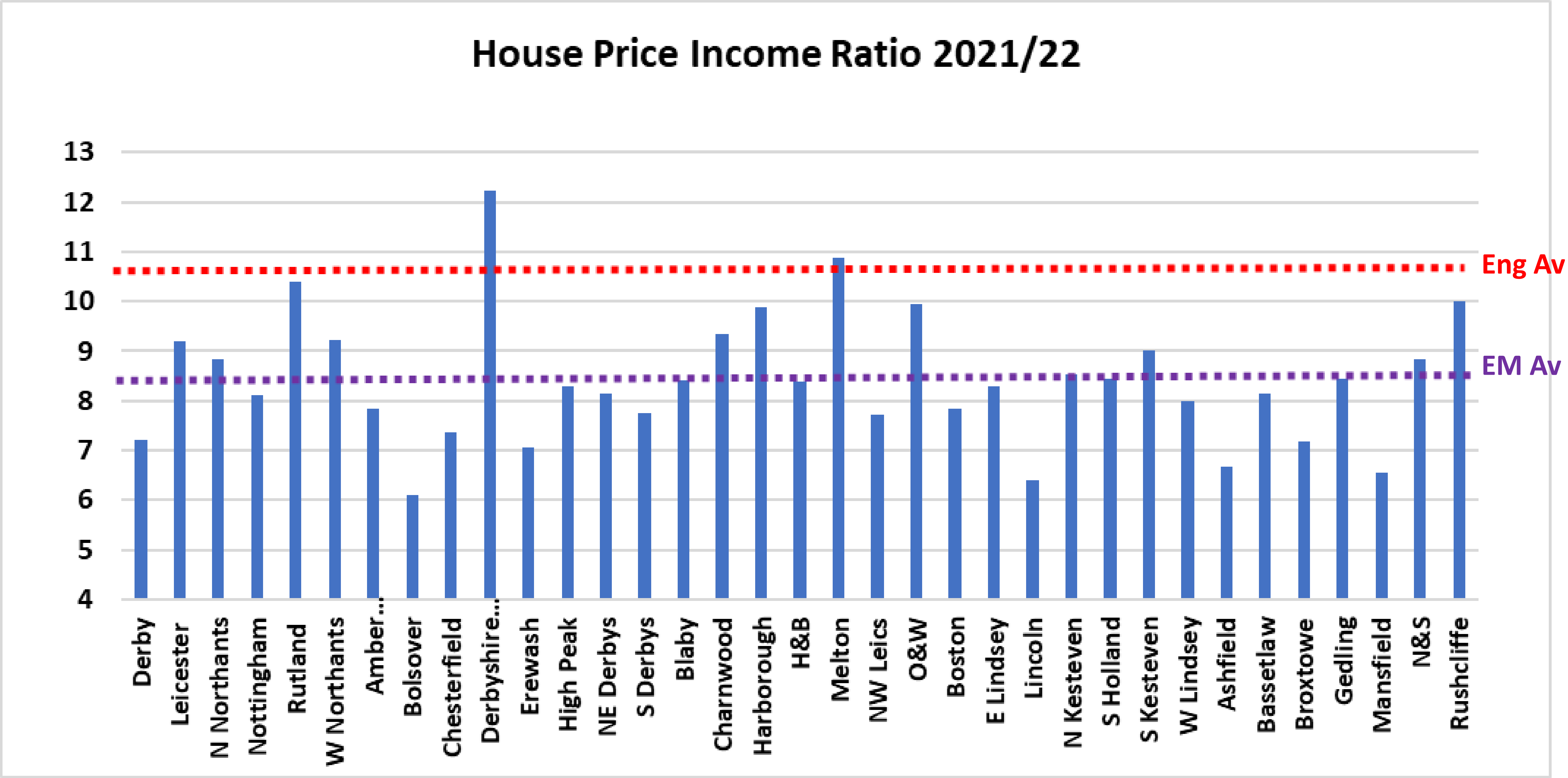
Source Net Additional Stock: [Live tables on dwelling stock (including vacants) - GOV.UK (www.gov.uk)]
Source Affordable Housing: [Live tables on affordable housing supply - GOV.UK (www.gov.uk)]

HMA	Local Plan	3 Year Average	Standard Method
Leicester & Leicestershire	4,444	5,264	5,520
Central Lincs	1,539	1,374	1,086
Coastal Lincs	869	877	672
Peterborough Partial	1,262	1,375	1,272
Derby Core	1,389	2,355	2,118
Peak & Dales	634	783	493
Northern	867	1,435	993
Nottingham Core	2,939	2,950	3,373
Nottingham Outer	779	1,223	1,250
North Northants	1,750	1,735	1,837
West Northants	2,367	2,102	2,139
EAST MIDLANDS	18,839	21,473	20,753

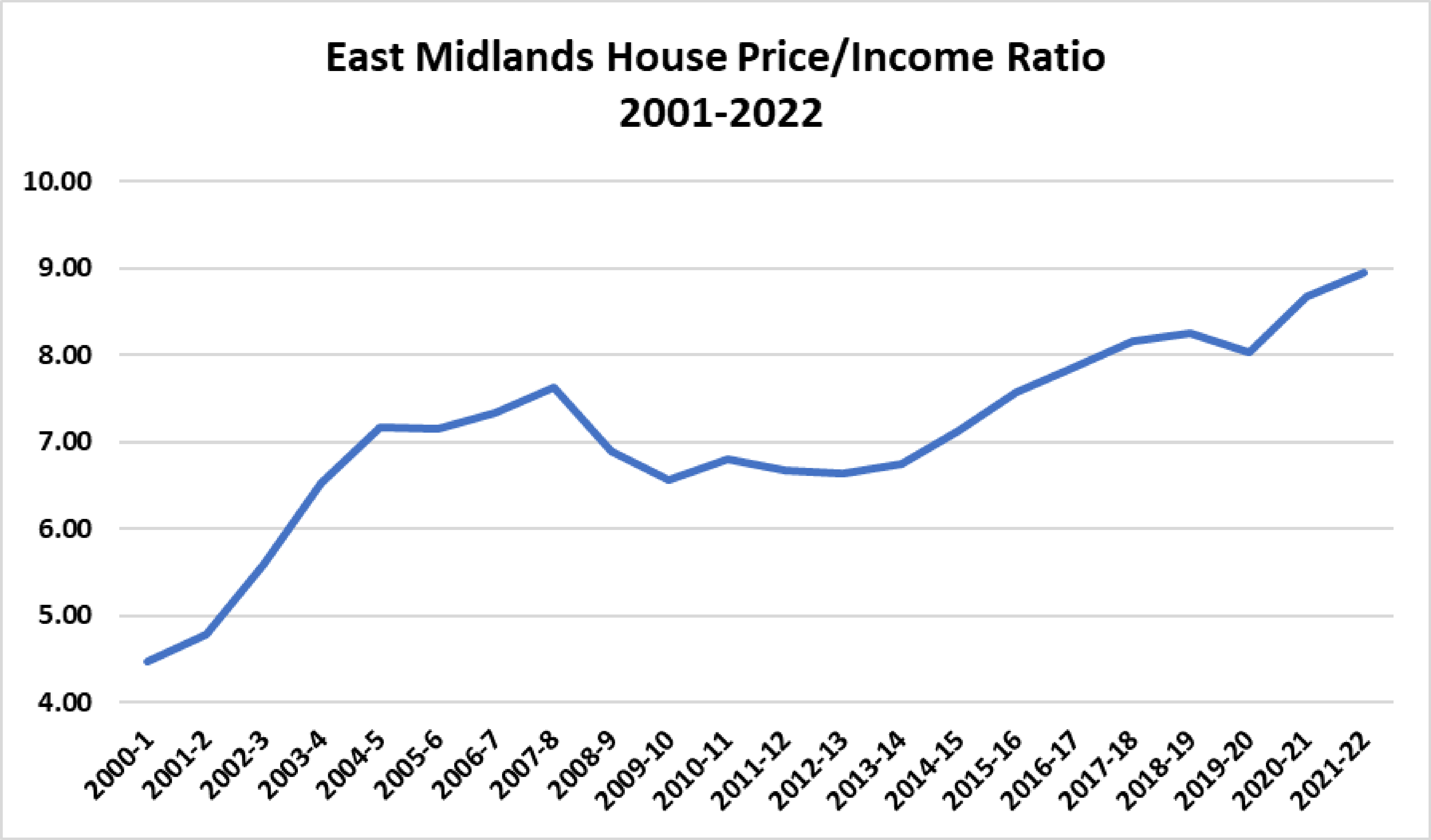
Source: How many homes? The new Standard Method (lichfields.uk)



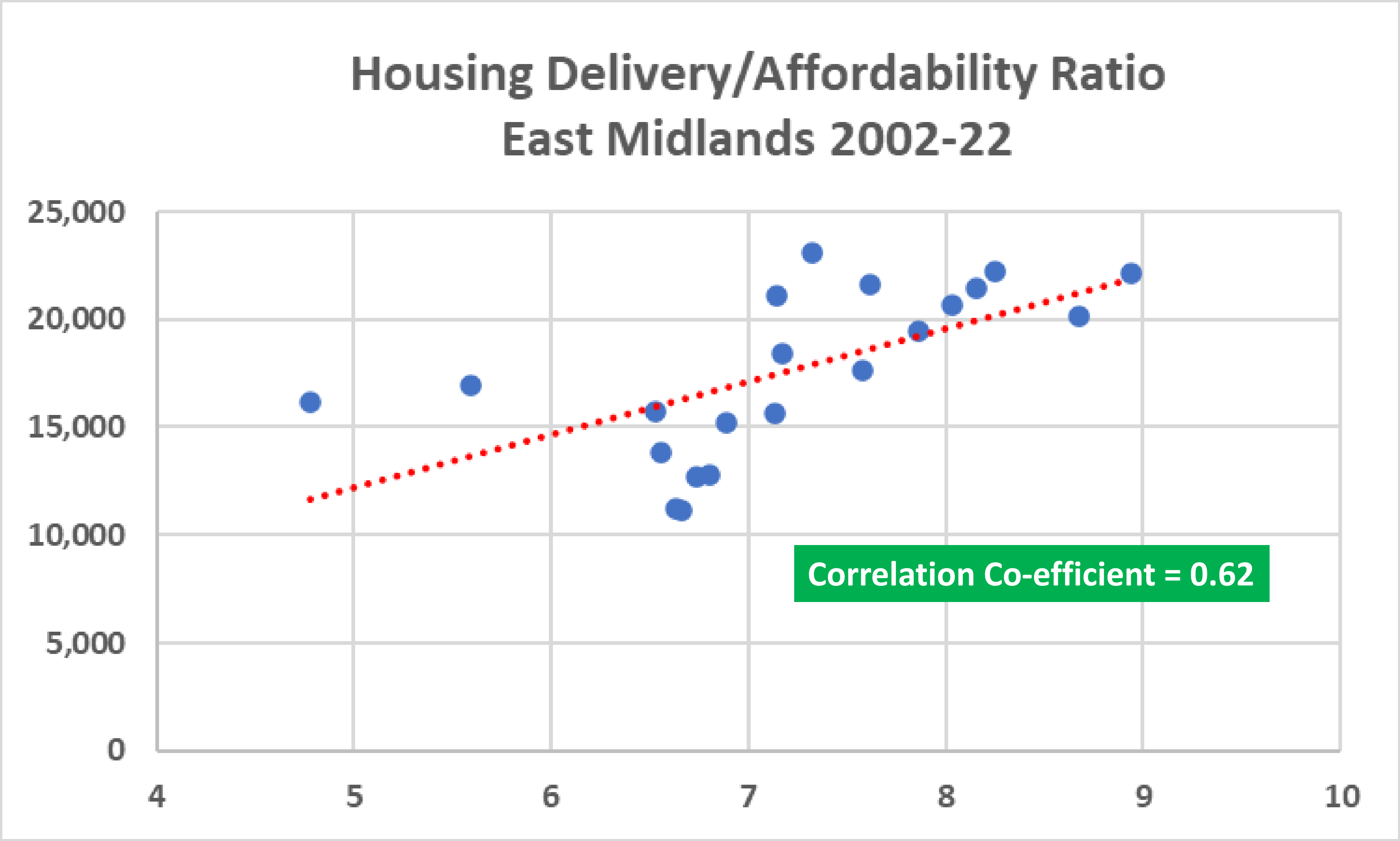
Source: UK House Price Index - Office for National Statistics (ons.gov.uk)
Source: EARN05: Gross weekly earnings of full-time employees by region - Office for National Statistics (ons.gov.uk)



Source: National Housing Federation - Home Truths



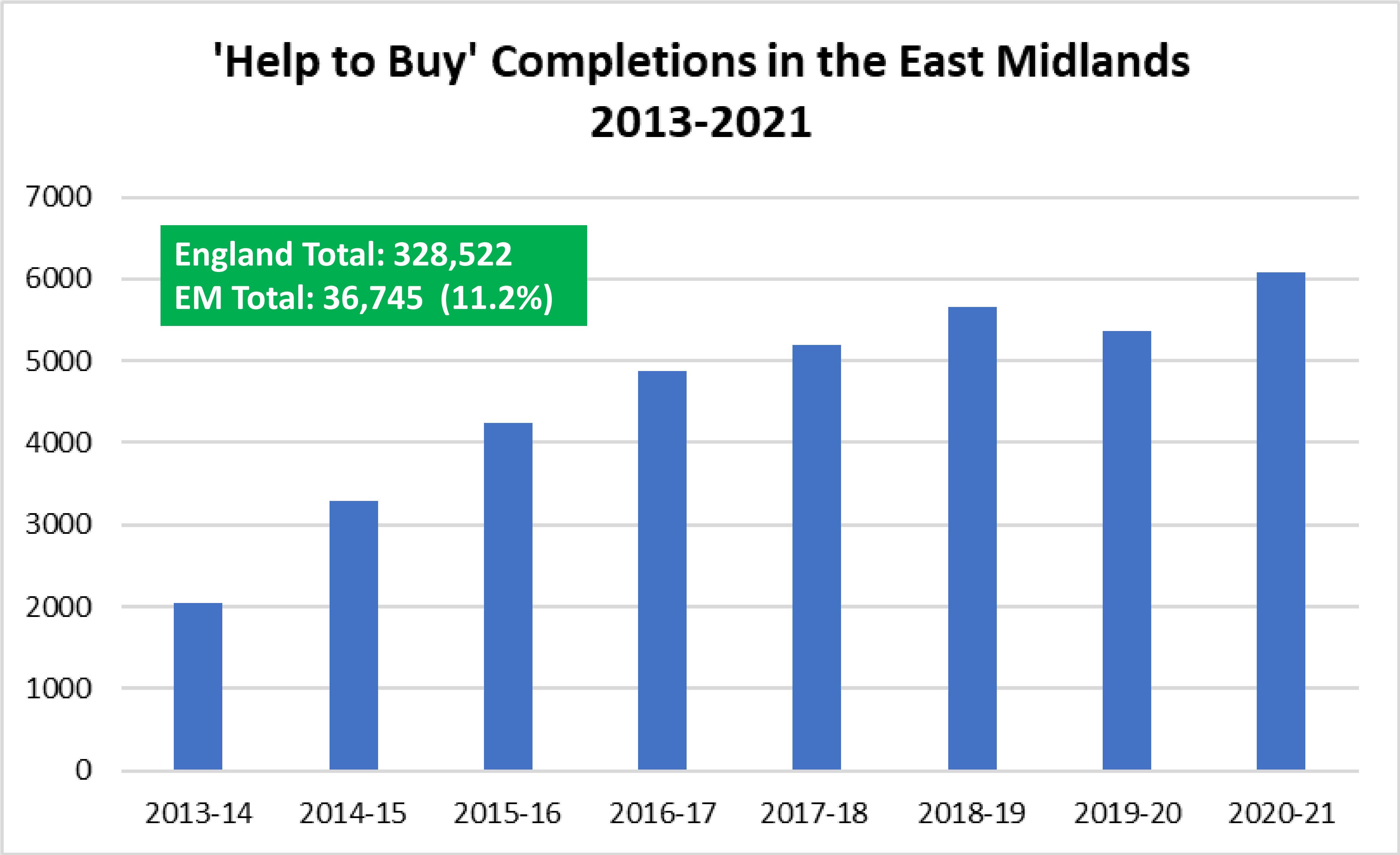
Source: House Prices Mean house prices for administrative geographies: HPSSA dataset 12 - Office for National Statistics (ons.gov.uk)
Source: Income Annual Survey of Hours and Earnings time series of selected estimates - Office for National Statistics (ons.gov.uk)


Housing Delivery/Affordability Ratio
East Midlands 2002-22
25,000
20,000
15,000
10,000
5,000
0
4
5
6
7
8
9
10
Correlation Co-efficient = 0.62

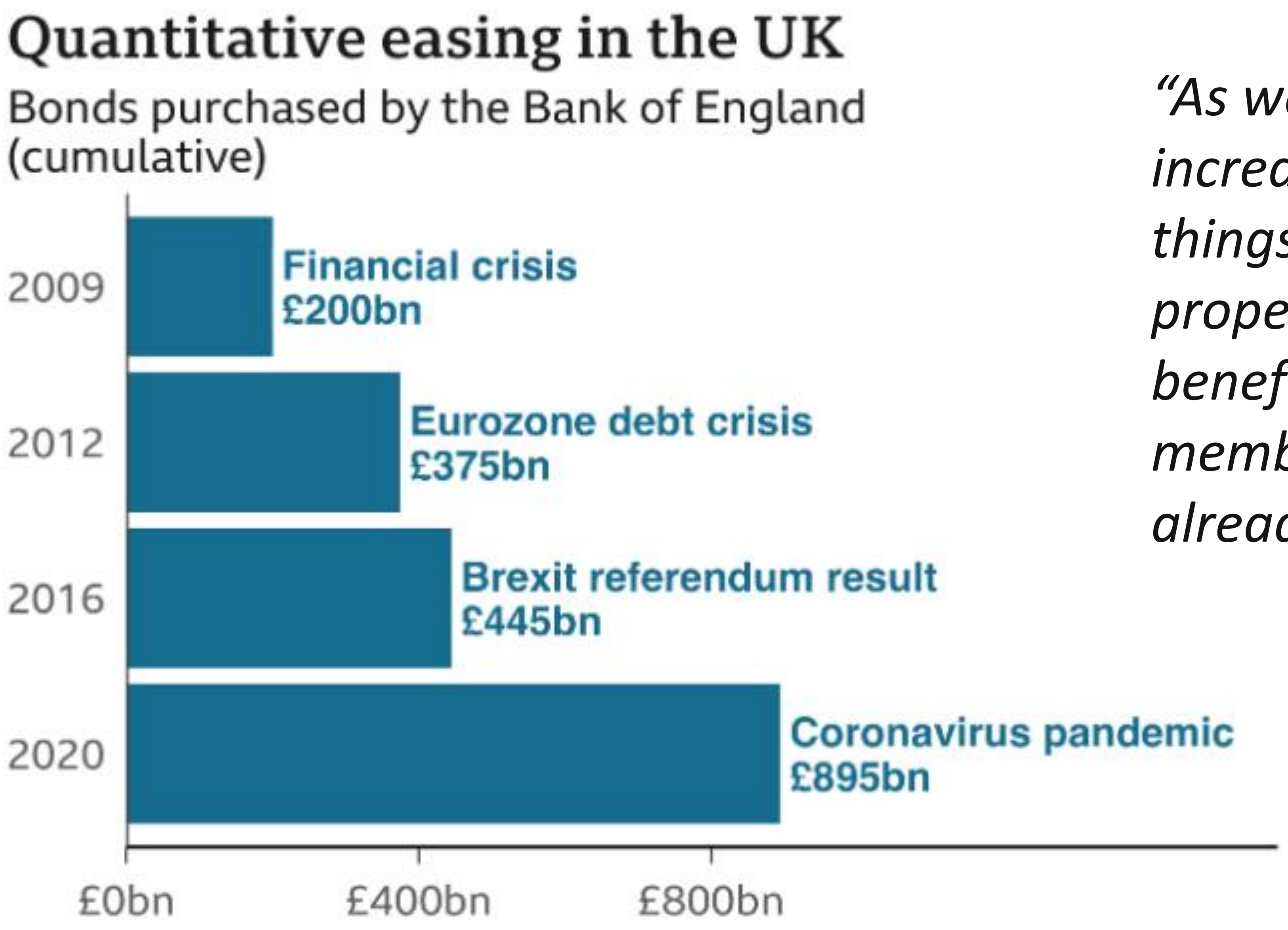
Impact of Help to Buy

"We find that the Government's Help to Buy scheme, which will have cost around £29 billion in cash terms by 2023, inflates prices by more than its subsidy value in areas where it is needed the most. We note recent changes to the programme. This funding would be better spent on increasing housing supply"

