



How do we build more houses without trampling on local communities?’

www.nlgn.org.uk

“The virtual home of New Localism”, *The Times*, March 2004

NLGN Seminar on Housing Supply

23 June 2004

Kate Barker



The Review's Key Goals

- **Greater flexibility of supply**
- **More weight on market signals**
- **Meet housing needs, and more aspirations**
- **Change in property culture**



Government's Response

- **Establish a goal for affordability – incorporated into PSAs**
- **Consultation process:**
 - **Regional housing and planning boards**
 - **Allocation of buffer land**
 - **Revise PPG3**
- **Progress by end 2005**

Local authority finance

- **Change incentives in RSG**
- **Rein back S106**
- **Access to infrastructure funding**



Change to Local Planning

- **Site allocation**
- **Assessing value of land**
- **New routes to permission**
 - **outline only**
 - **design code**
- **Planning resource issues**



Enhanced Regional Role

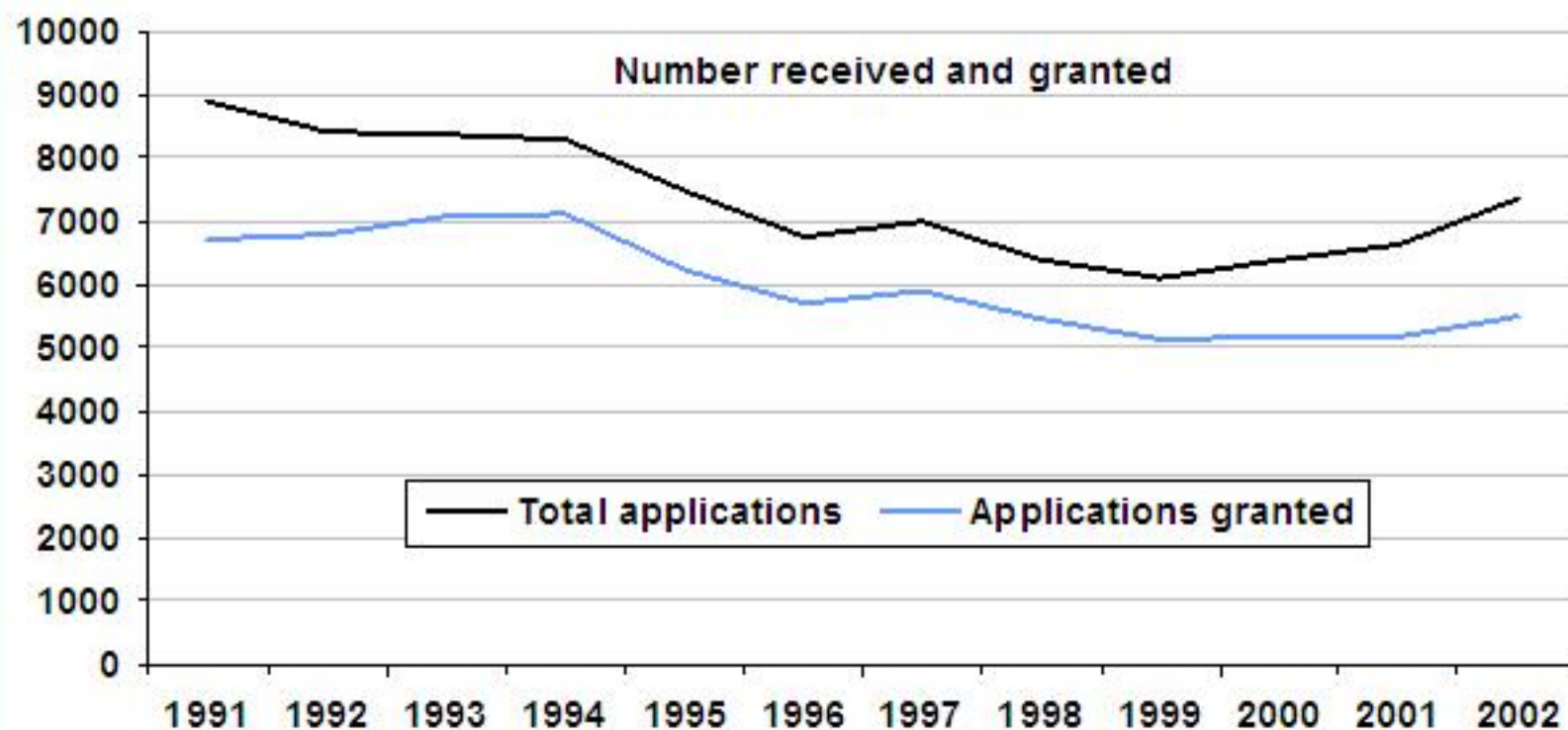
- **Indicative, flexible, housing targets**
- **Merge RPBs and RHBs**
- **New methodological guidance**
- **Role for NTDCs and UDCs**

