



DEBATE PACK

Number CDP 2017/0045, Debate Day 8 February 2017

Low cost housing

This Debate pack has been prepared for the debate on **Low cost housing** to take place in Westminster Hall on Wednesday 8 February 2017 at 9:30am. The subject for debate has been chosen by John Penrose, MP for Weston-super-Mare.

The Debate Pack includes reference to the following published on 7 February 2017

- Department for Communities and Local Government (DCLG) Housing White Paper [Fixing our broken housing market](#),
- *Department for Communities and Local Government (DCLG)* [Government response to the consultation on upward extensions in London](#),

The House of Commons Library prepares a briefing in hard copy and/or online for most non-legislative debates in the Chamber and Westminster Hall other than half-hour debates. Debate Packs are produced quickly after the announcement of parliamentary business. They are intended to provide a summary or overview of the issue being debated and identify relevant briefings and useful documents, including press and parliamentary material. More detailed briefing can be prepared for Members on request to the Library.

David Hough
Louise Smith

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1. Summary

1.1 Focus of the debate

John Penrose MP, who secured this debate, has indicated that the focus of it will be about making it easier for urban property owners to build up to the level of other buildings in the same block without needing planning permission. Mr Penrose has campaigned on this issue since 2013 and has argued that relaxing planning rules would make homes more affordable given the opportunity to increase supply, protect the environment by reducing the pressure to build on greenfield sites and help to regenerate town centres.¹

1.2 Consultation proposals for upward extensions in London

Under current planning rules, full planning permission must be sought for extensions which increase the height of buildings. In the HM Treasury's July 2015 Productivity Plan, [Fixing the foundations: Creating a more prosperous nation](#), the Government proposed to remove the need for planning permission, in London, for upwards extensions for a limited number of stories up to the height of an adjoining building. This would only apply where neighbouring residents did not object. In cases where objections were received, the application would be considered in the normal way, focussed on the impact on the amenity to neighbours.² The aim of this was stated as to "reduce the need to 'build out', helping to provide homes for Londoners while protecting the countryside."

On 18 February 2016 the Government published a consultation on [Upward extensions in London](#) in conjunction with then Mayor of London. Three mechanisms were put forward to incentivise the use of upward extensions:

- a new permitted development right;
- local development orders; and
- new London Plan policies.
- These would not be mutually exclusive mechanisms and the consultation document indicated they could work together.

A [government response](#) to the consultation was published on 7 February 2017, alongside the housing white paper, [Fixing our broken housing market](#). The Government's response confirmed its support for the consultation principle of upward extensions:

We welcome the support for the principle of upward extensions to existing premises to provide more homes in London. The responses have confirmed that there is potential to deliver more homes by increasing densities on brownfield land. It is clear that building up has a role to play in meeting the need for new homes

¹ John Penrose MP website, [Build Up Not Out](#) [downloaded on 1 February 2017]

² HM Treasury, [Fixing the foundations: Creating a more prosperous nation](#), July 2015, paras 9.20 and 9.21

across the country, not just in London, and the Housing White Paper proposes a package of measures to support building at higher densities and using land more efficiently for development. Our intention is therefore to take forward the policy option through the National Planning Policy Framework to support the delivery of additional homes by building up.³

A new permitted development right

Permitted development rights allow for development to take place without the need to obtain full planning permission. On the new permitted development right, the consultation document proposed that its use should be conditional on new self-contained additional housing units being provided. It also set out restrictions about how far upwards the new permitted development right would allow extensions to buildings to go:

2.9 We are proposing a new permitted development right in London to allow additional storeys to be built on an existing building, up to the height of an adjoining roofline. We propose that the new right could provide for up to two additional storeys to be added to an existing building, where the roofline of the adjoining premises is a minimum of two storeys taller (see paragraph 3.6 - 3.8 below). A single storey could be added where the roofline of the adjoining premises is one storey taller. This will help to manage the impact of the development on the area.

2.10 We are proposing that a permitted development right could apply where the development would be above a range of uses, such as existing residential use, both flats and houses, retail and other high street uses, and offices.

The consultation document proposed there would be a neighbour consultation requirement:

2.11 We are proposing that a permitted development right could provide for a neighbour consultation scheme, similar to that introduced in May 2013 for the permitted development right for larger single storey rear extensions to dwelling houses. This could provide an opportunity for neighbours to comment on the development proposals, including on the impact on the amenity of their property. Amenity is a long-established concept in planning, and may include matters such as light, privacy and overlooking. Only where neighbours raise objections would the Local Planning authority have to consider the impact of the proposed development on their amenity.