Source: House of Lords Built Environment Committee Jan 2022 Meeting housing demand (parliament.uk)

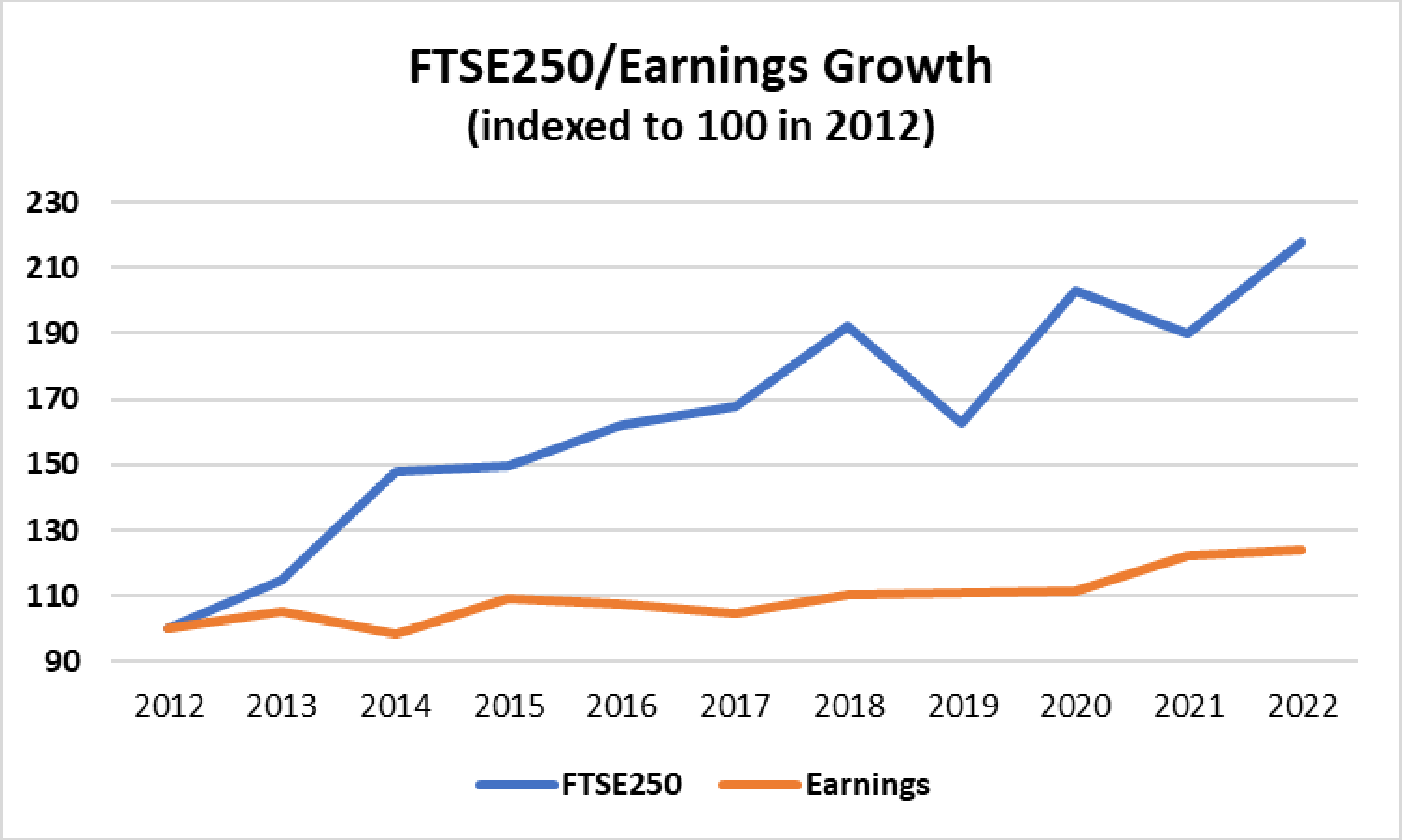


Source: Help to Buy (equity loan scheme): data to 30 September 2021 - GOV.UK (www.gov.uk)



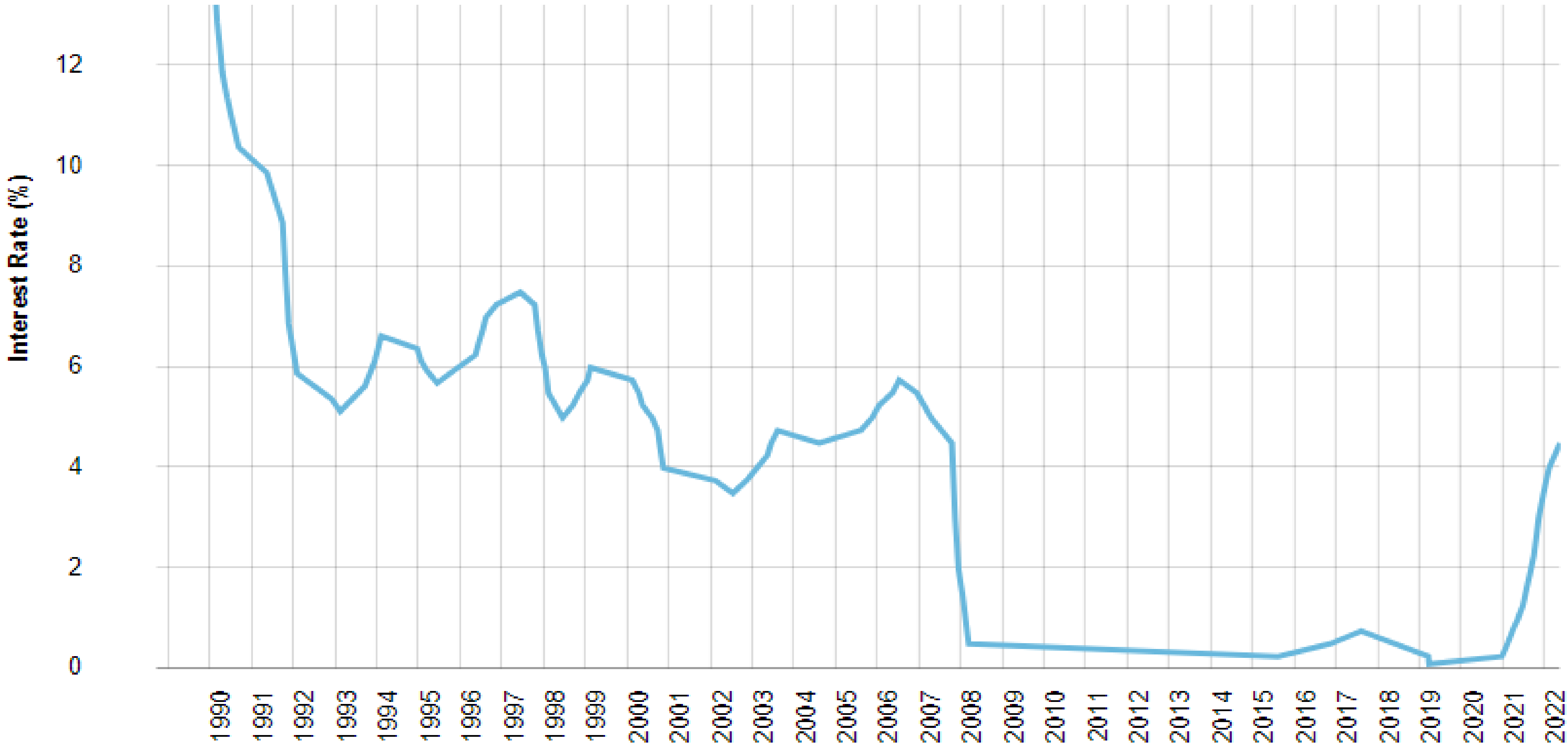
"As well as bonds, (QE) increases the prices of things such as shares and property. This tends to benefit wealthier members of society who already own these things"

Source: Bank of England as reported by [What is quantitative easing and how will it affect you? - BBC News]

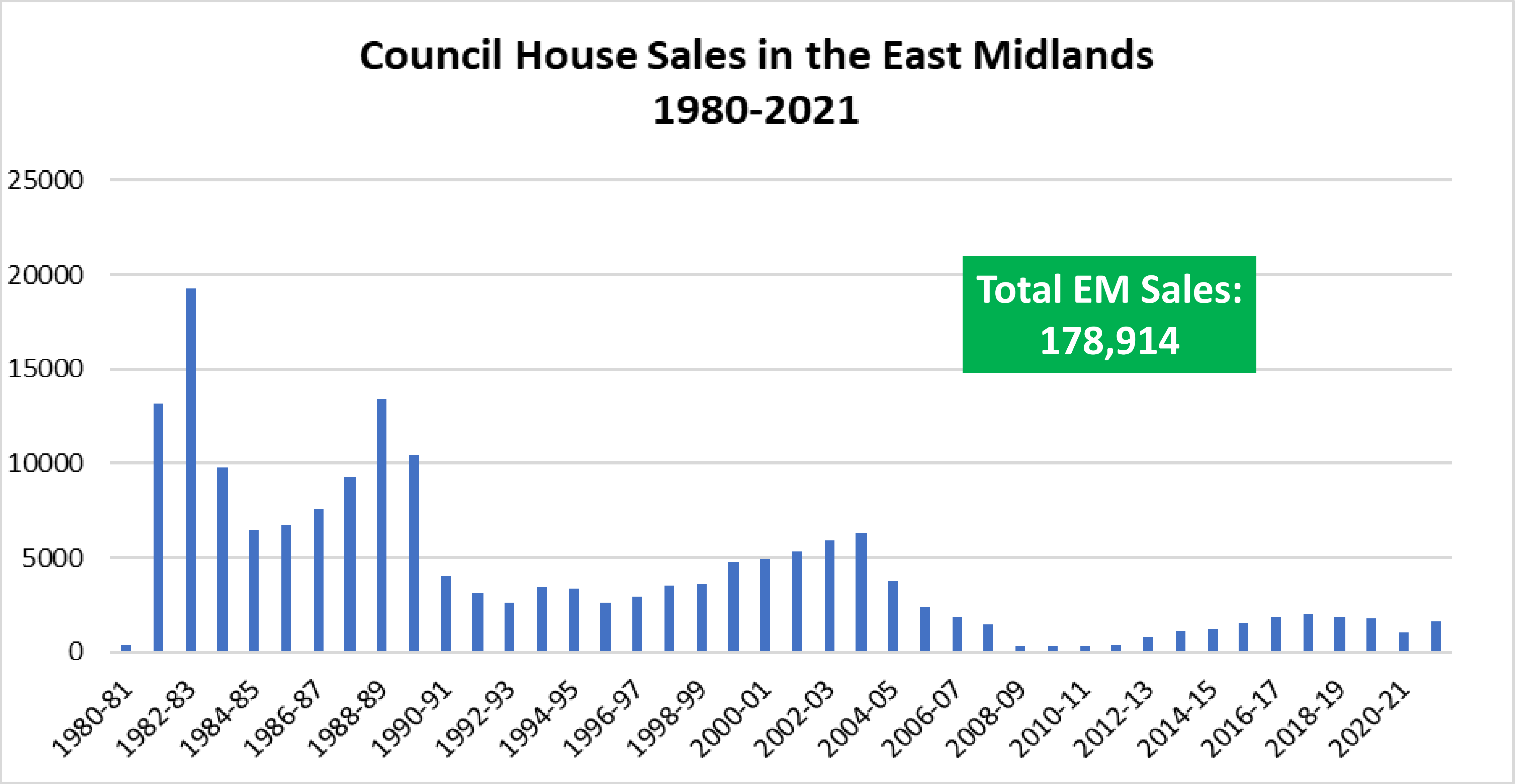


Source: FTSE 250 FTSE overview | London Stock Exchange
Source: EARN05: Gross weekly earnings of full-time employees by region - Office for National Statistics (ons.gov.uk)

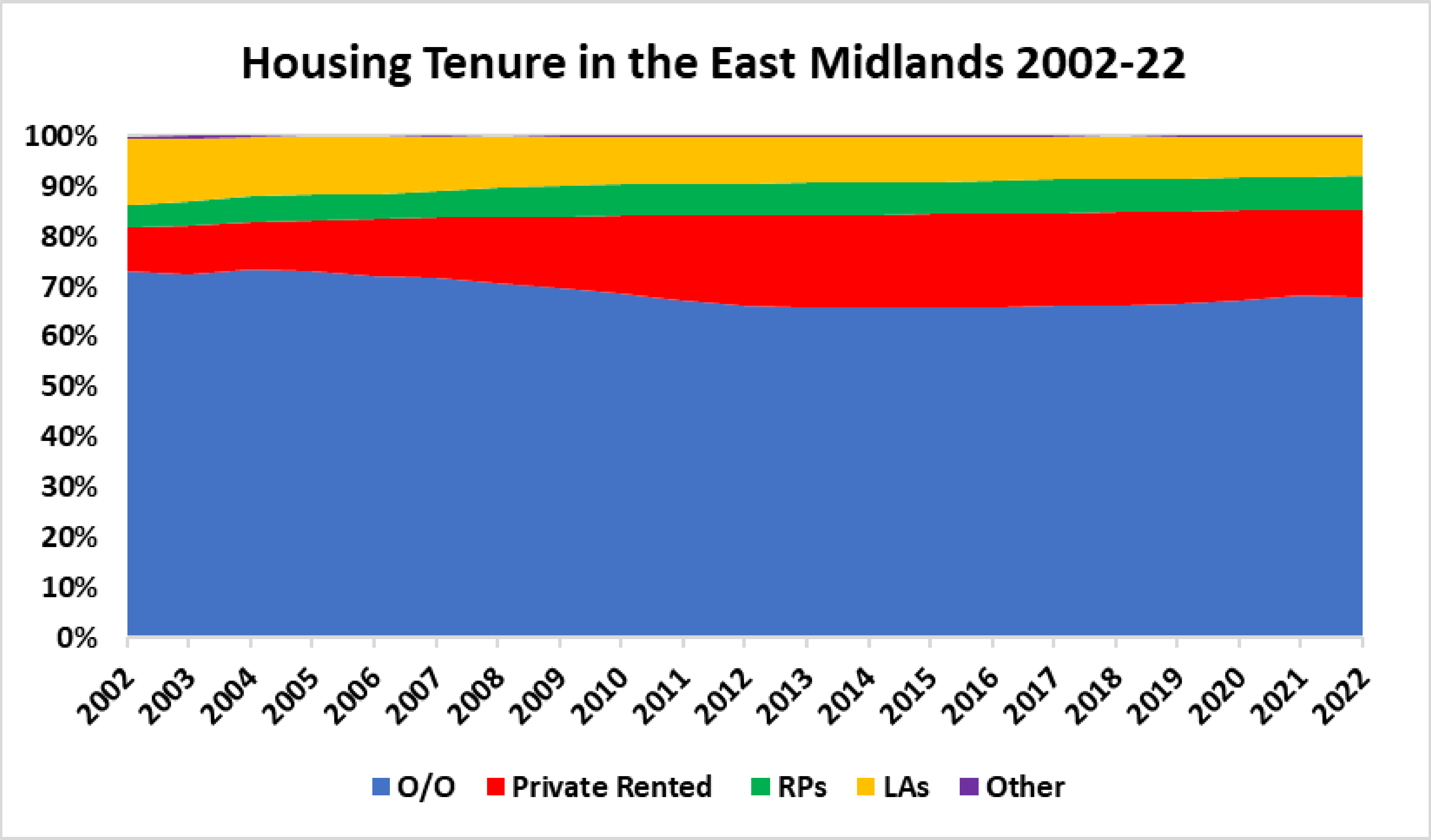
UK Interest Rates
(1990 to date)