Key Policy Proposals

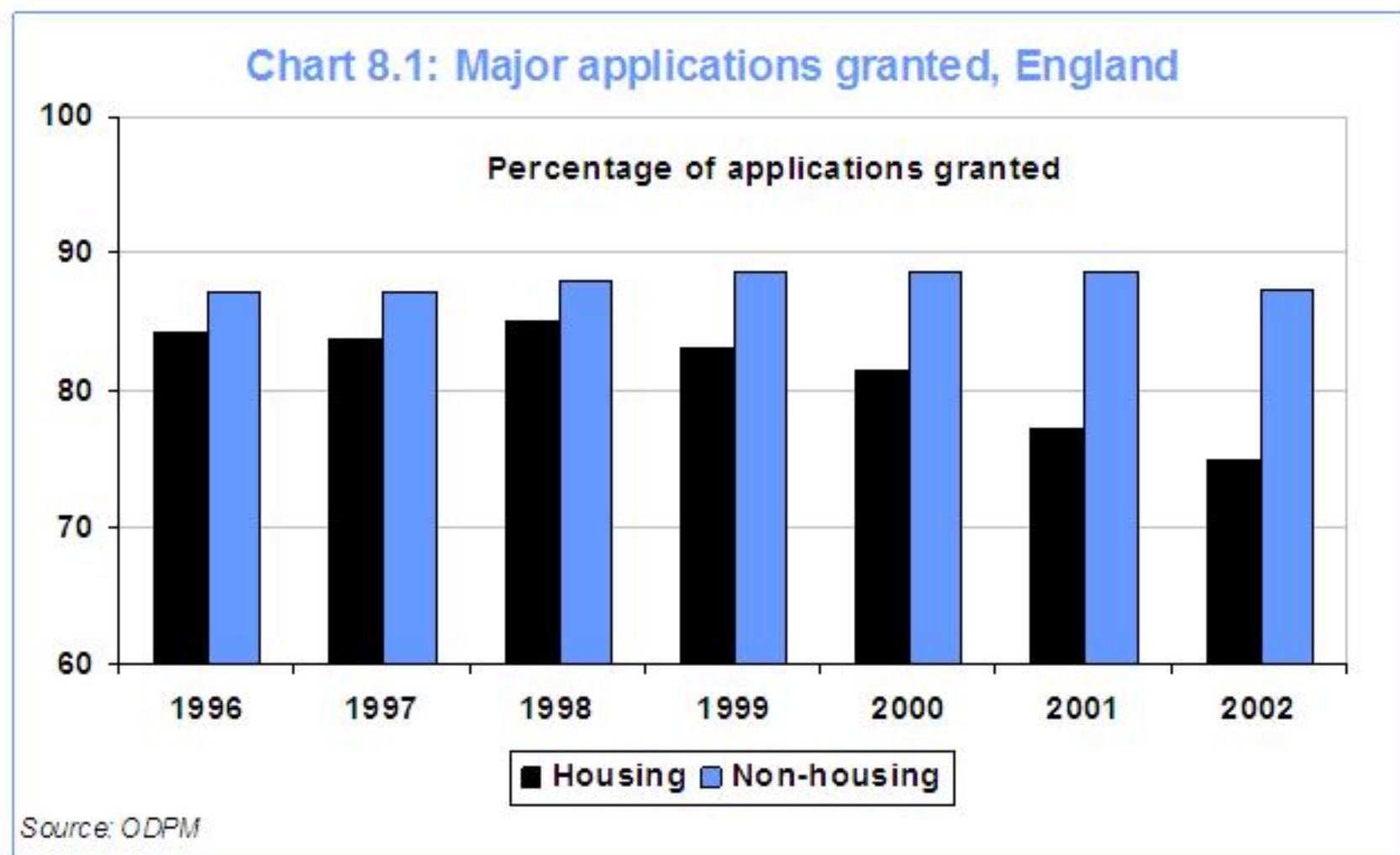
- **Affordability targets**
- **'Buffer' land supply in plans**
- **Financing growth – Planning-gain Supplement**
- **Meeting social housing needs – up to 23,000 units per annum**

Applications have risen

Chart 9.2: Applications for major housing developments



Fewer permissions granted post 2000



Interim Report Conclusions

- **Volatility and rising house price trend costly to the economy and to households;**
- **Housing supply unresponsive and inflexible;**
- **Land supply constrained by planning issues;**
- **Housebuilders too focussed on land, not customers; and**
- **Inadequate supply of social housing.**

General issues

- **Focus on long-term trends;**
- **Key goal – more responsive supply;**
- **Scenarios – choice for Government;**
- **Good design vital.**



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