

Bringing Forward Housing Development

Philip Brown

19 November 2013



Bringing Forward Housing Development



Reasons for Under Delivery

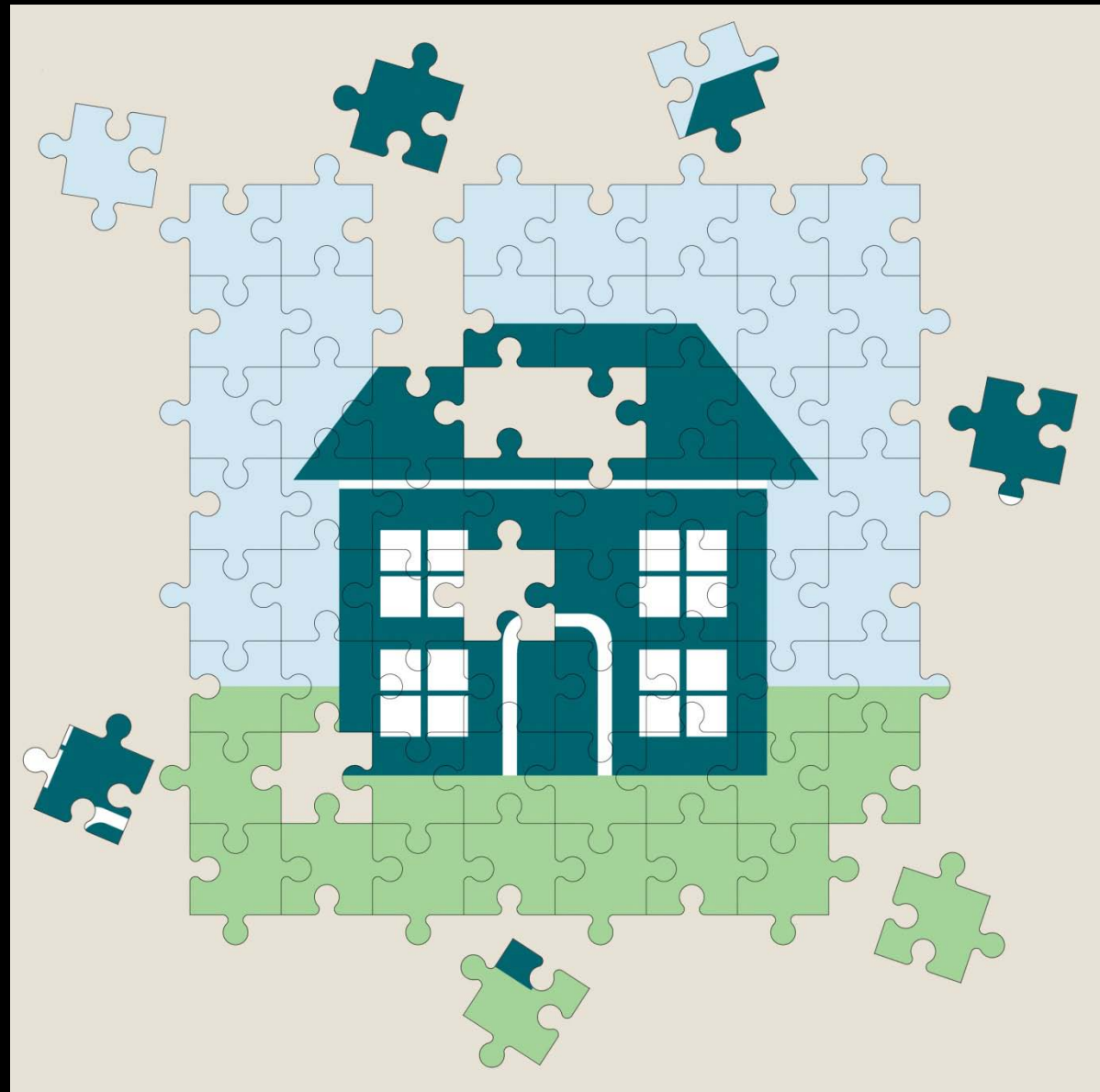


Current State of Housing Market



Improving Housing Delivery

Reasons For Under Delivery



Abolition of Regional Government and Strategies



- Eric Pickles – Abolition of Regional Strategies is a ‘material consideration’
- Policy vacuum created pending outcome of High Court challenges (Barton Farm)