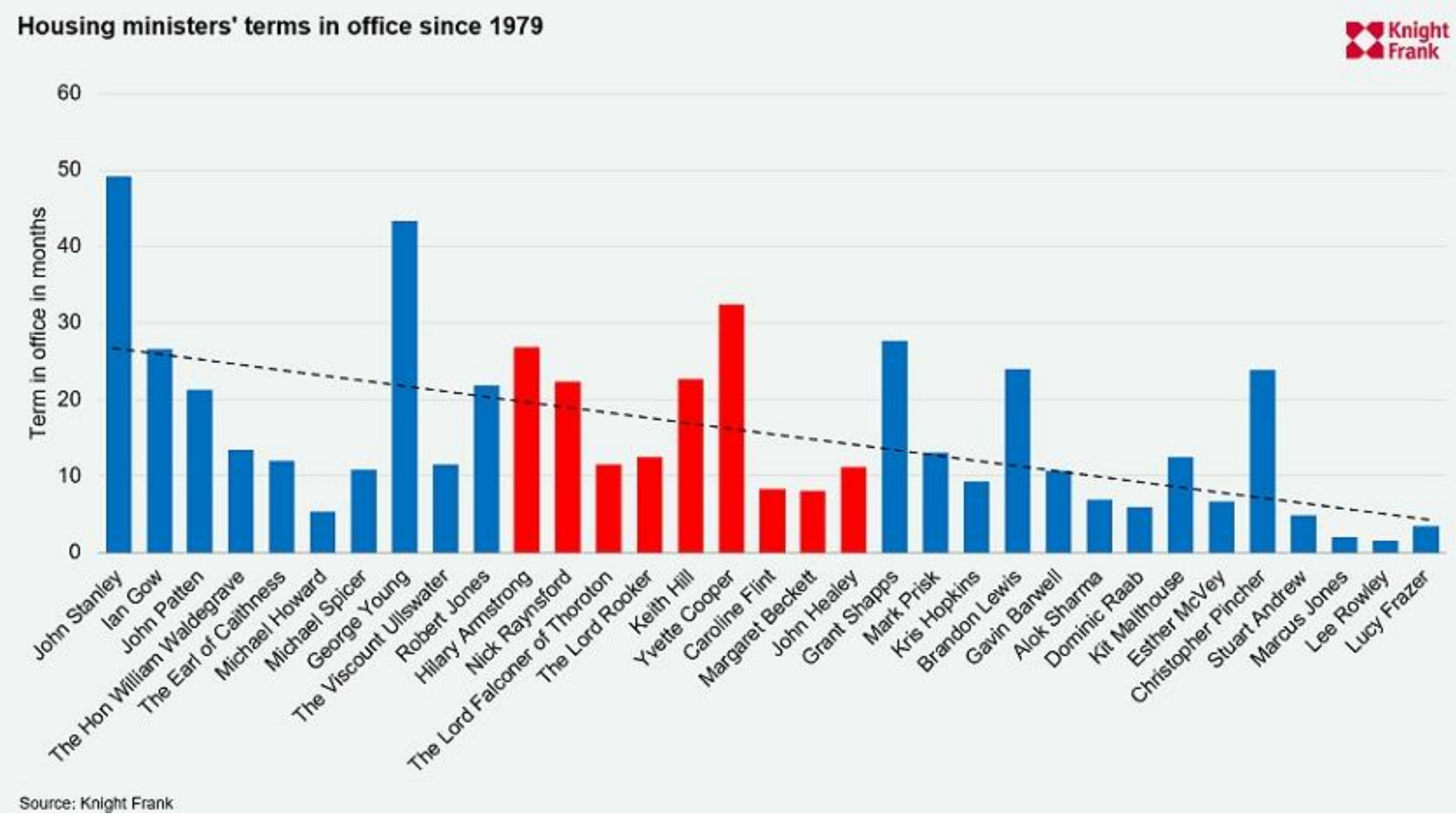
Source: Bank of England



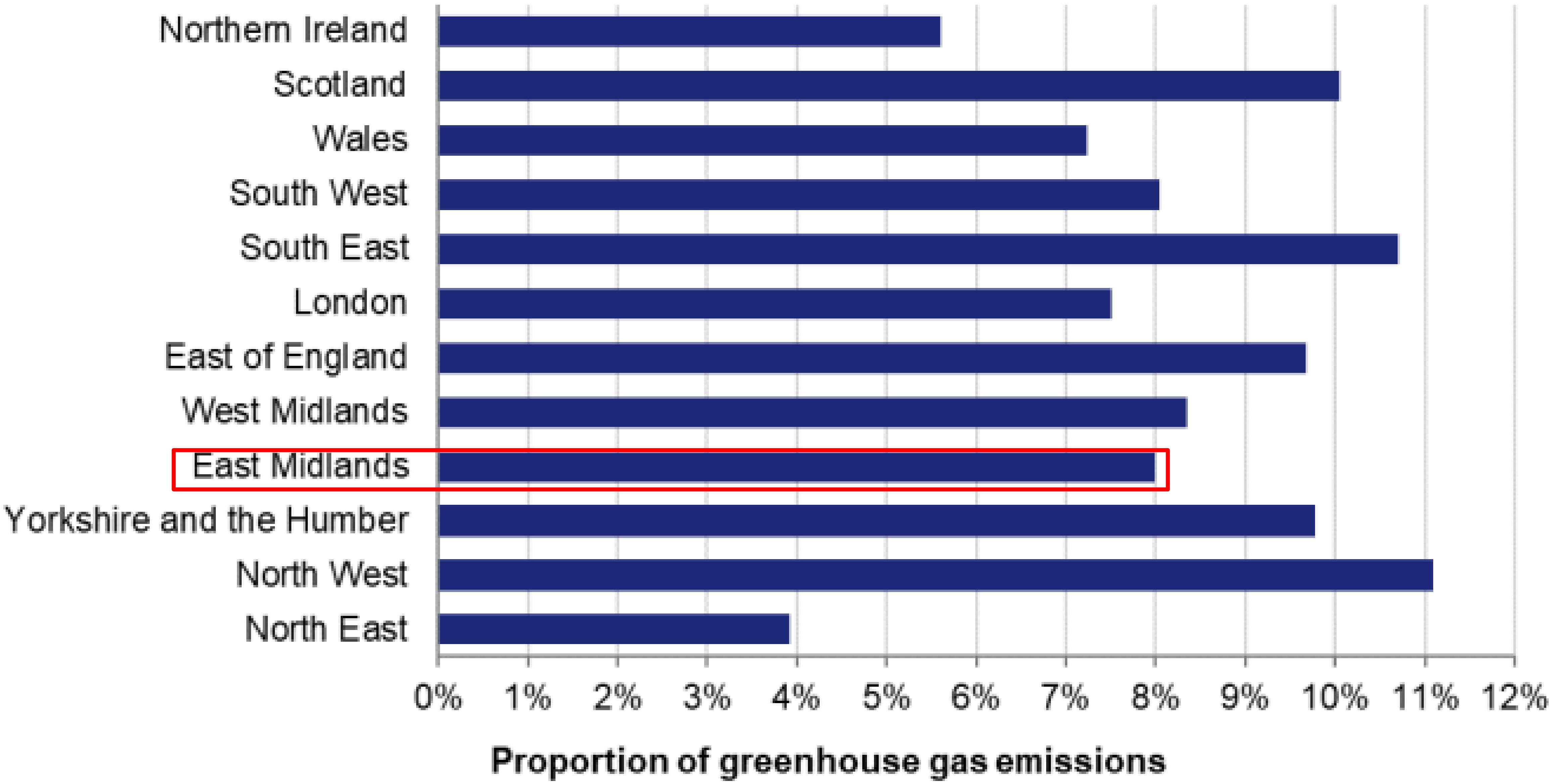
Source: [Live tables on social housing sales - GOV.UK (www.gov.uk)]

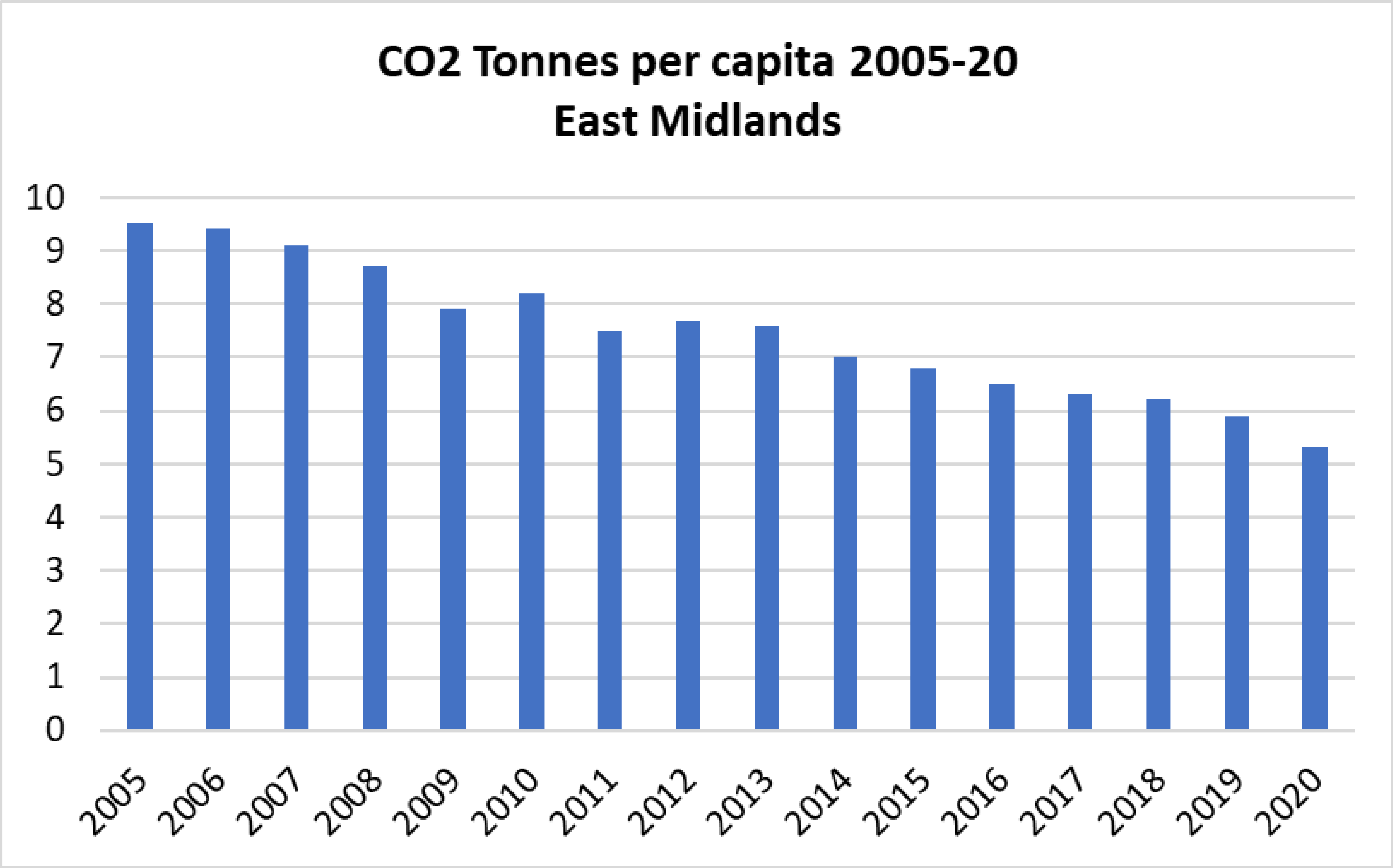


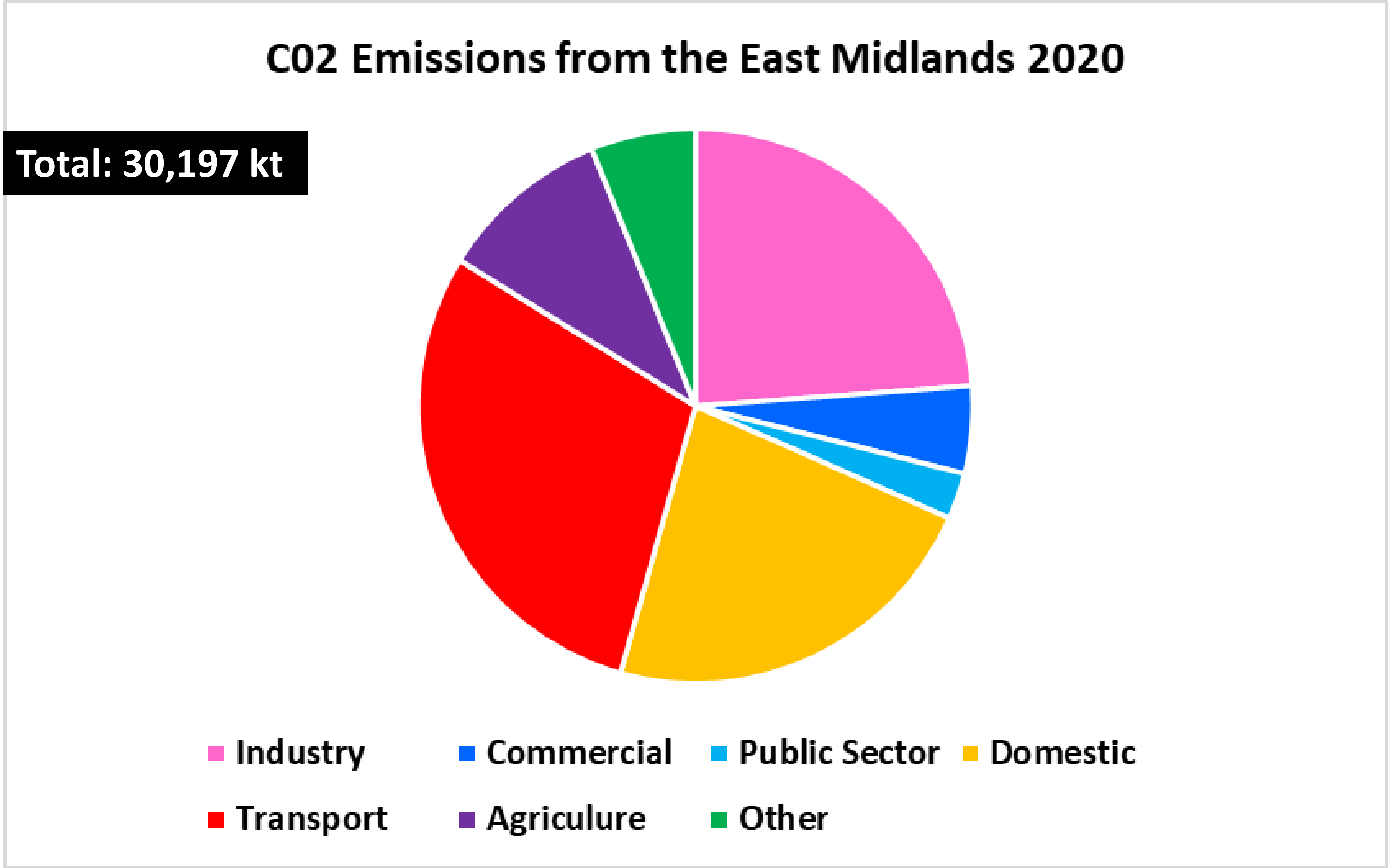
Source: [LT_109.ods (live.com)]

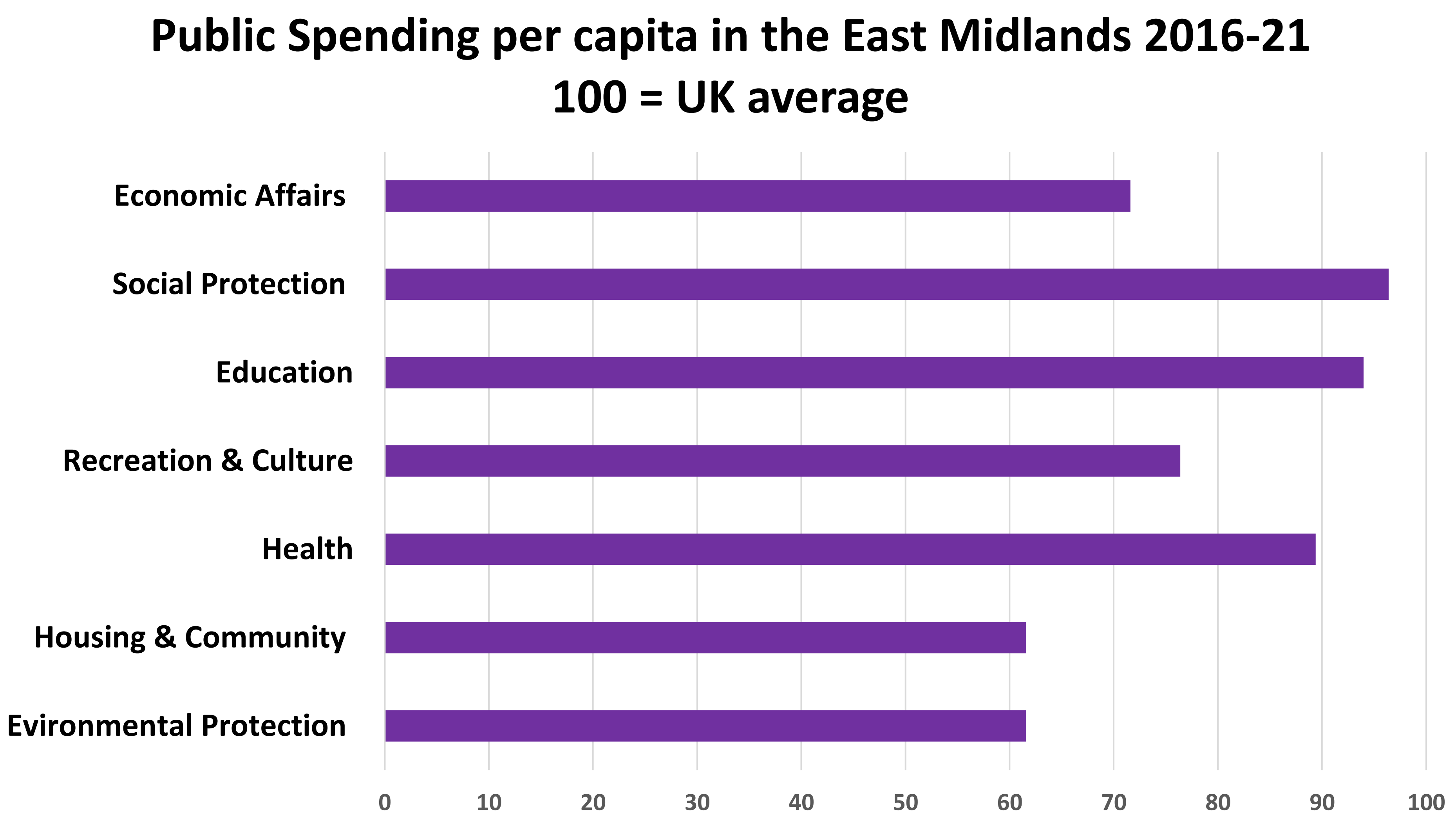

Housing ministers' terms in office since 1979
Knight Frank
Term in office in months
0
10
20
30
40
50
60
John Stanley
Ian Gow
John Patten
The Hon William Waldegrave
The Earl of Caithness
Michael Howard
Michael Spicer
George Young
The Viscount Ullswater
Robert Jones
Hilary Armstrong
Nick Raynsford
The Lord Falconer of Thoroton
The Lord Rooker
Keith Hill
Yvette Cooper
Caroline Flint
Margaret Beckett
John Healey
Grant Shapps
Mark Prisk
Kris Hopkins
Brandon Lewis
Gavin Barwell
Alok Sharma
Dominic Raab
Kit Malthouse
Esther McVey
Christopher Pincher
Stuart Andrew
Marcus Jones
Lee Rowley
Lucy Frazer
Source: Knight Frank