2.12 Prior approval could also allow for consideration of other impacts of a permitted development at a local level. As well as the standard matters associated with permitted development rights for change of use to residential use, it may include matters such as space standards to ensure the quality of the development, and method and hours of construction.

Under the proposals the new permitted development right would not apply in a number of protected areas including to listed buildings, and sites of special scientific interest.

³ HM Government, [Summary of responses to the technical consultation on implementation of planning changes, consultation on upward extensions and Rural Planning Review Call for Evidence](#), 7 February 2017, para 9.10

Local development orders

A Local Development Order (LDO) is a tool to allow a Local Planning Authority to introduce new permitted development rights. An LDO is made by a local planning authority and gives a grant of planning permission to specific types of development within a defined area. They streamline the planning process by removing the need for developers to make a planning application to a local planning authority

In the consultation it was proposed that London boroughs could use existing powers to bring forward LDOs which would grant planning permission for upward extensions in specific areas.

London Plan policies

The consultation document also proposed that the Mayor of London could bring forward new planning policies to support additional storeys for new dwellings when reviewing the London Plan. "This could be linked to existing policies for areas of intensification, including town centres, already set out in the London Plan."⁴

1.3 Upward extensions outside of London

In the March [Budget 2016](#) the Government announced that "following the consultation on building up in London and to help increase densities on brownfield land and reduce the need to 'build out', the government will consult with city regions on extending similar powers as part of devolution deals."⁵

On 7 February 2017 the Government published its housing white paper, [Fixing our broken housing market](#). The white paper contains proposals to amend planning policy in respect of addressing the scope for where buildings can be extended upwards:

1.53 To help ensure that effective use is made of land, and building on its previous consultations, the Government proposes to amend the National Planning Policy Framework to make it clear that plans and individual development proposals should:

- make efficient use of land and avoid building homes at low densities where there is a shortage of land for meeting identified housing requirements;
- address the particular scope for higher-density housing in urban locations that are well served by public transport (such as around many railway stations); that provide scope to replace or build over low-density uses (such as retail warehouses, lock-ups and car parks); or where buildings can be extended upwards by using the 'airspace' above them;
- ensure that the density and form of development reflect the character, accessibility and infrastructure capacity of an area, and the nature of local housing needs; and
- take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives in

⁴ HM Government, [Upward extensions in London](#), 18 February 2016, para 2.19

⁵ HM Government, [Budget 2016](#), 16 March 2016, para 2.289

particular circumstances; for example, avoiding a rigid application of open space standards if there is adequate provision in the wider area.

1.54 The Government would welcome ideas on how planning policy can further encourage more innovative uses of land in areas of high housing need, including considering new permitted development rights. Consultation questions are set out in the annex.⁶

The consultation question annex to the white paper asks:

What are your views on the potential for delivering additional homes through more intensive use of existing public sector sites, or in urban locations more generally, and how this can best be supported through planning (using tools such as policy, local development orders, and permitted development rights)?⁷

1.4 Response to upward extension proposals

The Government's response to the [Upward extensions in London](#) consultation summarises the consultation responses but does not publish them in full. It sets out that respondents were supportive of the principle of building up to deliver more homes but there were mixed views about the proposed mechanisms to do so.⁸

Some of the responses published online provide further information about this mixture of views.

For example, the Planning Officers Society response is that it "cannot support this proposal at all." It has argued that there is little evidence that planning permission is a hurdle for such extensions, that upward extensions are often very challenging structurally, and that their appearance would impact on the built environment.⁹

The Government's advisor on historic environment matters, Historic England, raised concerns that the new permitted development right could lead to unsustainable development and would be detrimental to the quality of London's historic environment because the type of building the right would apply to is "ill-defined and likely to be ill-suited to delivering additional residential units."¹⁰

In contrast, the British Property Federation (BPF) welcomed the proposals stating that "it will help developers to think more innovatively and efficiently about the space above shops, offices and other residential property". It did however, note that it is "unlikely to deliver a significant amount of new homes."¹¹

⁶ HM Government, [Fixing our broken housing market](#), 7 February 2017

⁷ HM Government, [Fixing our broken housing market](#), 7 February 2017

⁸ HM Government, HM Government, [Summary of responses to the technical consultation on implementation of planning changes, consultation on upward extensions and Rural Planning Review Call for Evidence](#), 7 February 2017, para 9.2