'Localism' in Action



- Open Source Planning - local authorities expected to be able to take control of their housing targets
- Many local authorities set aside Regional housing targets
- the HBF estimated that revocation of Regional Strategies would cause a shortfall of 300,000 homes by October 2011
- Savills indicated the accumulative shortfall in completions would be more than 1 million units by 2016

Recession



- HBF advice to House of Commons South East Regional Committee:

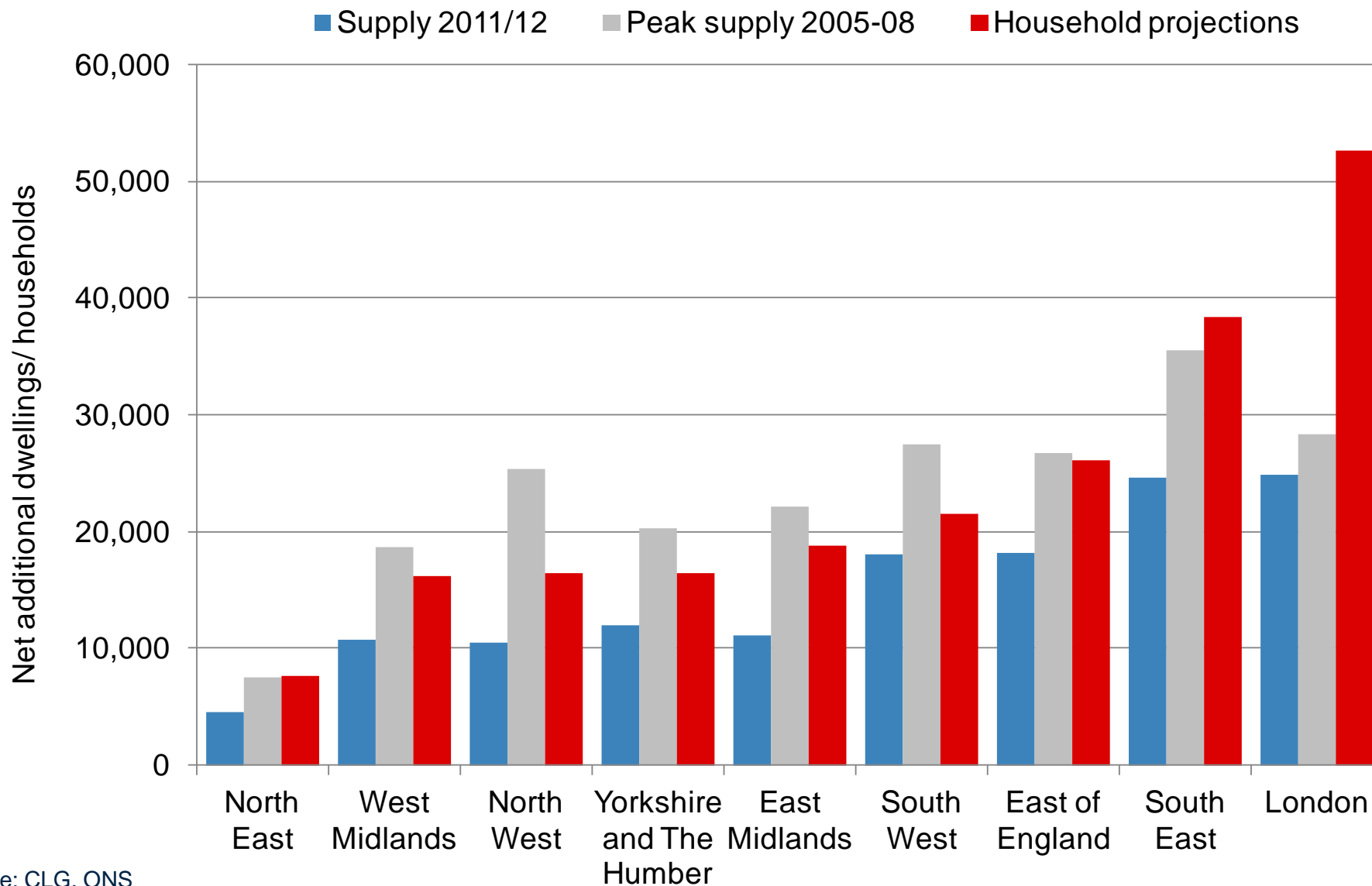
“ The economics of development have changed due to the fall of gross development value and an ever increasing requirement for the funding of public services under section 106 contributions being sought by public authorities. This leads to a disproportionate fall in land value which renders sites uneconomic to develop.”