CO2 Emissions 2020

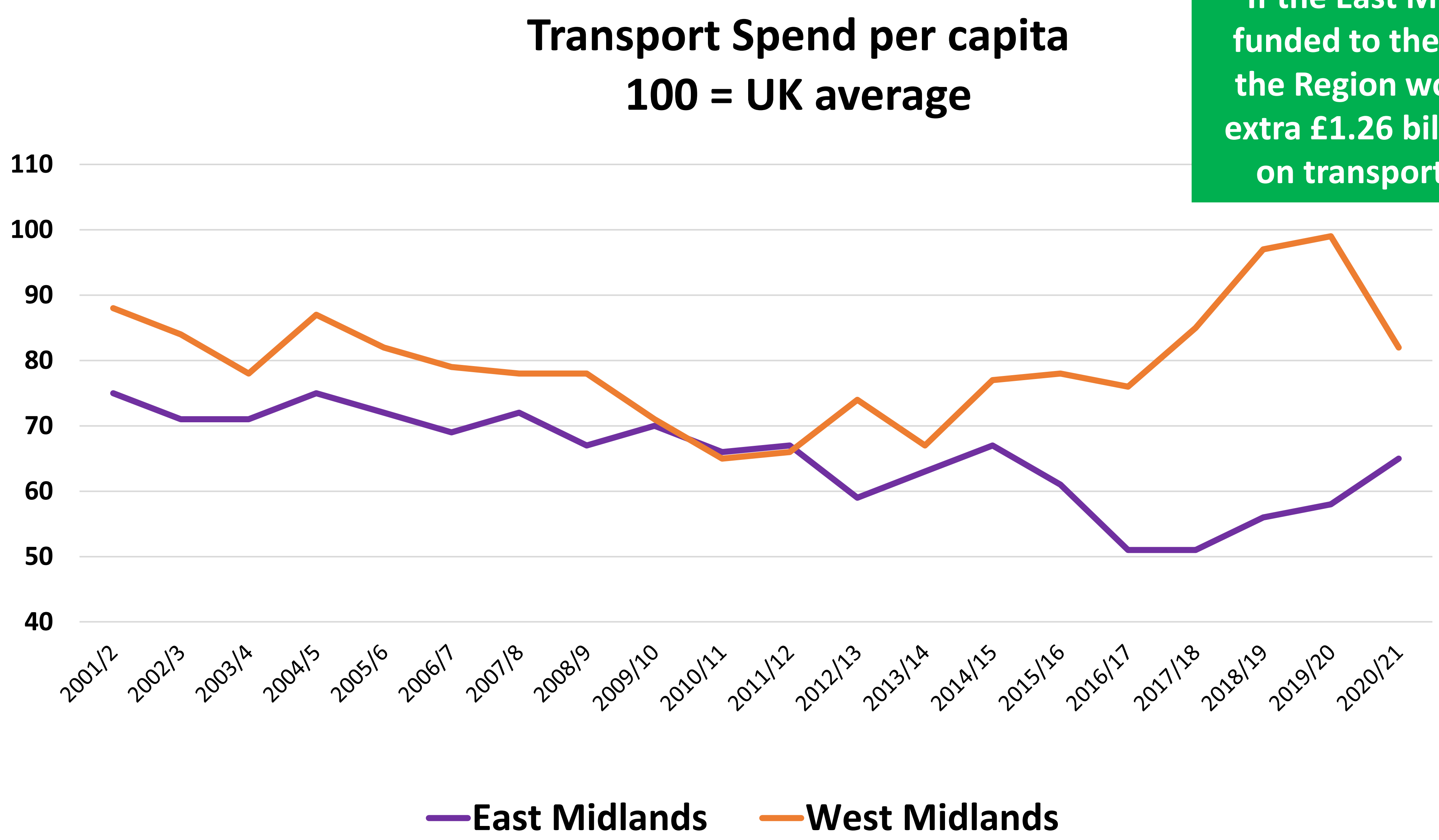



CO2 Tonnes per capita 2005-20
East Midlands
10
9
8
7
6
5
4
3
2
1
0
2005
2006
2007
2008
2009
2010
2011
2012
2013
2014
2015
2016
2017
2018
2019
2020


C02 Emissions from the East Midlands 2020
Total: 30,197 kt
Industry
Commercial
Public Sector
Domestic
Transport
Agriculure
Other



Source: https://www.gov.uk/government/statistics/public-expenditure-statistical-analyses-2022



If the East Midlands was funded to the UK average, the Region would have an extra £1.26 billion to spend on transport each year.

Source: https://www.gov.uk/government/statistics/public-expenditure-statistical-analyses-2022

TfEM/Midlands Connect Shared Priorities

- Midland Main Line Electrification
- Nottingham-Leicester-Coventry Rail Connectivity
- HS2 to the East Midlands & Leeds
- A46 Growth Corridor & Newark
- A50/A500 Growth Corridor
- A5 Growth Corridor
- Improving Safety & Reliability on the A1
- Improving Connectivity across the EMDevCo/EMFreeport areas

TfEM-MC Joint Priorities Summary 2022 (emcouncils.gov.uk)

Something to think about…

As we talk more today about the Government's planning reform agenda…you might want to reflect on the extent to which what is currently proposed in the LURB will address the kind of challenges I have highlighted…

Levelling Up and Regeneration Bill: A Planning Lawyer’s Perspective

Satnam Choongh

Thursday 22nd June 2023 for East Midlands Councils

No5 BARRISTERS CHAMBERS

LURB – Introduction

- Where has it got to?
  - Epic journey (3 PMs, 3 SoS, parliamentary select c’tee, rebel alliance)
  - Currently in HL Report Stage
  - Reliance on 2ndary legislation – practical effect end of 2024

LURB – Objectives

- What's the 'big idea'?
  - Greater up to date plan coverage
  - Minimise planning by appeal
  - Politics – move power (and responsibility?) from centre to local
  - Make it easier for Plans to be adopted
  - Further enhance the status of the DP

LURB – Plan-making (1)

- Shorter/focused plans
  - Amount, type and location of development and timescales
  - National Development Management Policies (NDMPs)
    - Heritage, habitats, GB, national parks, flood risk, climate change, highways, retail etc
    - Power grab or sensible use of resources?
  - Reduce evidence burden – no details given
  - Regs allow SoS to prescribe content, template and form of plans

LURB- Plan-making (2)

- Shorter/focused plans (cont.)
  - Two concrete proposals
    - Standardised and re-usable data to inform plan-making
    - Replacement of SEA with Environment Outcomes
      - ‘clearer and simpler process’
      - Regulations awaited

LURB-Plan-making (3)

- Accelerated process
  - ‘expectation’ 30 months (but regs awaited)
  - Updated every 5 years (wither ‘Review’?)
  - Two rounds of public consultation promised/statutory consultees duty bound to help/respond etc
  - 30 months to include evidence gathering? Main Mods?
  - ‘Gateway checks’ by PINS – consequences? Implications for timetable?

LURB- Plan-making (4)

- Accelerated process (cont.)
  - DtC removed
  - Local Plan Commissioners appointed by SoS to support/take over plan-making (political will?)
  - Once submitted cannot be withdrawn unilaterally by LPA (only on direction of Insp or SoS)
  - EiP, right to be heard, test of soundness to remain (but will NPPF make tests less onerous? More litigation?
  - If found sound SoS may direct adoption

LURB – Plan-making (5)

- Supplementary Plans
  - To be used ‘where policies for specific sites or groups of sites need to be prepared quickly (e.g in response to a new regeneration opportunity’
  - To have same status as LP (i.e part of the DP)
  - Explanatory Notes say *“There are certain limits on the allowable scope of SPs (either by subject matter of geography), so that they do not subvert the role of the LP as the principal planning policy framework”)*

LURB-plan-making (5)

- Supplementary Plans (Cont.)
  - Not immediately clear from the Bill what these are (no requirement for consistency with LP)
  - Provision that must not be inconsistent with or repeat NDMP
  - Preparation, examination etc all left to regulations
  - Speed versus safeguards?

LURB-Decision-taking (1)

- Key change to section 38 of the PCPA

- Existing formula: decisions to be made ‘in accordance with the DP unless material considerations indicate otherwise’

- New formula: decision to be ‘made in accordance with DP <u>and any NDMP</u> unless material considerations <u>strongly</u> indicate otherwise’

- Any conflict between DP and NDMP to be resolved in favour of NDMP

LURB- Decision-Taking (2)

- ‘Strongly indicate otherwise’:
  - Cuts both ways

Big Questions Unanswered (1)

- There is silence and/or conflicting messages on the 'big questions'
- Will SM for housing need be ditched as 'Stalinist'?
- If so, will there be any targets at all?
- If not, how will we resolve the housing shortfall/meet future needs?
- If yes, who will set targets and what will be the methodology?

Big Questions Unanswered (2)

- Can we leave this to local level and still be pro-growth?
- If meeting ‘need’ to remain starting point, what is to happen with GB authorities if GB is to remain sacrosanct?
- DtC to be replaced by policy of ‘alignment’ – what does this mean? Will there be any enforceable mechanism for exporting residual need?
- Will NDMPs eventually be used by Govt. to impose development if/when localism fails to deliver growth?

Draft NPPF: Plan-Making (1)

- 5 Changes
- Change 1
  - Meet objectively assessed needs ‘as a minimum’
  - Meet objectively assessed needs ‘as far as possible’ (including in respect of housing)
  - SM housing output figure – ‘advisory starting point’

Draft NPPF: Plan-Making (2)

- Change 2
  - Change to PIFSD
    - benefits of meeting objectively assessed needs may be significantly and demonstrably outweighed where meeting those needs “would mean building at densities significantly out of character with existing densities”.
    - Past over delivery (measured against what was required by the previous plan) can be deducted from the need identified for the new plan.

Draft NPPF: Plan-Making (3)

- Change 3
  - ‘GB boundaries are not required to be reviewed and altered if this would be the only means of meeting the objectively assessed need for housing over the plan period’

Draft NPPF: Plan-Making (4)

- Change 4
  - 20 largest cities to take 35% uplift; not to be exported without consent (but no DtC)
  - Consequence of being unable to meet need within the cities?

Draft NPPF: Plan-Making 5

- Change 5

- Test of soundness – plans have to be ‘justified’

- This to be removed

- No need show ‘an appropriate strategy’ don’t have to take into account reasonable alternatives and they don’t need to be based on proportionate evidence.

Draft NPPF: Decision-Taking

- Four changes are proposed
  - No need to show 5YHLS where the plan is less than 5 years old
  - Even if more than 5YHLS:
    - No need to add 5, 10 or 20% buffer as part of the calculation
    - Oversupply to be deduced from the requirement
  - If plan out of date, but eDP at Reg. 18, only require 4YHLS
  - Protection via NP enhanced (3YHLS and 45% HDT ditched; in date for 5yrs rather than 3)

Refreshments

The Infrastructure Levy: the journey from the Planning Reform White Paper to the Levelling Up and Regeneration Bill

Professor Tony Crook CBE FAcSS FRTPI

Emeritus Professor and Former Pro Vice Chancellor, The University of Sheffield

Presentation to East Midland Councils

22 June 2023

Full disclosure

- My research group have done most of the monitoring of S106/CIL including the 2018-19 study cited in many responses to the Technical Consultation
- We did some modelling of the White Paper proposals
- We did the modelling of the Levy for DLUHC, published alongside the technical consultation
- Any views I express today are mine alone, not necessarily those of my colleagues or of DLUHC.

Presentation

- The proposals in the Planning White paper
- Modelling the likely impact of the White Paper proposals
- What is proposed in the LURB and the Technical Consultation
- Key results of our modelling for DLUHC
- Discussion including response of professional and trade bodies to the Technical Consultation

The Planning White Paper

- Government put forward a number of radical proposals including substituting an Infrastructure Levy for the existing S106/CIL arrangements.
- Rationale: S106/CIL are over-complex, use unnecessary resources in negotiation and are inconsistently applied. IL would be more certain, save time and resources and speed up development.
- Levy would be paid on sales value of completed developments less a threshold of construction costs and an allowance for land value
- However, turning the apparently simple principles into a workable policy has proved challenging.
- But as of this morning the introduction of an Infrastructure Levy as a partial replacement for S106 and CIL is still in place (LURB still in Lords).

Our analysis of White Paper proposal

- Basic question: could the IL offer a much simpler way of funding affordable housing and infrastructure than the current S106/CIL approach?
- IL is based on an entirely different 'sales value' principle as opposed to the current cost based system
- Raises a fundamental issue as to whether the objective is about ensuring costs of development are offset – including providing affordable housing - or is it more a partially hypothecated land value tax ?
- The White Paper only said only that it would raise at least as much as the current system and provide at least as much affordable housing
- Initially specified as a national rate set by central government: we set out to see what might be raised

Our 2021 modelling

- Modelled what IL would yield on housing developments on a 3ha (105 dwellings) site in each English region
- Used a cash flow model to examine the revenue, costs [including land costs] and developer profit relating to the completion of each development.
- Used construction costs plus 10x ag land values to set thresholds for IL
- Calculated IL yield on basis of percentage of GDV (total sales) above threshold, including calculating costs to developer of selling affordable housing (range of percentages and including First Homes)
- The yield less affordable housing costs incurred by developer was then available for infrastructure
- Grossed up for each region using 2018-19 housing completions; hence assuming no exemptions
- Not modelled: IL yield from commercial dev’t (which makes v limited contribution to S106 etc)

Yield in each region of a 20 percent IL as per original White Paper proposals with 20 percent affordable housing

	Agreed for S106 and CIL in 2018-19	20 percent IL and 20 percent affordable housing	30 percent IL and 20 percent affordable housing	IL: 40 pc London; 30 pc SE, E & SW; 20 pc Midlands; 10 pc N; Affordable housing: 40pc London; 30pc SE E & SW; 20 pc Midlands; 10 pc North
Total for England	**£7.0bn#**	**£5.6bn***	**£7.9bn***	**£8.4bn***
Percent in London, SE and East	**64%**	**66%**	**71%**	**74%**
Percent for northern regions	**13%**	**6% but neg land values in Yorks & Humber and NE**	**none**	**3% (none in NE)**
Total afford housing	**£4.7bn**	**£3.7bn**	**£4.7bn**	**£6.8bn**
Total available for other spend inc infrastructure	**£2.3bn**	**£1.9bn**	**£3.2bn**	**£1.62bn**

NB this yield came from considerably less than 100% of all completions because of exemptions (small sites, PD etc and little commercial)

* NB wider planning reforms might generate more development and hence yield more IL

Implications of our White Paper analysis

- What is available would be heavily concentrated in London, the South East and East of England - more so the higher the rate;
- Once account is taken of the threshold in some parts of the country there would not be enough value to pay any reasonable levy;
- Either gvt would have had to redistribute funds to local authorities with lower potential or enable local authorities to set their own rates – the government decided on LA setting own rates;
- In practice there needs to be a range of different rates within authorities – adding significantly to complexity.
- A further issue is the lack of linkage between levy payment and delivery of infrastructure especially on complex sites.

What is proposed in the LURB and in the DLUHC Technical Consultation

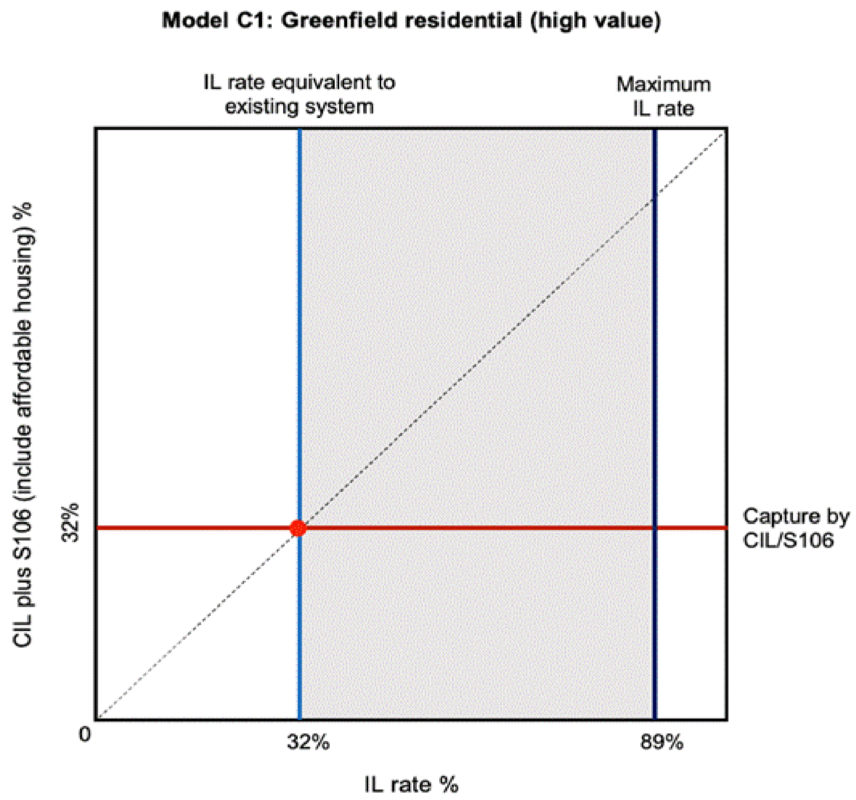
- DLUHC thinking has moved on.
- The levy is to be locally determined and locally spent, with wide discretion on the latter.
- The levy will be mandatory and based on sales value (above a threshold of costs including existing land values) at the time of completion/occupation
- The rate(s) and thresholds will be determined by the local authority and subject to examination (ditto delivery plan);
- Levy income will be unhypothecated (although new affordable homes can be required),
- It will be levied on almost all development; rates to have regard for viability and provision of affordable homes
- Routeways: S106 will be retained on large and complex sites; IL for rest but using conditions and S106 for infrastructure integral to the development on all non complex etc sites; .
- LAs will be able to borrow against projected future levy income
- Parishes and local groups will get shares of IL income (as per CIL now)
- Phasing in over a decade i.e. ‘test and learn’

Our modelling of the proposed levy

- Published March 2023 with the technical consultation
- Illustrative sample of 4 development types/sites sites in 6 contrasting local authorities; interviews with stakeholders
- Adopted a cash flow modelling on sample sites and assumptions about levy rates, thresholds (including developer returns and benchmark land values), based on local prices and costs
- We modelled the outcomes of what the maximum IL could yield (whilst maintaining acceptable developer [15 pc IRR] and landowner returns [i.e. existing use value]) and compared this with what current S106/CIL arrangements yield on a policy compliant basis
- Viability determined for developer rate of return and benchmark land value being achieved

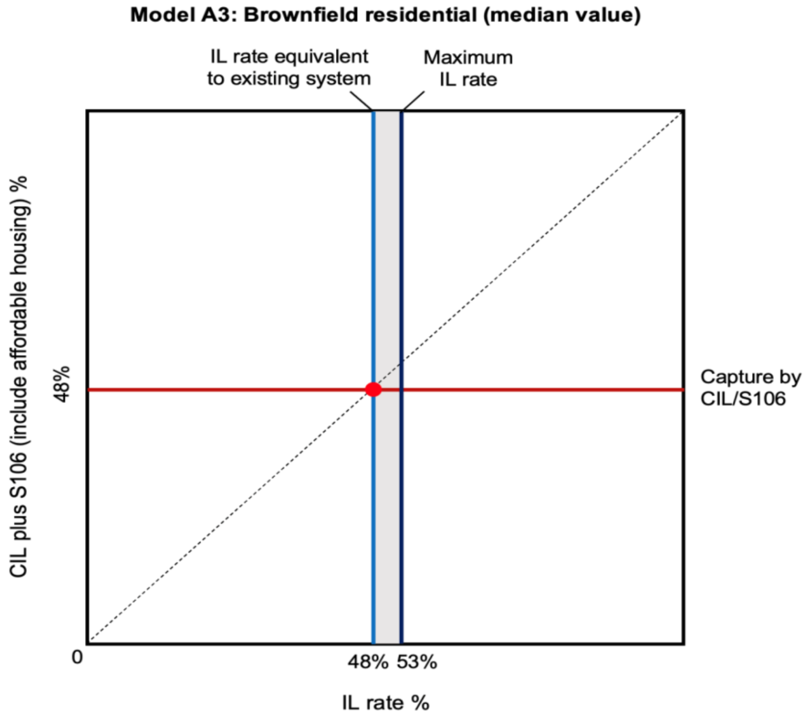
Two contrasting outcomes:

Big 'window': Greenfield - high house prices



Narrow 'window': Brownfield – medium house prices

Figure 3.4: *The IL 'window' for model A3*



Our key findings

- Levy would work best on greenfield sites in high house prices areas;
- Has potential to raise funds on developments not currently within the frame of S106, including purpose built student housing and warehousing.
- Less capacity to raise additional funds than currently being raised on most brownfield developments and in weaker markets generally.
- What could be raised, in practice, will depend critically on the requirements and behaviour of specific landowners and developers;
- Local authorities concerned about the complexity of setting up and running levy including those already with a CIL schedule
- Twin tracking S106 and IL further complicates matters
- Rates may result influence where development takes place

Implications

- While simpler in principle it is also different in principle – much more obviously a land value tax (restricted to new development); much less obviously addressing the external costs of development.
- In practice realism means nothing like as simple as was initially suggested - so different complexities as well as bedding-in costs.
- Because the approach is based on land values it concentrates the potential funding even more in the South.
- And shifts risks from developers to LPAs.

