

The Challenges and Opportunities we face

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Challenges

- Housing numbers
- Consultation on changes to NPPF
- Land-banking and Land-blocking
- Densities

Housing numbers

- Arbitrary and inflated
- Target based on aspiration rather than need
- Local Authorities held responsible for meeting the target despite having no control on when they are built
- Made up numbers that the construction industry has neither the will nor the capacity to meet
- The five year target
- More land needed for development – greenfield sites

Consultation on NPPF

- Starter homes in the GB
- Affordable rural housing
- Housing association tenants right to buy
- Permanently affordable

Landbanking and landblocking

- Gov't target 400,000 by 2020
- Blame the LAs
- Manpower
- Land speculators
- Asset in balance sheet – share price
- Ebbsfleet Garden City

Landbanking and landblocking solutions?

- Emphasis on completions not starts
- Completion dates
- Fines for non-completion
- Council tax paid
- Land ownership made transparent

Densities

- Quality
- High density
- Attractive housing
- We have it – where?

Opportunities

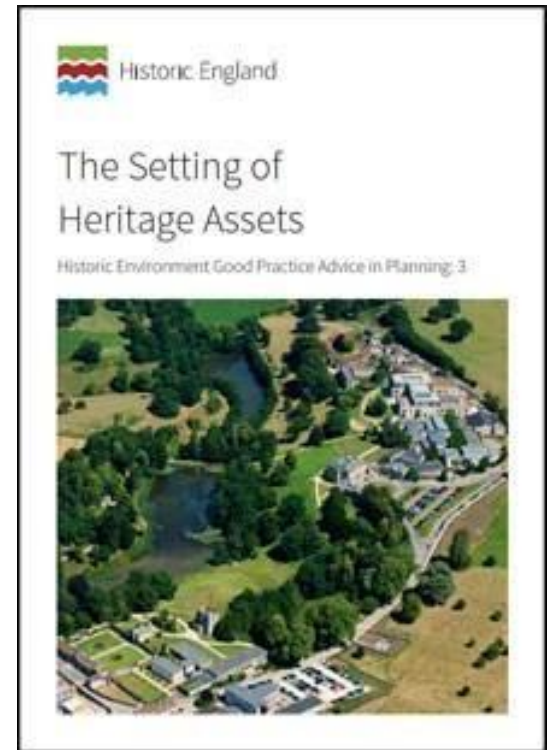
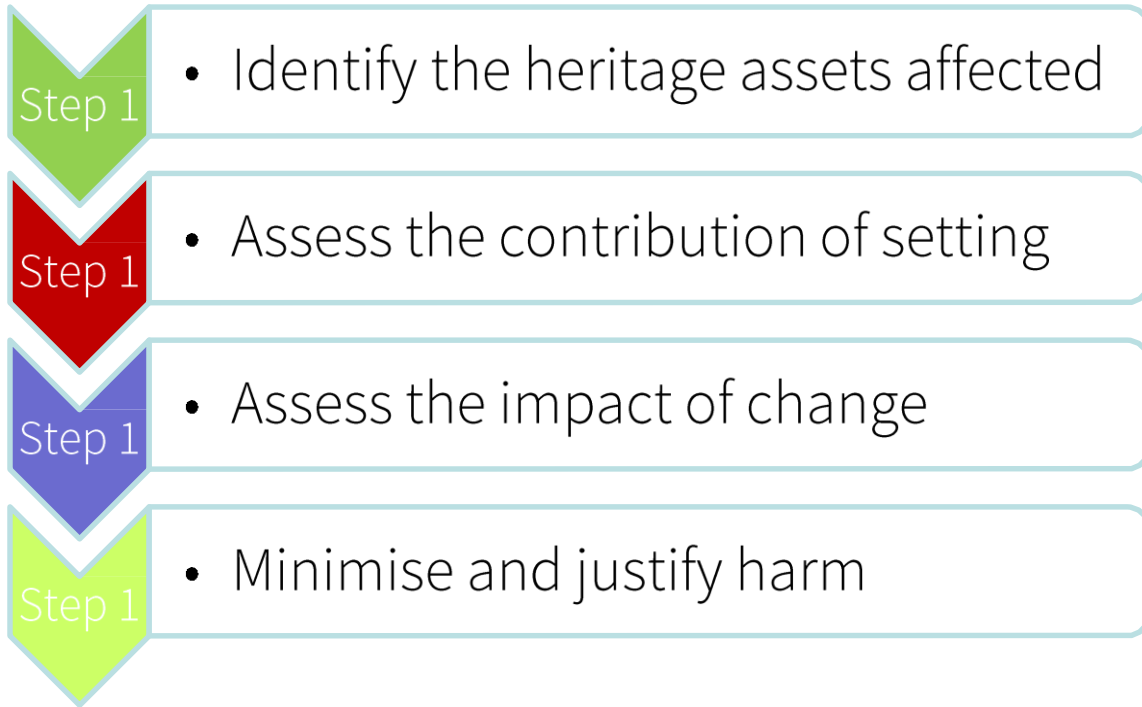
- Heritage assets
- Devolution
- LEPs

Heritage assets

- Section 66 of the Planning Act 1990
- Barnwell Manor – Feb 2014
- Forge Field Society – Jun 2014
- Partridge Green – May 2015
- Waterside Park – July 2015
- Forest of Dean Council – Mar 2016

How should you use it?

A Staged Approach to Proportionate Decision-Taking



How should you use it?

Step One: Identify the heritage assets affected and their settings



Coalhouse Fort, Essex