- even robust market areas affected – 70% reduction in completions in Guildford Borough
- vicious circle of reduced infrastructure delivery impacting further on housing delivery

Current State of Housing Market



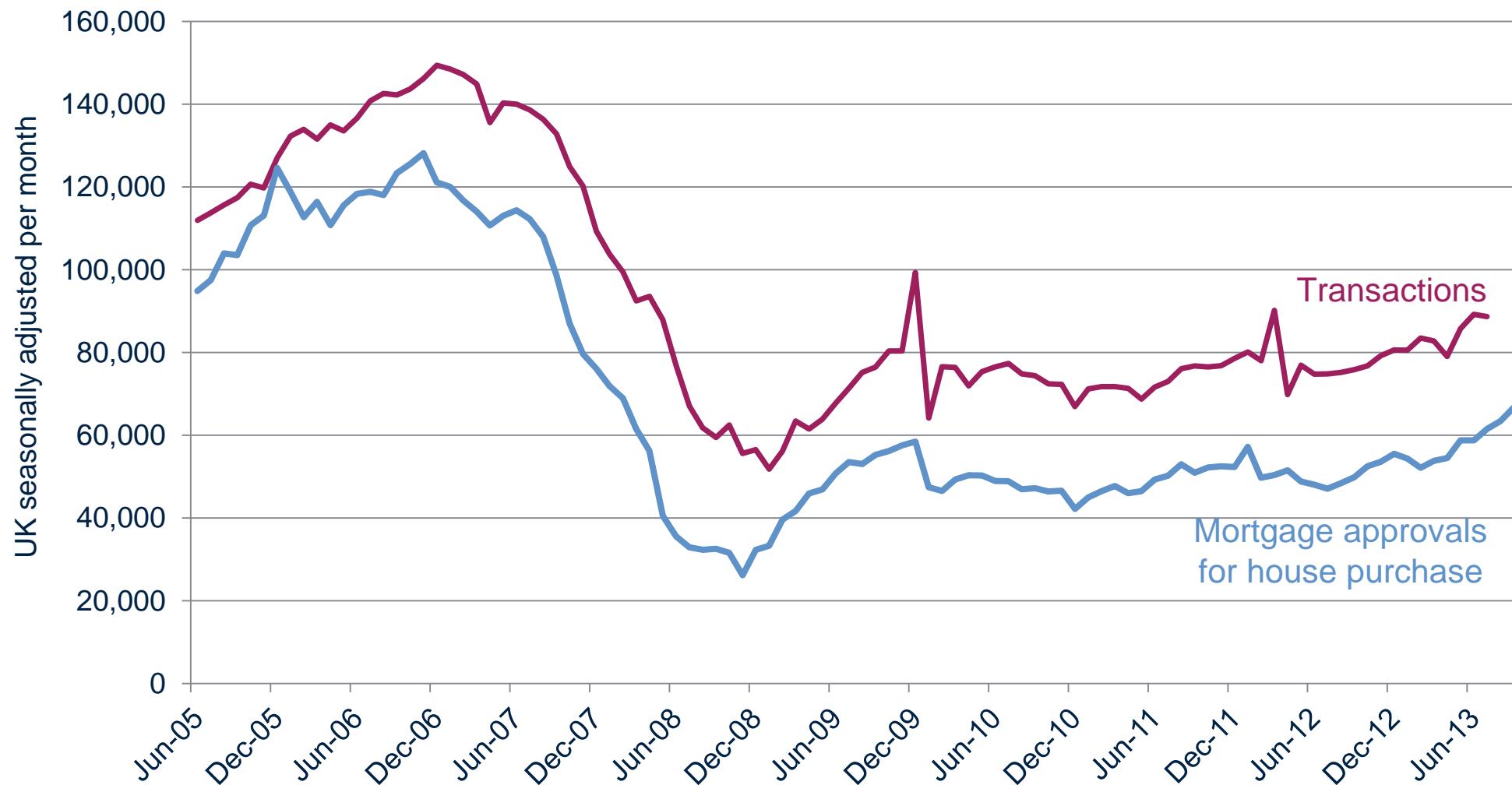
Most shortfall in London and connected markets