Would it be Easier to Improve the Current System?

- What is clear is that introducing IL will itself be complicated and cannot be done overnight.
- So, even if a decision is made to move to IL might it still be sensible to improve the current system which could be done quite rapidly?
- Would involve ensuring all requirements are clearly specified in simplified Local Plans
- Fixed tariff for smaller sites for affordable housing and site mitigation with no exemptions
- Retention of negotiated S106 for larger sites
- Possibly a partnership approach (Letwin style) for very large sites
- And possibly CIL only for Mayoral (London and Combined Authorities)
- Are there lessons from the different approach in Scotland?
- CIC, CLC and professional body submissions to DLUHC argue for keeping and reforming S106 and CIL and not implementing the IL

Impact on Devolution and the Levelling Up Agenda

EAST MIDLANDS COUNCILS 22nd June 2023

Janice Morphet UCL
j.morphet@ucl.ac.uk / @janicemorphet

Levelling Up in the UK White Paper and LURB Bill- a closer look at its wider implications

- Most focus in England on the **planning** reforms contained in the subsequent Levelling Up and Regeneration Bill 2022
- However considerable proposed changes to the way in which **local authorities and devolution** will work in England and across the whole of the UK but with little detail

What are the main components of the proposed changes for individual local authorities?

- The creation of **OfLog** for England
- Identifies **6 capitals** which are required if places are to grown and thrive
- 12 **missions** for LAs across the UK

- How will these influence the context for the planning system in England?

The role of OfLog

- **Few details** announced about its role in assessing performance of individual LAs
- Currently 4 themed **pilots** (adult social care, waste, financial reserves and adult skills)
- First interim chair is Lord Morse, former head of the **National Audit Office**
- **Interim head** been appointed – Josh Goodman who has been Director social housing in DLUHC and before this at the Treasury
- More information expected at **LGA conference**

OfLog issues to consider

- **LGA Inform** already collects performance data…
- Will it be similar to **Audit Commission**?
- Will there be a return of **Comprehensive Performance Assessments** (CPAs)
- The performance against the **missions** to be measured is strongly dependent on central government for delivery

Capitals

- Appear to be the main focus for **place**
- The LUWP states that these need to come together if places are to **thrive and grow**
- 6 **types** of capitals identified
  - Physical
  - Human
  - Intangible
  - Financial
  - Social
  - Institutional

Six capitals feed into four core levelling up objectives

a. boost productivity, pay, jobs, and living standards by growing the private sector, especially in those places where they are **lagging**;

b. spread opportunities and improve **public services**, especially in those places where they are weakest;

c. restore a sense of **community, local pride and belonging**, especially in those places where they have been lost; and

d. **empower** local leaders and communities, especially in those places lacking local agency.

How will the 6 capitals be measured?

- Focus on **economic and social drivers** of place
- Some information set out in the LUWP missions and metrics **technical annexe**
- This sets them within a **framework**
- This describes them as the way in which **social disparities** between places can be measured
- Will use **UK National Accounts** and **ONS**
- To be measured **nationally** and **sub-nationally** in a technical way

The role of the proposed missions

- **Capitals** create framework for missions
- **12 Missions** for all local authorities
- Expected to be ‘an **anchor for policy** across government’
- Stated that the missions will have **a major role** in determining how the rest of the provisions of the LURB will be implemented – what are the potential implications for **planning** which is not mentioned specifically in the missions?
- **Individual LA performance** will be measured and monitored against the missions

Missions

- Every LA in UK will need to demonstrate how they are delivering on the **12 missions annually**
- Government **technical advice** on missions and metrics https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1054766/Technical_annex_-_missions_and_metrics.pdf

What are the 12 missions?

1. To increase pay, employment and productivity in every part of the UK, with each containing “a globally competitive city” and a **smaller gap between top performing and other areas.**
2. By 2030, domestic public investment in **R&D** outside the Greater South East will increase by at least 40%, and over the Spending Review period by at least one third. This additional government funding will seek to leverage at least twice as much **private sector investment** over the long term to stimulate innovation and productivity growth.
3. **Public transport** connectivity across the UK to be “significantly closer to the standards of London” including integrated ticketing and simpler fares.
4. By 2030, the UK will have **nationwide gigabit-capable broadband** and 4G coverage, with 5G coverage for the majority of the population.

More missions…

5. A “significant” increase in [primary school children reaching expected standards] in reading, writing and maths with at least 90% meeting expected standards, with at least a one-third increase for this metric in the worst performing areas.
6. A “significant” rise in the numbers completing high-quality **skills** training across the UK. In England, the target is for 200,000 more doing this, including 80,000 in the lowest skilled areas.
7. A narrowing in healthy **life expectancy** between the UK areas where it is highest and lowest, with the overall average healthy life expectancy rising by five years by 2035.
8. An improvement in perceived **wellbeing** in all parts of the UK, with a narrowed gap between areas with the highest and lowest levels.

Final missions

9. A rise across the whole UK of “**pride in place”,** defined as “people’s satisfaction with their town centre and engagement in local culture and community”, with a narrowing of gaps between areas with the highest and lowest levels.
10. An increase in the number of **first-time home buyers** in all UK areas. The “ambition” is for a 50% fall in the number of rented homes deemed non-decent, including the biggest improvements in worst-performing areas.
11. An overall fall in homicide, serious violence, and **neighbourhood crime**, focused on worst-affected areas.
12. A **devolution deal** for “every part of England that wants one”, with powers “at or approaching the highest level of devolution and a simplified, long-term funding settlement”.

Which missions will involve planning and how?

- **Most** of them!
- How will **planning's** contributions be measured?
- How should the missions be addressed in **Local Plans and DM** decision making?
- How will **evidence** be collected and **action plans** be prepared to deliver them?
- Will they be reflected in **national DM policies**?
- What **internal arrangements** will be needed within LAs to address the requirements of achieving these missions?
- Will delivering the missions be a **material consideration** in determining planning applications?

What about devolution?

- Applies across whole of **UK**
- Seems to undermine **devolution settlement** of 1999
- Suggest only **health and education** are local matters
- Suggests that Government has a centralising and unifying role to prevent a **post code lottery**

Issues and Implications

- If implemented all this could be significant for the priorities and implementation of **planning** policy and decision making
- How will this all work with **DEFRA's land use** framework and other government policies?
- Will LURB be passed in time to be put into **effect**?
- If there is a change in government after the next **General Election**, then the legislation could still be used by an incoming government as it would be quicker than passing a new Bill

Q & A Session

Lunch 1pm-1.45pm

Design quality – what does good look like?

Andy von Bradsky – Director, vBE

Director, VBE – consultancy advising on quality and sustainability

Working with Local Authorities and Developers to embed quality in briefs and policies

Director and Trustee, Design South East

Former Head of Architecture at MHCLG

Former Chairman of large architectural practice

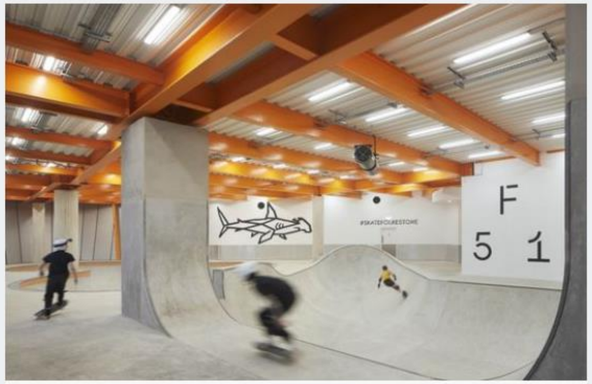
30 years experience as an architect in housing, regeneration and sustainability

vBE

RIBA East Midlands Awards

RIBA North East Awards

RIBA London Awards winners



RIBA South East Awards

RIBA West Midlands Awards

RIBA North West Awards


SAY NO TO
OVER-DEVELOPMENT


More homes,
fewer
complaints
Report from the Commission of Inquiry into the quality and workmanship of new housing in England
July 2016

Living with Beauty - 45 propositions:

Planning reform – policy and guidance

Community involvement – effective engagement

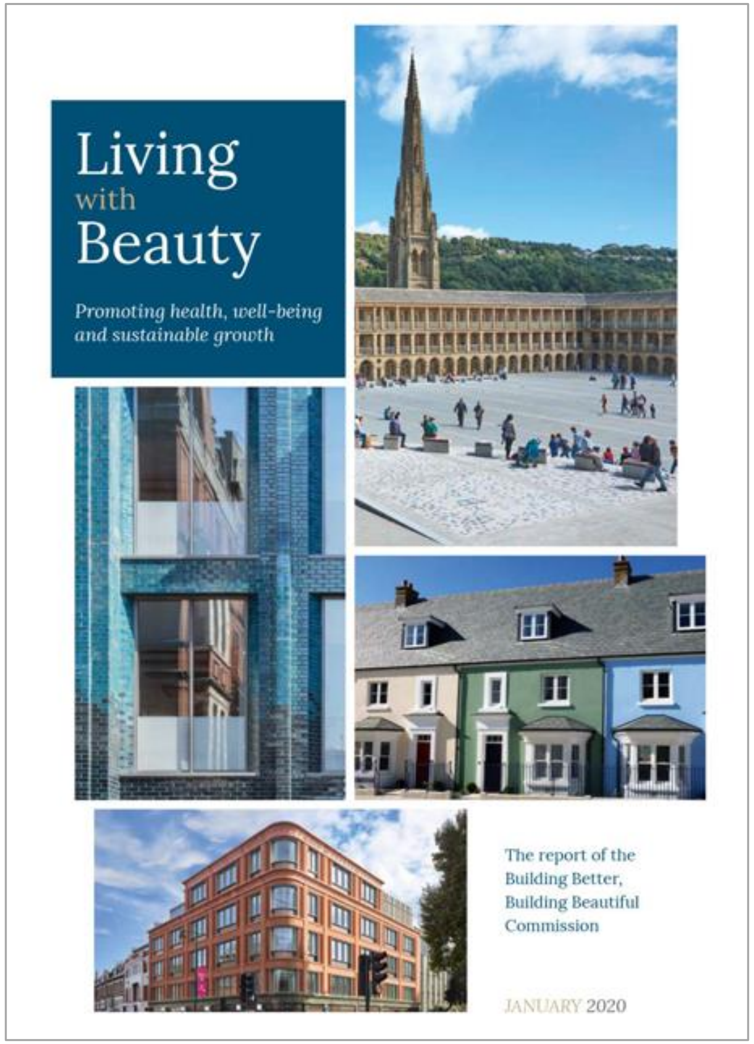
Regeneration – opportunity for all

Nature – greening the environment

Neighbourhoods – creating places

Stewardship – incentivising for the future

Place management – creating value over time

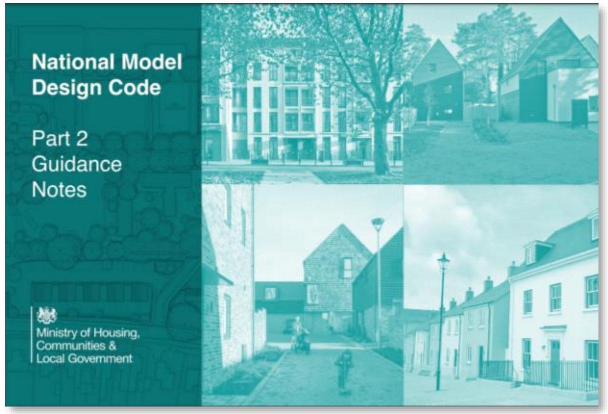


Government guidance on design quality
NPPF: Achieving well designed places;

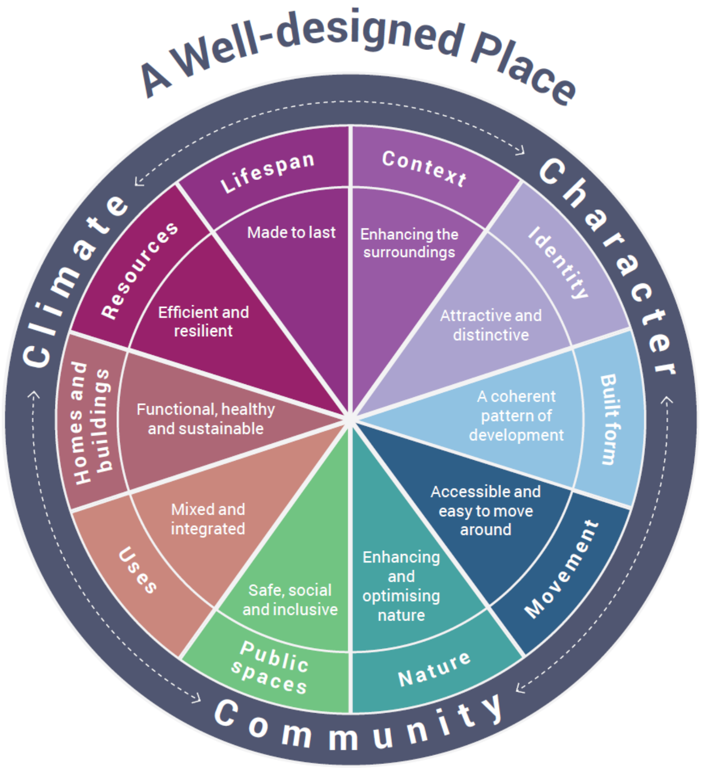
Planning Practice Guidance
Design: Process and Tools
National Design Guide
National Model Design Code and Guidance Notes

Further steps
'Beauty' and 'beautiful' referred to in policy
All local authorities required to produce design codes in local plans

Material consideration
Call ins by Secretary of State on design



'…creating healthy, safe, green, environmentally responsive, sustainable and distinctive places with a consistent and high-quality standard of design…'



- Context – enhances the surroundings
- Identity – attractive and distinctive
- Built form – a coherent pattern of development
- Movement – accessible and easy to move around
- Nature – enhanced and optimised
- Public spaces – safe, social and inclusive
- Uses – mixed and integrated
- Homes and buildings – functional, healthy and sustainable
- Resources – efficient and resilient
- Lifespan – made to last

Together they contribute towards the 3Cs:

- Character
- Community
- Climate

Design guide

A document providing guidance on how development can be carried out in accordance with good design practice, often produced by a local authority.

Design code

A set of illustrated design requirements that provide specific, detailed parameters for the physical development of a site or area.

Design coding principles

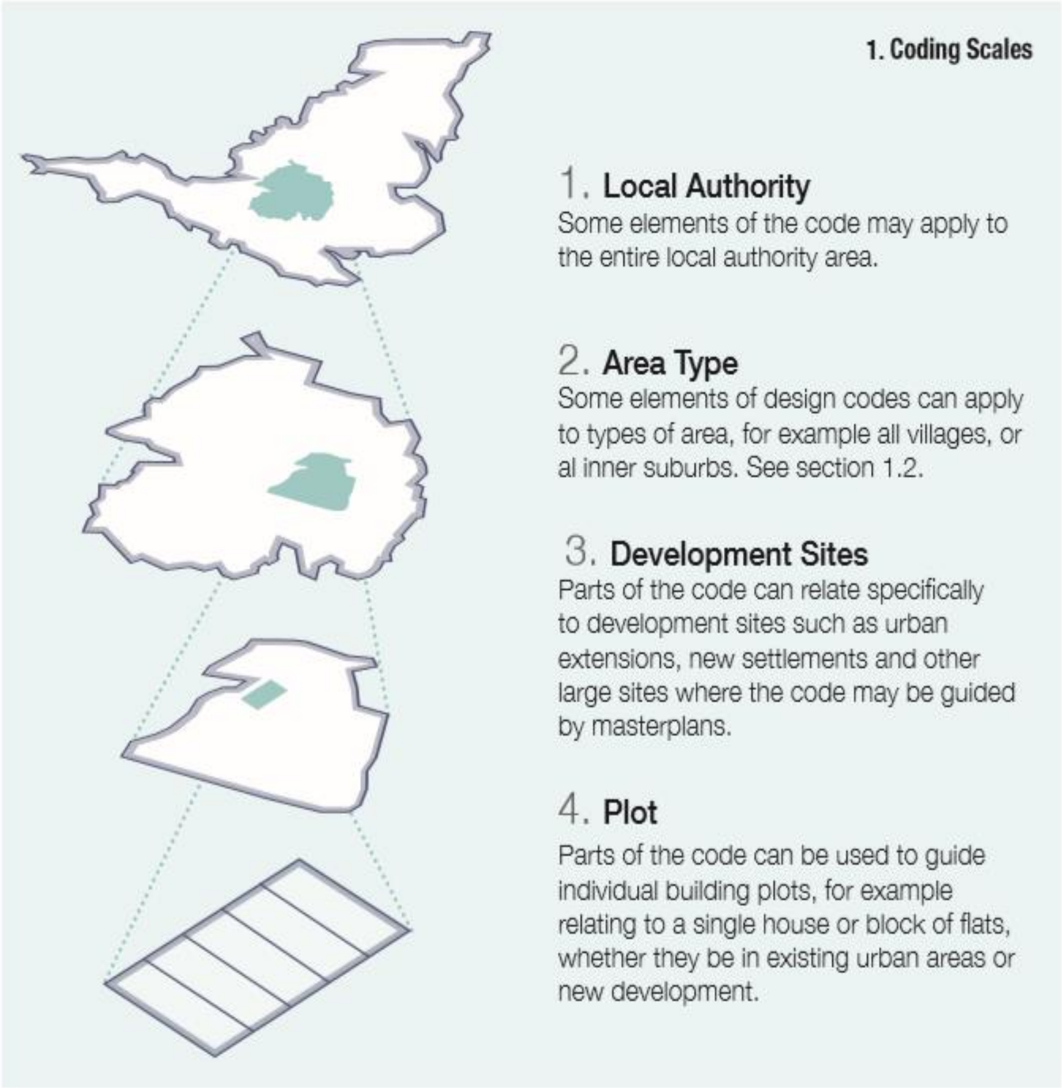
Three dimensional planning – Design Coding is a set of graphic instructions for the building of a place.

