

# DCLG release 'Planning for the right homes in the right place: consultation proposals'

## Briefing Note



Strategic Planning & Research Unit

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The Department for Communities and Local Government (DCLG) has released their long awaited consultation document "**Planning for homes in the right places**". This is available for comment until Thursday 9th November 2017.

The document sets out the Government's proposed measures to enable LPAs to plan the scale and distribution of housing to meet local need. The proposals cover:

- Calculating housing need
- Statements of Common Ground
- Planning for a mix of housing needs
- Neighbourhood planning
- Viability assessment
- Planning fees

DCLG have also announced their intention to **consult on a draft revised National Planning Policy Framework (the Framework) in early 2018**.

DLP will review the detailed implications of the proposals and provide further advice shortly. In the first instance however, the headlines include:

**A standardised approach for calculating housing need** has been proposed to make assessing local housing need simpler, quicker and more transparent. There will be only limited circumstances in which an LPA might deviate from this approach, including economic led housing requirements. DCLG has issued an illustrative housing need figure for each Local Planning Authority (LPA) based on the proposed calculation methodology.

Where LPAs do not have an up to date adopted Local Plan, the standardized methodology will be used to form the basis of five year housing land supply assessments from 31st March 2018. Flexibility is proposed for LPAs at an advanced stage of their emerging plan process.

The revised Framework will also include a **requirement for all LPAs to produce a Statement of Common Ground** to encourage effective cross-boundary co-operation in plan-making.

Comments are also sought on **how to make it easier for LPAs to identify the need for all types of housing requirements in their area**, including for older and disabled people, self-build and student accommodation.

**LPAs will be expected to provide neighbourhood planning groups with a housing need figure**, provided there is a justified and up to date figure. Where this is not available, a figure based on a proportion of the LPA's housing need, calculated using the standardized approach, will be provided.

In respect of development viability in decision taking: it is proposed that **where policy requirements have been tested for their viability, the issue should not usually need to be tested again at the planning application stage**.

The Housing White Paper suggested that where LPAs have met their housing need, they be allowed to raise their planning application fees by up to 20%. Views are sought on appropriate criteria to enable this fee increase to be applied.

The proposals set out within the consultation document are likely to have significant implications for the delivery of housing across England, and will have impacts for both plan-making and decision-taking.

This consultation will begin on Thursday 14th September and will run for 8 weeks until Thursday 9th November 2017. All responses should be received by no later than 23.45 on 9th November 2017.

DLP Planning Ltd, and its Strategic Planning & Research Unit (SPRU), have extensive experience in assessing the five year supply position and objectively assessed housing need of local planning authorities, and the assessment of viability in decision-making. We can advise on the significance of DCLG's proposals on your development interests and how best to engage with the current consultation period.

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