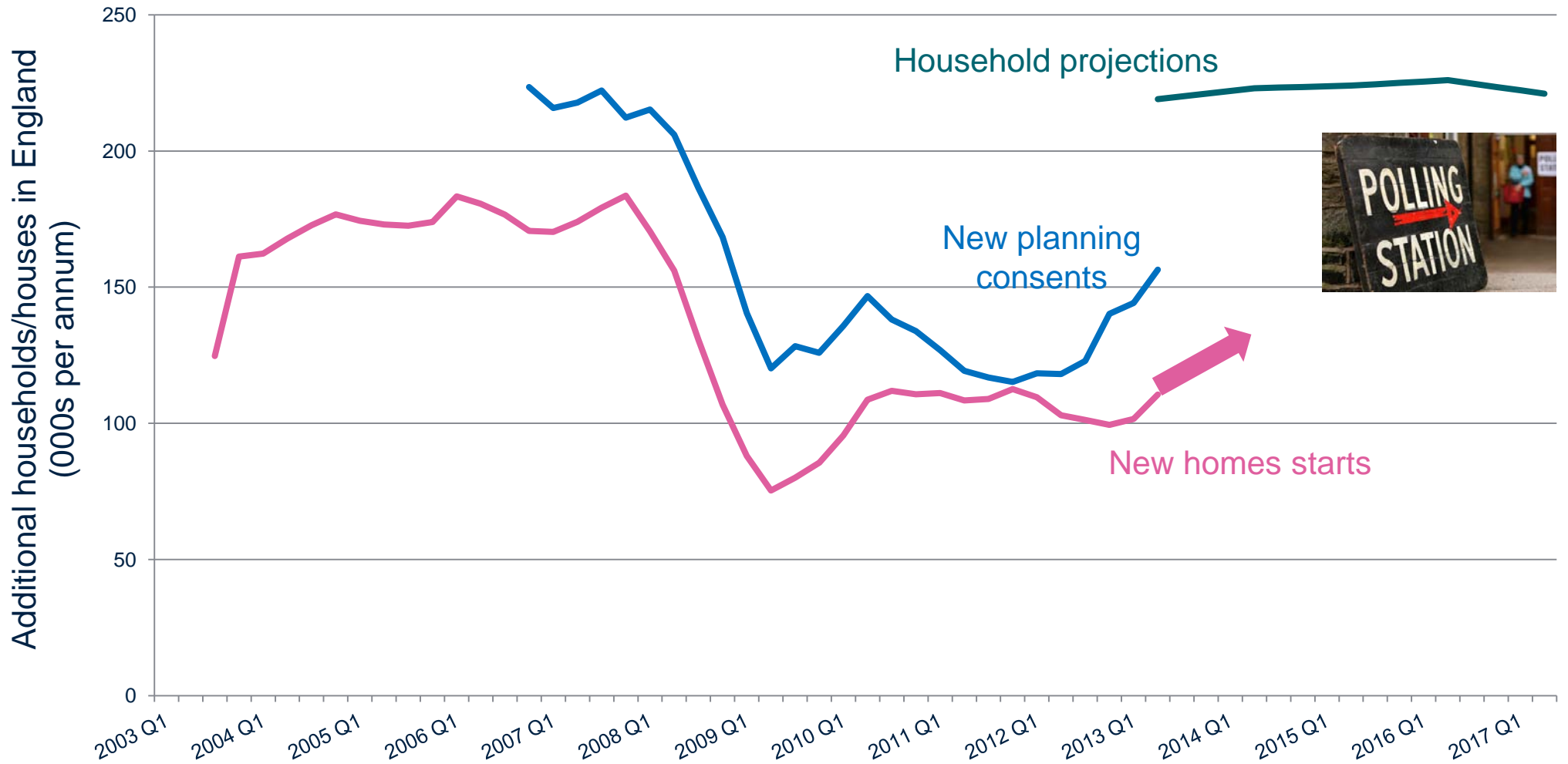
Source: CLG, ONS



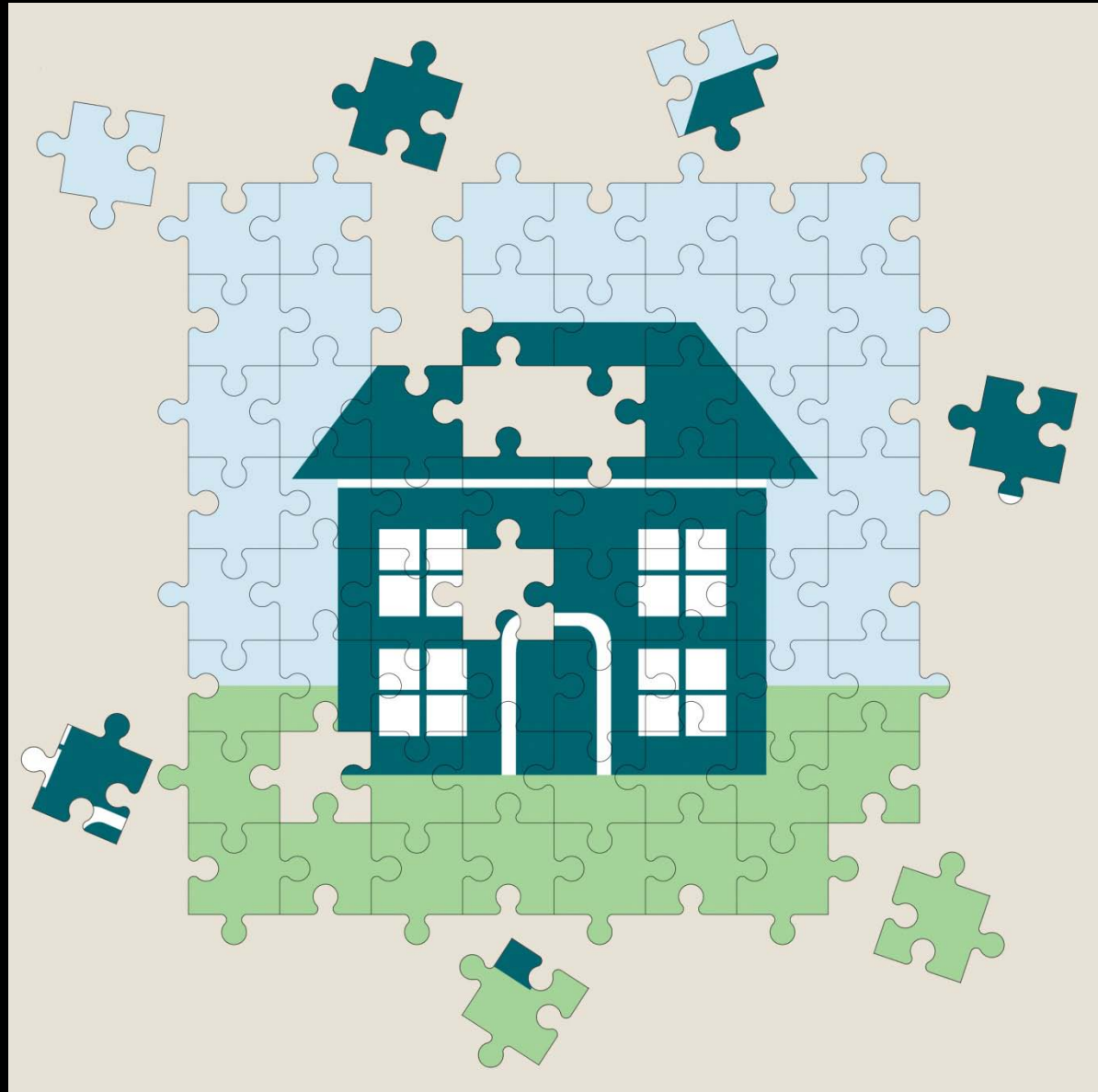
Things are looking up – but from a low base



Supply is heading north but the shortfall will persist



Improving Housing Delivery



Stabilise the Planning Framework



National Planning Policy Framework - ongoing agenda items are to:

- make sure development plans are up to date
- ensure housing targets are realistic and 'objectively assessed'