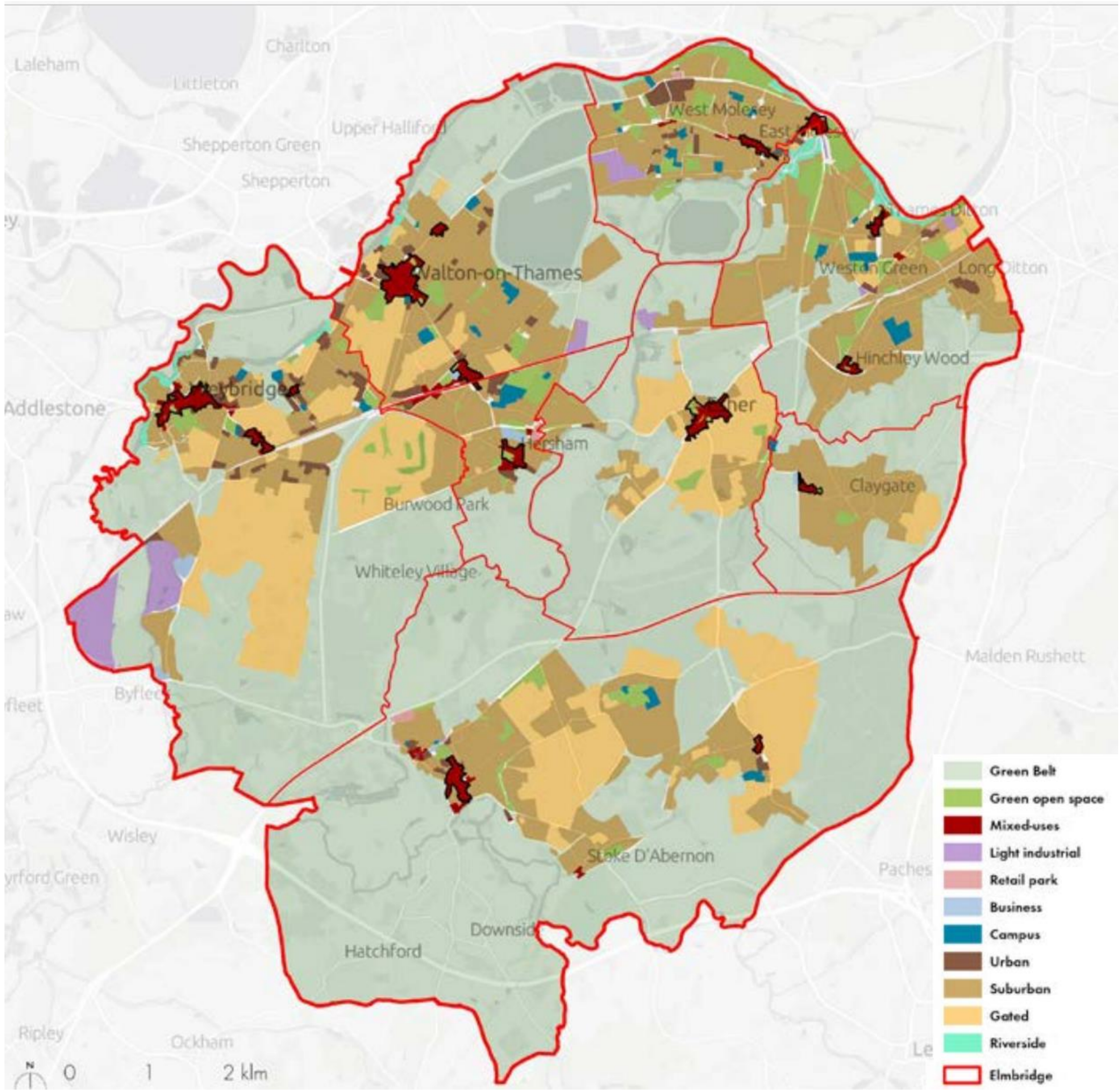
Vision and quality requirements – sets community expectations and requirements

Masterplans – graphic representation of design principles.

Basic and detailed requirements – all will require basic requirements, in sensitive locations materials detailing may be significant

Simple, clear, precise & metrics – yes/no requirements not aspiration and expectations. Clear ‘musts’ ‘should, ‘coulds’.





Context	
C.1.i	Character Types
C.1.ii	Site Context
C.1.iii	Site Assessment
C.2.i	Historic Assessment
C.2.ii	Heritage Assets
Movement	
M.1.i	Street Network
M.1.ii	Public Transport
M.1.iii	Street Hierarchy
M.2.i	Walking + Cycling
M.2.ii	Junction+Crossings
M.2.iii	Inclusive Streets
M.3.i	Car Parking
M.3.ii	Cycle Parking
M.3.iii	Services + Utilities
Nature	
N.1.i	Network of Spaces
N.1.ii	OS Provision
N.1.iii	Design
N.2.i	Working with Water
N.2.ii	SUDS
N.2.iii	Flood Risk
N.3.i	Net Gain
N.3.ii	Biodiversity
N.3.iii	Street Trees

Built Form	
B.1.i	Density
B.1.ii	Party Wall
B.1.iii	Types and Forms
B.2.i	Blocks
B.2.ii	Building Line
B.2.iii	Height
Identity	
I.1.i	Local Character
I.1.ii	Legibility
I.1.iii	Masterplanning
I.2.i	Design of buildings
Public Space	
P.1.i	Primary
P.1.ii	Local+Secondary
P.1.iii	Tertiary
P.2.i	Meeting Places
P.2.ii	Multi-functional
P.2.iii	Home Zones
P.3.i	Secured by Design
P.3.ii	Counter Terrorism

Uses	
U.1.i	Efficient Land Use
U.1.ii	Mix
U.1.iii	Active Frontage
U.2.i	Housing for All
U.2.ii	Type
U.3.i	Schools
U.3.ii	Community Facilities
U.3.iii	Local Services
Homes and Buildings	
H.1.i	Space Standards
H.1.ii	Accessibility
H.2.i	Light, aspect, priv.
H.2.ii	Security
H.2.iii	Gardens+Balconies
Resources	
R.1.i	Energy Hierarchy
R.1.ii	Energy Efficiency
R.1.iii	N'hood Energy
R.2.i	Embodied Energy
R.2.ii	Construction
R.2.iii	MMC
R.2.iv	Water
Lifespan	
L.1.i	Management Plan
L.1.ii	Participation
L.1.iii	Community

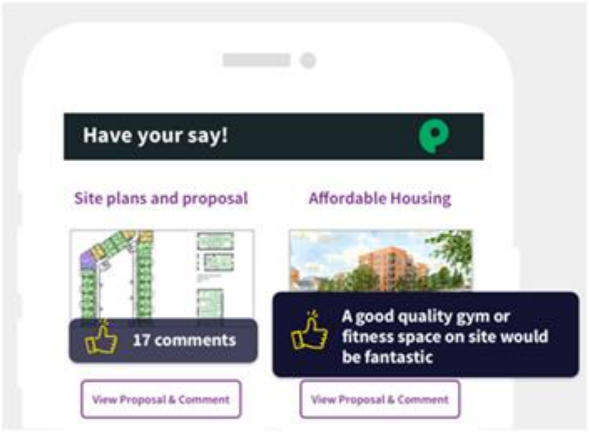
Community engagement

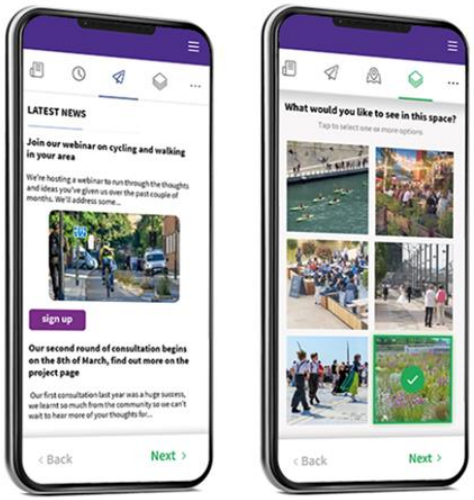
Model approaches - importance of community engagement

Guidance on techniques - workshops, charrettes, walking audits

Digital - multiple engagement in social media and visualisation techniques

Measuring support - identifying community preferences.





Context - *Enhances the surroundings*

- Understand and relate well to the site, its local and wider context
- Value heritage, local history and culture

Identity- *Attractive and distinctive*

- Respond to existing local character and identity
- Well-designed, high-quality and attractive
- Create character and identity

Built form - *A coherent pattern of development*

- Compact form of development
- Appropriate building types and forms
- Facilities, open spaces and other destinations

Locally distinctive – distinctively local

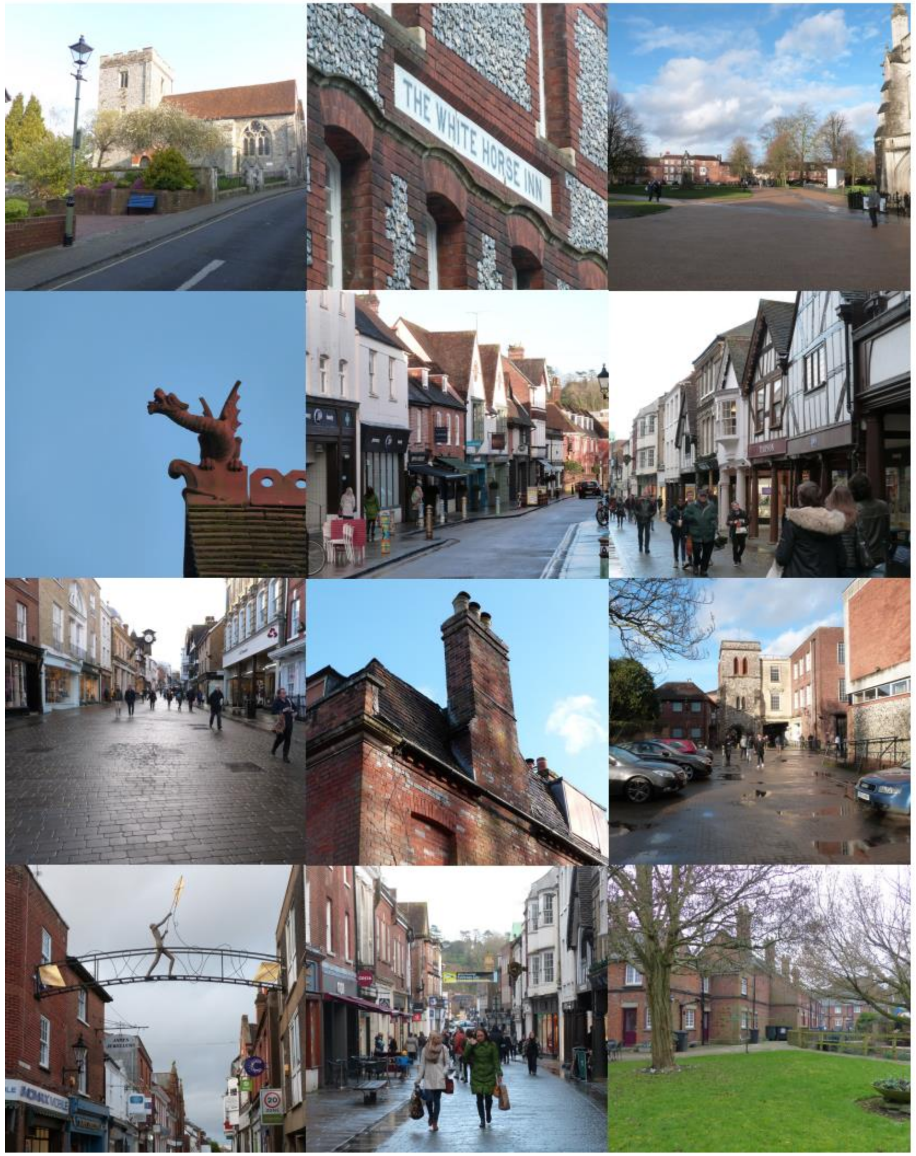
Character – context studies

Heritage – building vernacular, local materials, colour

Landscape – natural features, topography, soil/geology

Climate – orientation, ecology, water

Culture – heritage assets uses, historic character



Built form and appearance

Building form - building typologies, form, roofscape

Architectural approach - appearance

Height and density – appropriate scale and massing

Efficient use of land - compact form

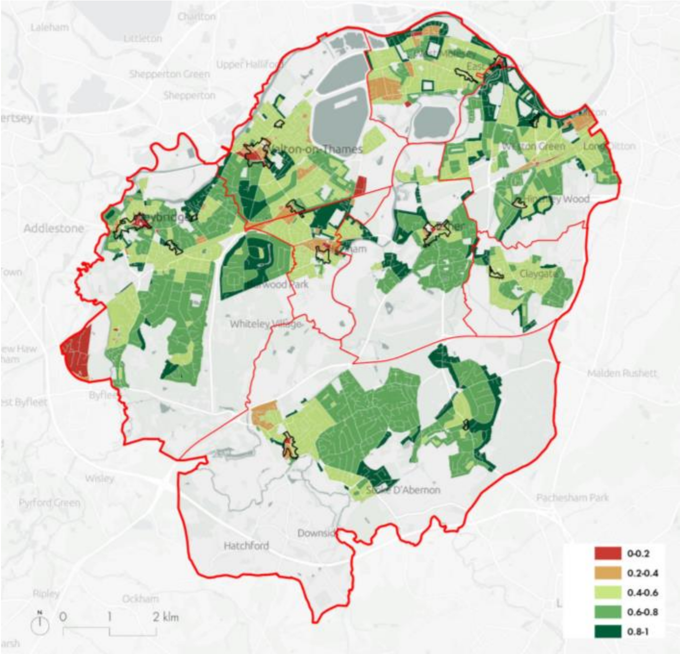
Materials – construction, materials, detailing

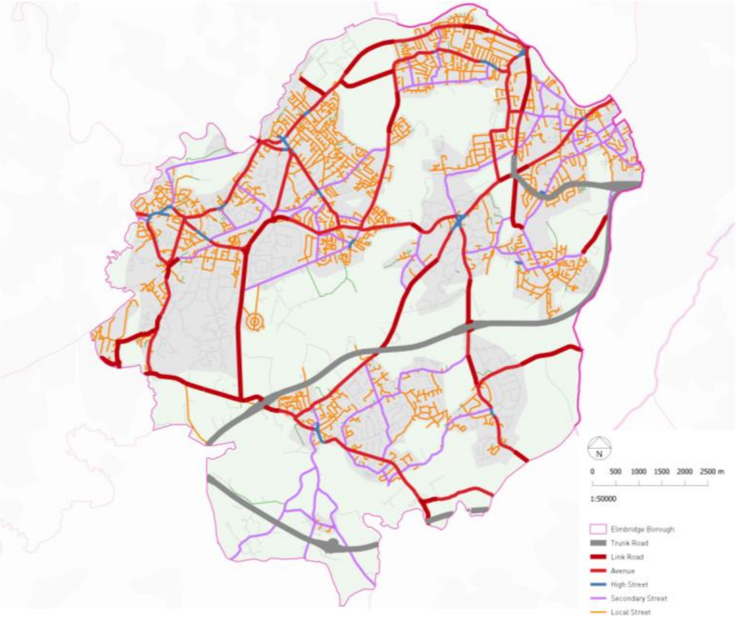
Fig 5 Traditional - Directly reflects the local vernacular and historic architectural styles, materials and features. Positives: suited to highly sensitive, heritage rich places such as Conservation Areas. Negatives: Risk of pastiche, unimaginative replication of past building types

Fig 6 Transitional - Seeks to combine elements of traditional and contemporary architectural design. Positives: suited to areas that are sensitive, heritage rich places such as Conservation Areas. Negatives: Requires a greater degree of design sophistication and subtlety. Risk of uncharacteristic incoherence

Fig 7 Contemporary - Offers a greater degree of simplicity and abstraction. Typically built via modern methods of construction. Positives: Innovative design that is honest about its age, construction methods that allow more homes to be delivered. Negatives: Risk of dull, block-like and generic design that does not relate well to its context.

Fig 4 Innovative - A departure from both the traditional and modern approaches. Innovation could be technological or design-related. Positives: Advances design creativity and leads to original architectural forms. Can raise standards of sustainability. Negatives: Requires a greater degree of design sophistication and subtlety to deliver. Risk of uncharacteristic incoherence





Movement - *Accessible and easy to move around*

- An integrated network of routes for all transport modes
- A clear structure and hierarchy of connected streets
- Well-considered parking, servicing and utilities

Nature - *Enhances and optimises nature*

- Provide high-quality, green open spaces with a variety of landscapes and activities, including play
- Improve and enhance water management
- Support rich and varied biodiversity

Public spaces - *Safe, social and inclusive*

- Create well-located, high-quality and attractive public spaces
- Provide well-designed spaces that are safe
- Make sure public spaces support social interaction

Public spaces and natural environment

Streets and public spaces – character and hierarchy

Green infrastructure – network of green and blue spaces

Green space in urban areas – Urban Greening Factors

Water – development near water, drainage

Biodiversity – Biodiversity Net Gain

Street trees – design, species, construction

Parking arrangements – configuration, siting

Sustainable transport – active travel in public space

Uses - ***mixed and integrated***

- A mix of uses
- A mix of home tenures, types and sizes
- Socially inclusive

Homes & buildings - ***Functional, healthy and sustainable***

- Comfortable and safe internal and external environment
- Well-related to external amenity and public spaces
- Attention to detail: storage, waste, servicing and utilities

Resources - ***Efficient and future-proofed***

- Maximise resilience through mitigation and adaptation
- Selection of materials and construction techniques
- Follow the energy hierarchy

Lifespan - ***Made to last***

- A sense of ownership
- Adaptable to changing needs and evolving technologies
- Well-managed and maintained

Quality housing for all

Space standards – minimum standards

Private amenity – minimum standards

Flexibility – standards and configuration

Changing needs over time – adaptable

Ageing population – mobility and accessibility

Construction – 21st century techniques

Technology – advanced systems

Digital connectivity – a smart home




Sustainability

Nature, biodiversity and climate

Climate change – energy efficiency, carbon reduction

Resilient landscape – contribution to climate change

Water management – SUDs, flood risk

Adaption – adaptability as temperatures rise

Social value

Health and wellbeing – role of natural environment

Social interaction – places to gather, leisure, play

Community activity – growing, engaging

Place management

Stewardship –management involving community

Materials – ageing gracefully over time

What about…

Regenerative design

Climate change

Embodied carbon

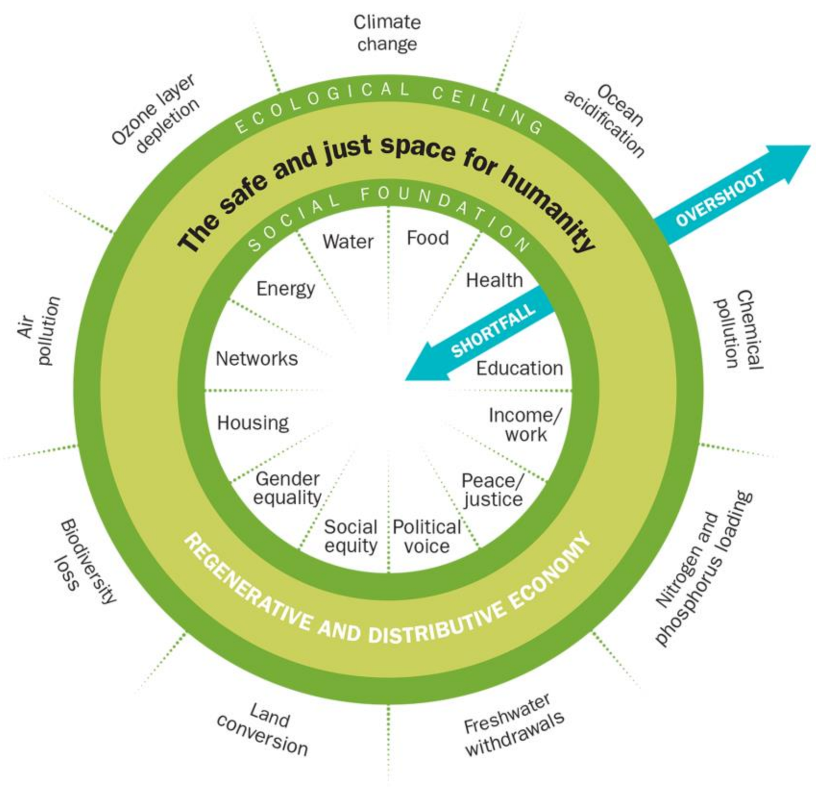
Natural environment

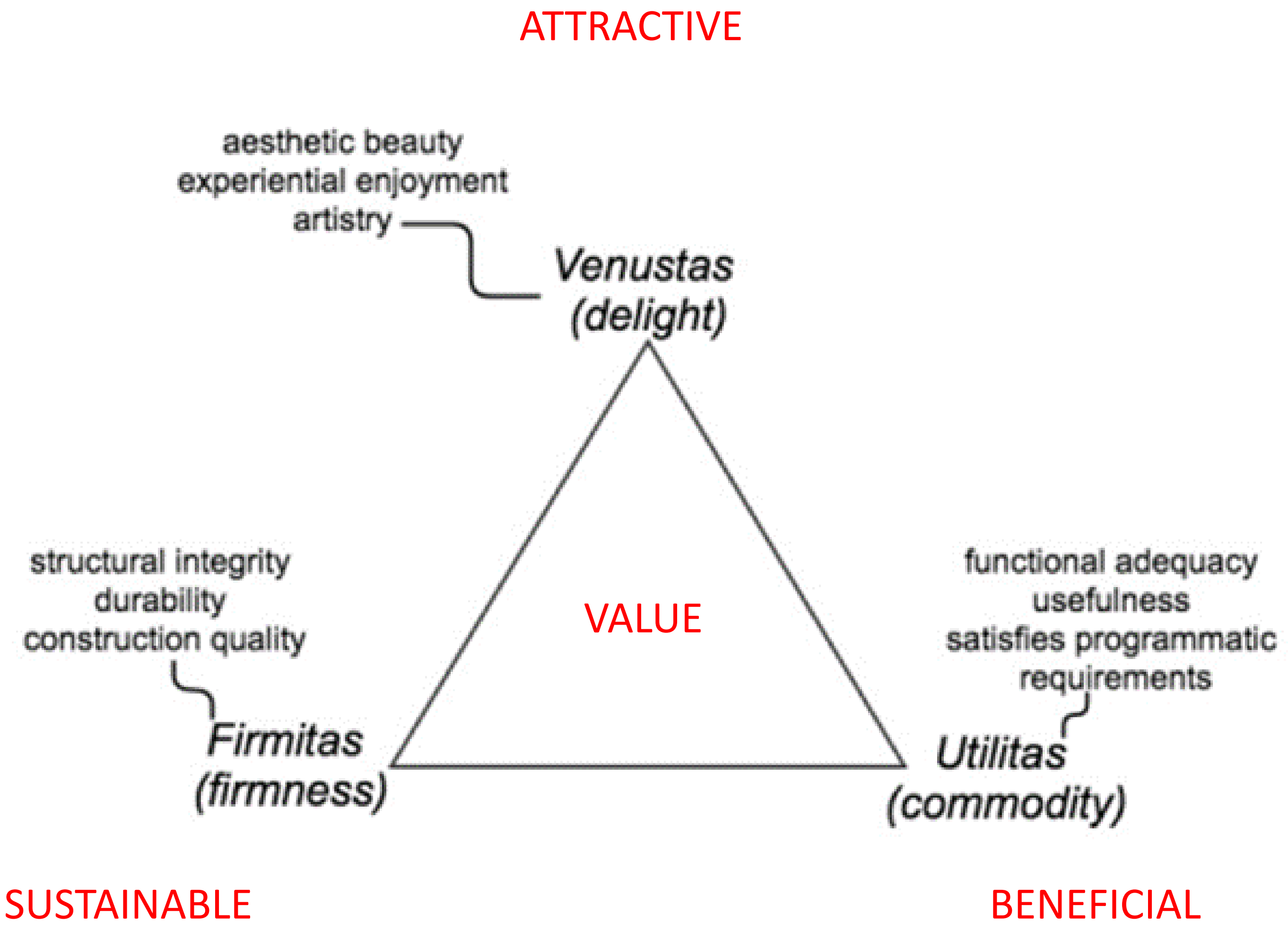
Biodiversity

Adaptability

Circular economy

Post occupancy evaluation





ATTRACTIVE
aesthetic beauty
experiential enjoyment
artistry
Venustas
(delight)
structural integrity
durability
construction quality
Firmitas
(firmness)
VALUE
functional adequacy
usefulness
satisfies programmatic
requirements
Utilitas
(commodity)
SUSTAINABLE
BENEFICIAL


TABLE
13

Local Plans:
What does ‘good’ look like?

Catriona Riddell BA (Hons) Planning FRTPI

East Midlands Councils
22 June 2023

Catriona Riddell ASSOCIATES

Local plans: What does ‘good’ look like?

A good local plan is about **‘people and places’** and should be:

- *Community owned*
- *Vision-led and outcome-focused*
- *Focused and easy to understand*
- *Clear in scope, focussing on what is appropriate to the place and setting the highest standards*
- *Evidence based, not evidence led*
- *In ‘general conformity’ with national policy*
- *Effectively monitored and managed*

“A strong vision provides a chance to agree on a future for a place without predetermining the means by which you will get there, it is the foundation of any policies or plans that follow. It allows for a much wider discussion than those we have in plan making and the process of setting a strong vision can be the best place to engage the public and others with a role in delivery and implementation. Asking any individual how they want a place to work, look and feel in 20-30 years allows for a wide ranging and creative process which doesn’t happen if you start the conversation with constraints and rules. The vision is what all policies and plans should be designed to deliver and yet it is often an afterthought, agreed only within the Council.”

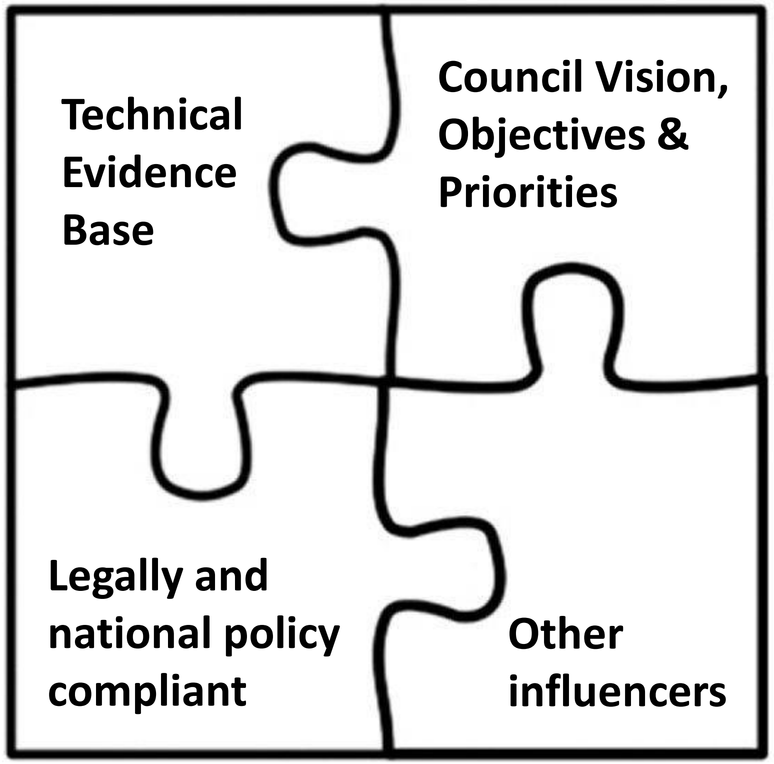
Anna Rose, Head of the Planning Advisory Service

What does a good local plan look like? (samuelstafford.blogspot.com)

Catriona Riddell ASSOCIATES

Good local plans must start with a VISION

Anywhere Local Plan



DEVELOPING YOUR VISION AND OBJECTIVES

What are your **shared values and guiding principles**?

What **makes your 'place' different** from others/ what's your USP?

What are **your priorities over the next 5, 10, 15 years**?
e.g. set out in election manifestos, corporate plan/ priorities, community engagement responses, other 'Influencers'

What **outcomes are you trying to achieve** as a council and what other influencers are there that you have to take account of?

What **interventions (e.g. funding, tools and policies) are needed** to deliver these outcomes and what control do you have over these?

What **role will other plans and strategies** play in delivery of the Vision, including those shared or with others partners?

Do you have the **right internal arrangements** in place to deliver the Vision and ensure a 'systems' approach? (i.e. cross departmental approach, integrated solutions to 'place')

How will success be measured?

Catriona Riddell Associates

Good local plans – what's the Government's view?

*"I am writing to set out the further changes I will be making to the planning system, alongside the Levelling Up and Regeneration Bill. **They will place local communities at the heart of the planning system."***

*"No planning reforms will ever be perfect, but I judge that the Bill, alongside the broader policy changes that I am proposing above, will leave us with a significantly improved planning system than the status quo. **These reforms will help to deliver enough of the right homes in the right places and will do that by promoting development that is beautiful, that comes with the right infrastructure, that is done democratically with local communities rather than to them, that protects and improves our environment, and that leaves us with better neighbourhoods than before."***

Michael Gove, December 2022

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NEWS

Warning of 'complete collapse' in local plan-making after Gove reform announcement

By Joey Gardiner | 7 December 2022

Developer groups fear the government has "given up" on housing delivery despite asserted support for 300,000-home target

Developers have warned of a "complete collapse" in local plan-making after Michael Gove proposed a series of far-reaching planning amendments designed to limit the amount of homes that local authorities have to plan for.

Developer groups said the proposals were a "complete capitula housing supply and showed the government had "given up" on

ROBERT COLVILE

Tory nimbys want to scrap housing targets. It is selfish and wicked and must be stopped

Saturday November 19 2022, 6.00pm, The Sunday Times

PLANNING

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Local Plan Watch: The 19 authorities that have withdrawn or delayed their local plans over the past four months

We detail the 19 local plans that have been delayed or withdrawn over the past four months amid proposed changes to national policy and widespread political uncertainty.

PROGRAMMES CPD EVENTS

NEWS

MPs launch inquiry into government planning U-turn

By Joey Gardiner | 3 February 2023

Levelling Up committee to look at consultation on policy which followed Gove's backroom housing targets deal

[Written statements - Written questions, answers and statements - UK Parliament]

[Levelling-up and Regeneration Bill: reforms to national planning policy - GOV.UK (www.gov.uk)]

Catriona Riddell ASSOCIATES

Planning reform – what's missing?

Table 9: Please indicate for which of the following occupations, if any, your authority is experiencing recruitment difficulties – *counties, districts and single tier roles*

	Counties	Districts	Single tiers	All councils
	%		%	%
Planning officers	83	63	47	58
Legal professionals	67	50	53	53
ICT professionals	83	31	45	43
Chartered surveyors	50	35	40	39
Engineering professionals	58	6	42	27
HR and industrial relations officers	33	19	32	26
Finance officers (other than s151)	50	22	21	24
Heavy goods vehicle drivers	17	28	17	22
Administrative officers/assistants	67	4	17	16
ICT user support officers	25	19	11	16
Economic development officers	33	11	13	14
Civil enforcement officers	17	15	11	13
Cleaners, domestics	42	2	11	10
Call centre agents/operators	25	4	8	8
Personal assistants and other secretaries	25	4	4	6
Gardeners and grounds people	8	6	6	6
Community drivers	33	0	4	5
Other front line staff	8	4	2	3
Section 151 officer	0	2	4	3
Playworkers	0	0	0	0
Other (please specify below)	17	13	17	15

Base: all respondents (119 – counties (12), districts (54), single tier (53)

LG Workforce Survey 2022 - Final for Publication - Tables Hard Coded.pdf (local.gov.uk)

- A National Spatial Investment Framework
- An effective approach to strategic planning
- A clear strategy for addressing resources and skills in local government

The key issues impacting on local authorities

A complex & systemic mix of issues impacting on the planning capability and capacity in local authorities, resulting in low morale, churn in staff and decreasing availability of skills and resources.

- **Resources**
  - Years of underinvestment/ Impact of long-term Austerity measures
  - More and more being expected from less and less
  - Limited availability of wider skills/ loss of shared resources and skills (structure plan and RA teams)
  - Limited availability of planners and access to wider place-making skills

- **Value of planning (and planners)**
  - Impact of continuous change in national policy perpetuating the negative image of planning
  - Focus on regulation over wider place-making roles and positive role planning plays
  - Public perception – especially as a result of impact of social media
  - Internal value and culture – not helped by increasing number of councillors elected on anti-development campaigning ticket and lack of internal ‘champions’

- **Working conditions**
  - Changing work practices, especially since Covid
  - Limited access to (personal and professional) training and development
  - Disproportionate impact on younger, less experienced staff

Catriona Riddell Associates

What is being done to address the challenges?

Photo courtesy of Inner Circle

Planning Crisis Summit held in April (hosted by Savills and facilitated by Inner Circle) bringing together key people and organisations from all sectors including POS, RTPI, TCPA, PAS, ADEPT, Public Practice, LGA, BPF, Core Cities, HBF, Vistry Group, Planning Schools Forum, RICs

Government

- ‘Cap and Cap’ working group established
- Further investment in Public Practice (£1m)
- 50 bursaries to support people into planning
- Consultation on increasing planning fees
- A ‘comprehensive programme’ promised by the Planning Minister ‘soon’!

Joint Action

- First ‘summit’ held in April bringing together key bodies within the development, planning, education and LA sectors to explore issues <u>and solutions.</u>
- Action plan now being developed

It’s a good start but much more to do over the long term!

Catriona Riddell ASSOCIATES

And, of course, there is a General Election looming…


THE TIMES
Tuesday May 16 2023

NEWS WORLD COMMENT BUSINESS SPORT

Starmer: I'll allow more homes on green belt

Labour will be 'the party of housebuilding'

▪ NEW

Sir Keir Starmer has pledged to make Labour the party of housebuilding by relaxing planning restrictions and allowing more...

Thank you!

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Planning Reform: One Year On
What does 'Good' look like and how do we get there?
East Midlands Councils CPD Programme
22 June 2023

Rachel Danemann MRTPI CIHCM AssocRICS
rachel.danemann@hbf.co.uk

HOME BUILDERS FEDERATION

About Home Builders Federation

HBF is the representative body of the home building industry in England and Wales.

Our members are responsible for providing around 80% of all new private homes built in England and Wales and most of our members are small or medium-sized enterprises.

Email: info@hbf.co.uk

Website: www.hbf.co.uk

Follow us on twitter: twitter.com/HomeBuildersFed

HOME BUILDERS FEDERATION

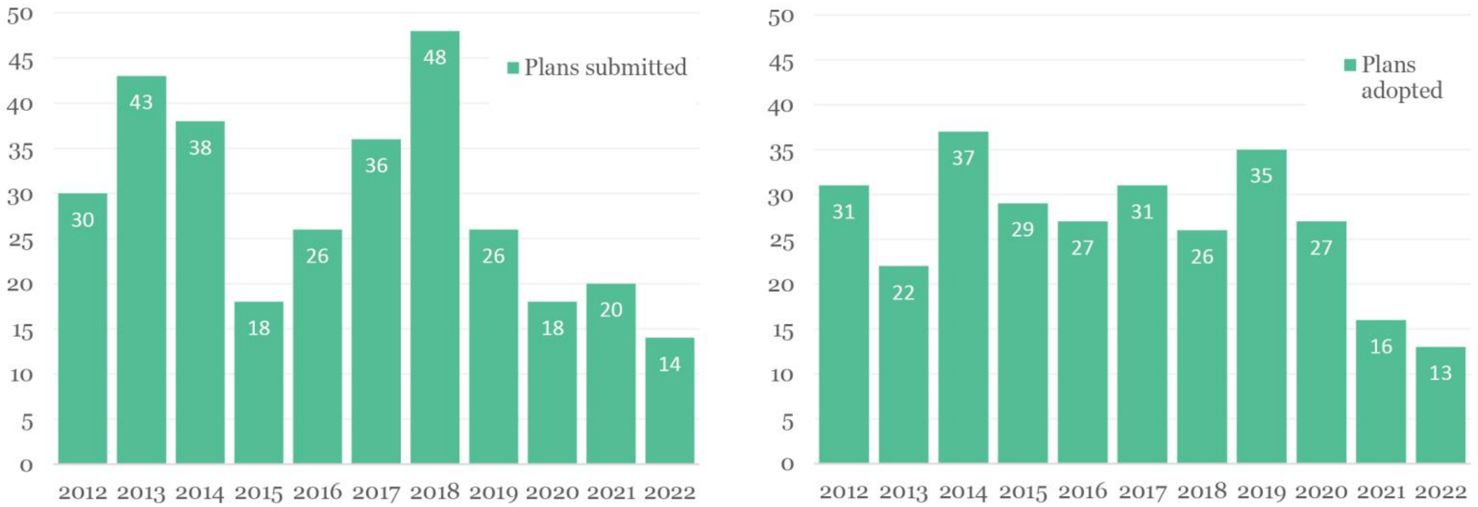
What does 'Good' look like?