Strategic Housing Market Assessment's are key – they will provide a strategic perspective

Make use of Greenfield and Brownfield land



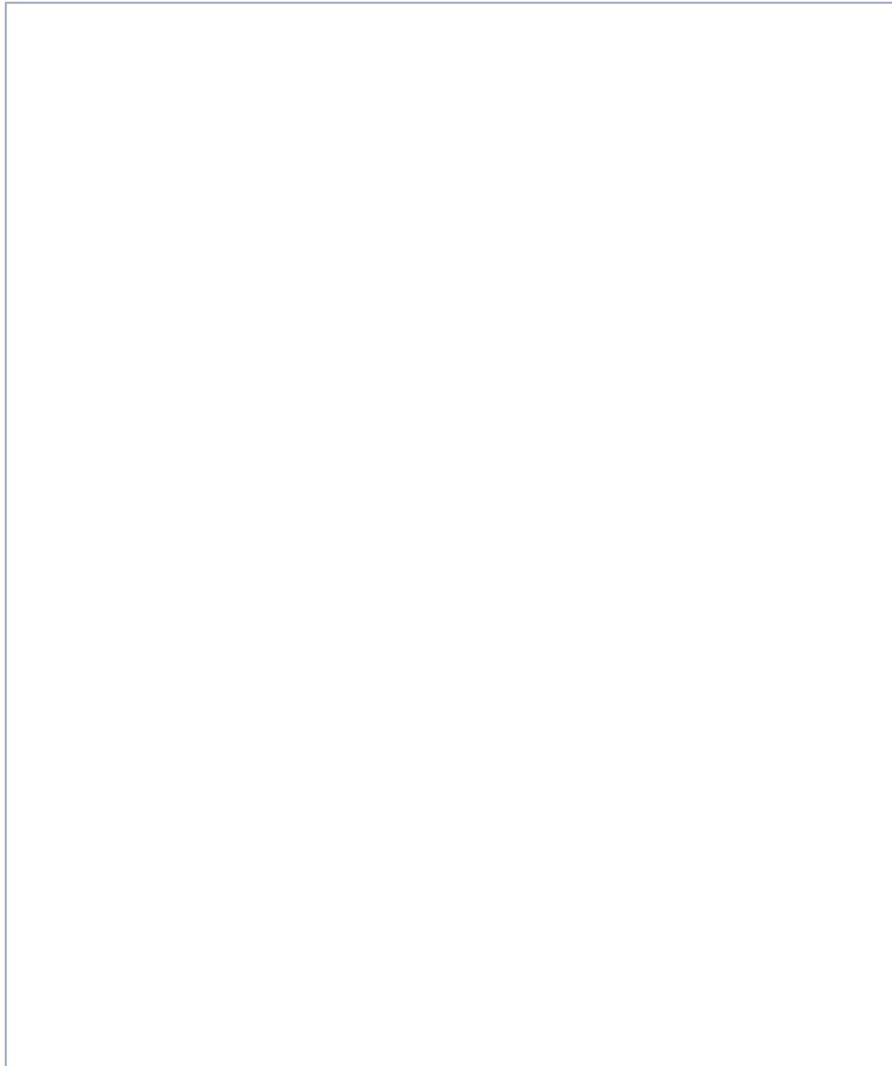
- brownfield sites are becoming more scarce and more difficult to develop

- ‘urban fringe’ greenfield sites are often less constrained and in more sustainable locations

- we should continue to utilise brownfield land but also make greenfield sites a more important component of future housing strategies



Review Green Belt Boundaries



- forcing development beyond outer Green Belt boundaries is not a sustainable model
- ‘Green Belt hopping’ means longer commuting journey’s, greater road congestion and does not deliver housing where the need for it arises
- if housing need is to be properly addressed, Green Belt review is a prerequisite

Conclusions

- housing delivery is starting to improve but from a very low baseline – much more housing is needed to address identified housing needs
- the National Planning Policy Framework is helping to bring forward housing, but momentum must be maintained to make sure development plans are brought up to date and are informed by an objectively assessed evidence base
- we must continue to utilise brownfield land but also make greenfield sites a more important component of future housing strategies
- if housing need is to be properly addressed, Green Belt review is a prerequisite