A system that supports home building

Research by Lichfields for HBF and the LPDF shows that the changes to planning policy proposed by the Housing Secretary as a result of the revolt by MPs led by Theresa Villiers could result in a drop of 77,000 homes a year.

Falling Local Plan production

Just 40% of LPAs have an up-to-date local plan. And things are getting worse, with the rate of plans submitted for examination and adopted now around half of the average in the years before the 2020 Planning White Paper.



Source: PINS / Lichfields analysis

A Falling Number of Permissions

The number of planning permissions so far in 2022 (Q1-Q3) is 10% lower than five years ago and the trend is downward.

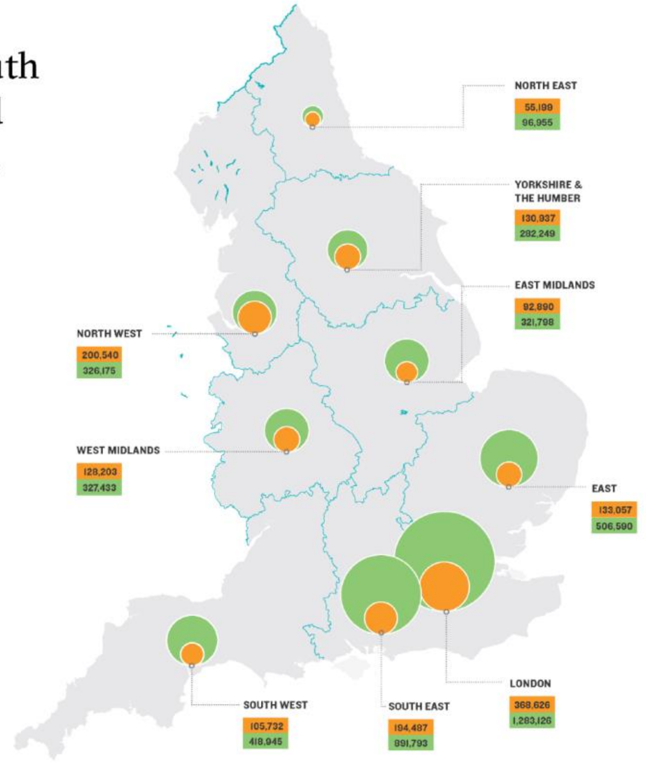
Source: PINS / Lichfields analysis

LICHFIELDS HBF LPDF LAND PROMOTERS & DEVELOPERS FEDERATION

There is a need for Greenfield Development

There is not enough brownfield land to meet housing need in any region, just 31% nationally. Beyond the South East, 57% of capacity is in the least viable locations and 48% of sites are earmarked for flats at higher densities, which are demanded by just 17% of households.

LICHFIELDS HBF HOME BUILDERS FEDERATION LPDF LAND PROMOTERS & DEVELOPERS FEDERATION



Source: Lichfields, 2022 Banking on brownfield

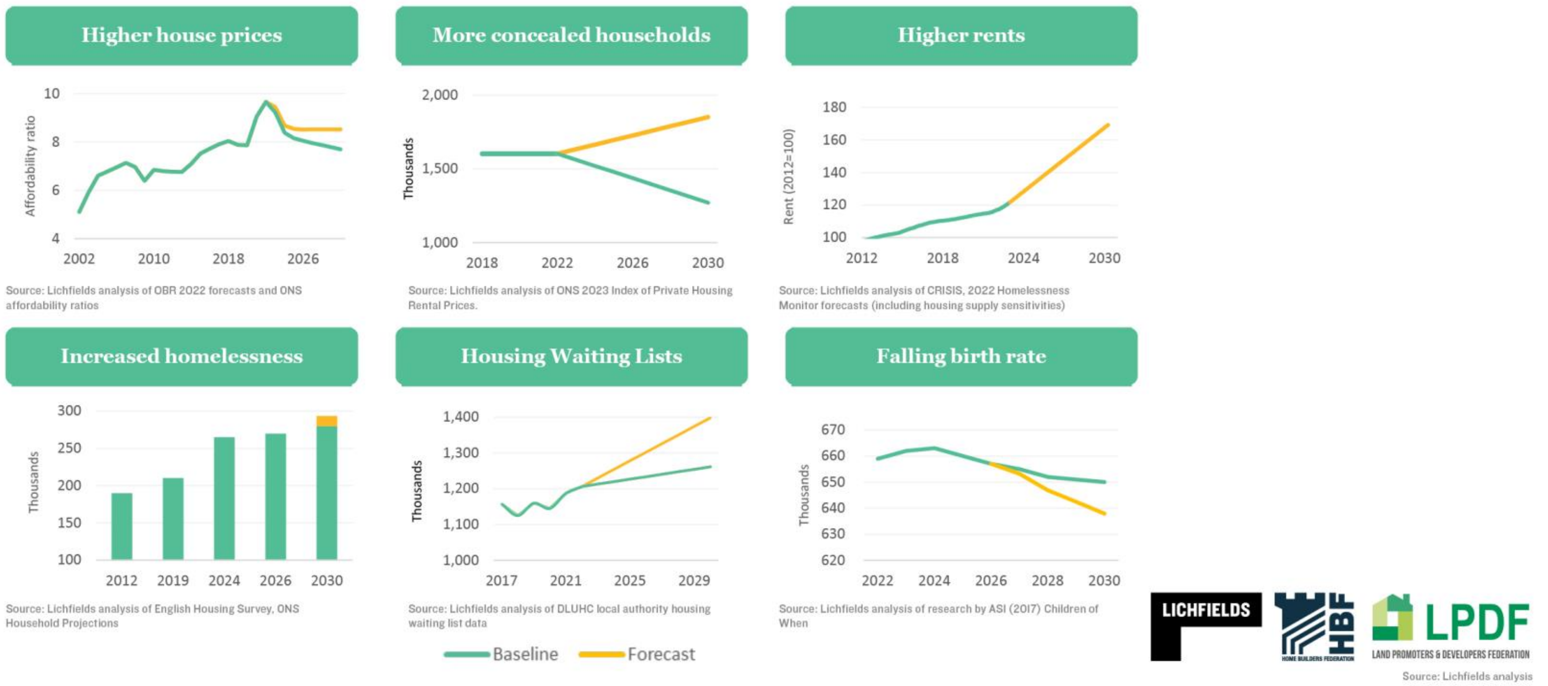
300k Ambition?

Proposed NPPF policy changes on local plans and housing land will result in c.77k fewer new homes per year, half the Government's 300k ambition, and over a million fewer homes than the national target by 2030.

Source: Lichfields analysis

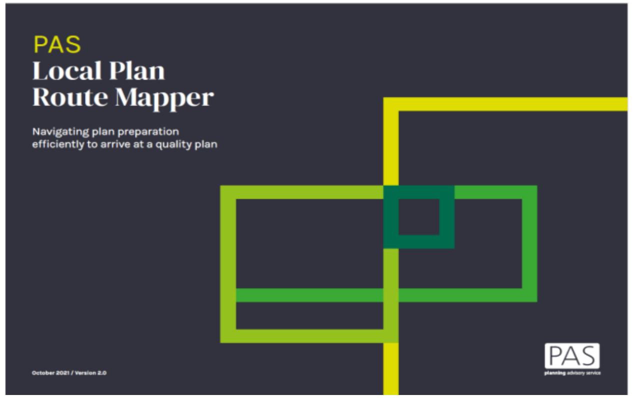
The Consequences of a Lack of Homes

Proposed policy changes will cut the rate of new housing, with c.77K fewer homes than recent years and half the Government's 300K per annum target. This will have big adverse consequences.



What does 'Good' look like?

Full Local Plans coverage



HBF responses to:
Reg 18
Reg 19
Attending EIPs
Other consultations

Clear and consistent regulatory framework

New housing minister Rachel Maclean- 15th since 2010

HBF consultation responses:
NPPF, EOR, IL and the many others….

What does ‘Good’ look like

Quicker decision making

Value of housebuilding properly recognised


Levelling-up and Regeneration Bill: reforms to national planning policy

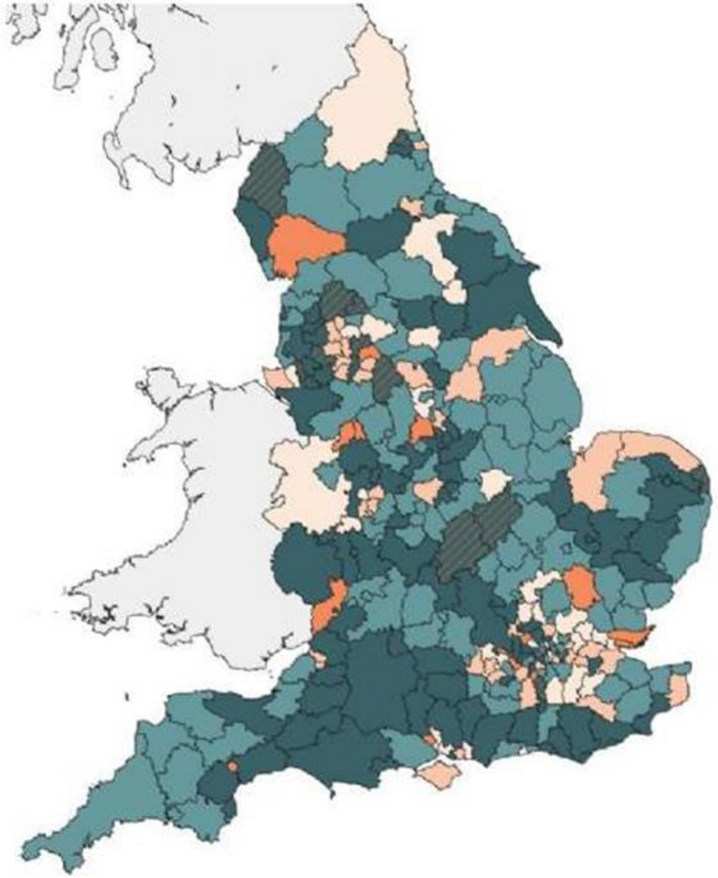
Full Local Plans Coverage?

Savills 2022

Local Plan status

NPPF-compliant plan adopted
- Local Plan is due for review
- Review of Local Plan is in progress
- Local Plan has been reviewed or adopted in the past five years

No NPPF-compliant plan adopted
- Draft Local Plan has been submitted to the Secretary of State for e
- Draft Local Plan is in preparation or has been published
- Collection of data and evidence, issues and options consultation



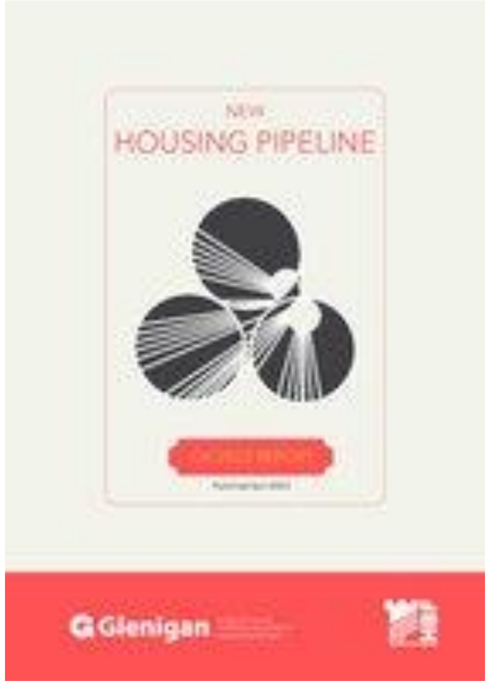
Local Plan Delays

Policy uncertainty over the last three years, and particularly over the last year, has slowed local plan-making significantly.

Such uncertainties have been further compounded by publication of the NPPF consultation at the end of 2022, which subsequently had a knock-on impact in the number of local plans which were adopted throughout the year, and we are now seeing an increasing number of LPAs withdraw or stall their local plan consultations as a result.

Currently, 56 LPAs have delayed or withdrawn their local plans.

Quicker Planning Permissions?



The latest Housing Pipeline Report from the Home Builders Federation (HBF) and Glenigan finds that the number of planning approvals continues to fall as the Government’s anti-development policies start to bite.

The number of housing projects granted a planning permission in Q4 fell below 3,000 for the first time since the data set was started in 2006, with the number of projects in the whole of 2022 falling well below the 21,000 projects permissioned in 2017 to under 12,500.

Challenges for SME housebuilders

- Securing and processing planning permission to the point where construction work can start is the major barrier to growth according to 93% of SME developers
- The availability of land is a major issue for 52% of SME builders
- 76% believe Local Authority staffing shortages are the main cause of delays in the process
- Rising material (99%) and energy (88%) costs are a major concern for companies
- Over two-thirds are impacted by the 'nutrients' issue that is restricting development in more than a quarter of England's local authority areas
- 92% of SMEs are unhappy with the Government's current approach on housing

HOME BUILDERS FEDERATION

Need for clear and consistent policy

‘When we talk to builders, developers, planners, local authorities or, indeed, anyone involved in the business of building or planning, one of the things they say to us is, “Give us certainty because that affects how we do our planning, the speed at which we do it and how we do developments”. If you were trying to think of a way of creating more certainty, it would be difficult to imagine having more than nine consultations going on now about planning changes, wouldn’t it?’

Clive Betts MP
Chair of Levelling Up, Housing and Communities Committee
24 April 2023

‘We are trying to get to a position where the planning system is clearer and easier to use, but unfortunately there always has to be a transitional period to go from where we are now to where we will be in future. However, I am optimistic that the system will be simpler and more straightforward and will have less complexity when we have been able to implement some of the changes that we have all talked about not only in the consultations but also in the levelling up Bill.’

Rachel Maclean MP, Minister of State (Housing and Planning), Department for
Levelling Up, Housing and Communities

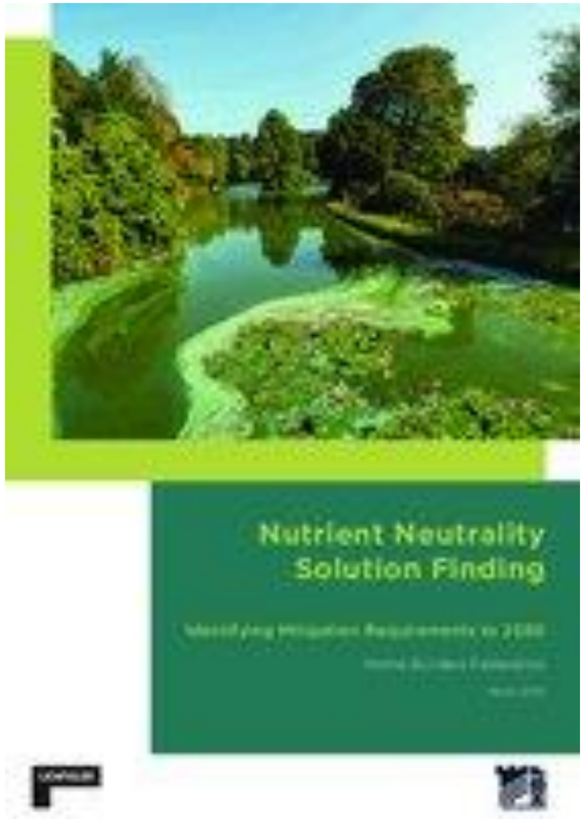
https://committees.parliament.uk/oralevidence/13063/pdf/

New development needs to be supported

HBF NPPF Response:

- The proposals as drafted will significantly reduce the number of new homes being planned for, with significant knock-on economic and socio-economic impacts
- Of over 50 new policy provisions only three (support for community-led housing groups; support for the supply of specialist older people's housing; and encouragement for upward extensions by way of mansard roofs) could be said to be in any way positive towards new development
- The reduction will be exacerbated because where LPAs do plan for less it will become more difficult for unmet need to be met elsewhere
- The crisis in local plan-making is set to continue and when plans do progress, they will have a lower bar to get over in order to be found sound

Other challenges to delivery- Nutrients



"It is widely accepted that the ban on new housing is disproportionate and unnecessary and does nothing to tackle the main causes of the nutrients issue. The new report identifies more balanced and speedier solutions that would help to alleviate this socially and economically damaging ban."

Stewart Baseley,
Executive Chairman of the HBF

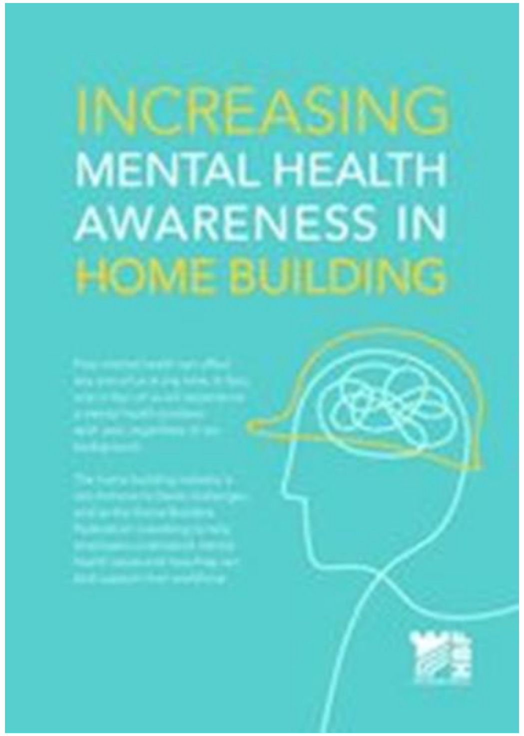
Other challenges to delivery- Skills and Capacity

Women into Construction are thrilled to have partnered with the Home Builders Federation and nine major homebuilders who will be offering work placements and insights into their companies and the industry.

https://women-into-construction.org/women-into-home-building-programme/

HOME BUILDERS FEDERATION

Other challenges to delivery- Retention



The construction industry is one of the worst affected by mental health due to the number of high risk jobs. 56.7% of employees have experienced mental health issues and 63.3% said that they have hidden the real reasons why they have been absence, illustrating that there is still a stigma around mental health.

https://www.hbf.co.uk/policy/mental-health-awareness-home-building/

What does good look like and how do we get there? HBF view

HBF view a ‘good’ planning system as:

- Clear and consistent regulatory framework
- Full Local Plans coverage
- Quicker decision making
- Value of housebuilding properly recognised

To enable this, we need:

- Clear policy- nationally and locally
- Properly resourced local authorities and statutory consultees with appropriate skills and capacity
- Thriving housebuilding sector including small and medium sized builders
- Improved morale across the profession- planning as a force for good
- Good communication and effective working together

Thank you

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Dr Hugh Ellis
TCPA

Panel Q&A

Close