⁹ Planning Officers' Society, [POS response to consultation on upward extensions in London](#), April 2016

¹⁰ Historic England, [DCLG and Mayor of London consultation on upward extensions in London Historic England Submission](#), 15 April 2016

¹¹ British Property Federation, [Upward extension proposals will encourage "innovation and efficiency" in the capital](#), 18 February 2016

The Council of Mortgage Lenders agreed that building upward on existing premises could be a viable option to increase housing supply. It highlighted, however, a need to consider and monitor impacts including on the value of the new property (and the sustainability of that value) and also the value of existing properties beneath, which “is particularly relevant where those properties are mortgaged.”¹²

1.5 Other low cost housing issues

For further information about other low cost housing issues and policies see Library briefing papers:

- [What is affordable housing? \(CBP07747\)](#)
- [Tackling the under-supply of housing in England \(CBP07671\)](#)

The Library has also developed a [housing supply statistics tool](#) which allows users to view and compare local-level housing information. It aims to answer questions such as:

- How much social housing is there in my area?
- How many new homes were built in my area last year, and how does this compare with other local authorities?
- How many new affordable homes have been provided near me?

¹² Council of Mortgage Lenders, [CML response to DCLG consultation on upward extensions in London](#), 7 April 2016

2. Press Articles

The Guardian

5 February 2017

Government plan to open up green belt has to be just the start

<https://www.theguardian.com/commentisfree/2017/feb/05/housing-white-paper-green-belt-solution-to-housing-crisis>

The Times [subscription required]

2 February 2017

Taller buildings and underground car parks in housing revolution

<http://www.thetimes.co.uk/article/e4ae6ff6-e93e-11e6-a93a-4fa396e7e4ed>

The Guardian

January 15, 2017

Homes planned for green belt have risen to 360,000 in England; Countryside campaigners fear ministers are set to weaken green belt protection in order to meet housebuilding targets

<https://www.theguardian.com/politics/2017/jan/15/homes-planned-for-green-belt-have-risen-to-360000-in-england>

The Telegraph

17 November 2016

Ministers plan to axe 70-year-old restrictions on the height of houses to tackle the housing crisis

<http://www.telegraph.co.uk/news/2016/11/17/ministers-plan-to-axe-70-year-old-restrictions-on-the-height-of/>

The Daily Telegraph

September 29, 2016

Let Britain build more houses, or face an explosion of social anger; Homeowners must allow Theresa May to make radical changes to our failed planning system

https://www.google.co.uk/?gws_rd=ssl#q=Let+Britain+build+more+houses%2C+or+face+an+explosion+of+social+anger

Architects Journal

23 February 2016

London could grow up as extension rules are relaxed

<https://www.architectsjournal.co.uk/news/london-could-grow-up-as-extension-rules-are-relaxed/10003072.article>

The Telegraph

February 22, 2016

How to solve the housing crisis

<http://www.telegraph.co.uk/property/buy/how-to-solve-the-housing-crisis/>

Mail online

18 February 2016

Are mega-roof extensions the answer to the London property crisis? Government launches consultation into making it easier to build upwards

<http://www.dailymail.co.uk/property/article-3452701/Government-wants-ease-pressure-housing-market-making-rooftop-extensions-easier.html>

The Guardian

9 July 2015

George Osborne tears up planning laws so Londoners can add storeys to homes

<https://www.theguardian.com/politics/2015/jul/09/osborne-tears-up-planning-laws-londoners-build-extra-storeys-on-homes>

Evening Standard

17 May 2013

'Build up not out and make homes taller'

<http://www.standard.co.uk/news/london/build-up-not-out-and-make-homes-taller-8620784.html>

3. Press releases

Department for Communities and Local Government

7 February 2017

[Government announces ambitious plan to build the homes Britain needs](#)

The government has today (7 February 2017) introduced bold new plans to fix the broken housing market and build more homes across England.

Communities Secretary Sajid Javid says the current system isn't working and is one of the greatest barriers to progress in Britain today.

The reforms in a white paper published today sets out new measures to ensure the housing market works for everyone, including people on lower incomes, renters, disabled and older people by:

Getting the right homes built in the right places

Consulting on the principle of a new, standardised way of calculating housing demand to reflect current and future housing pressures. Every local area will need to produce a realistic plan and review it at least every 5 years.

Currently 40% of local planning authorities do not have an up to date plan that meets the projected growth in households in their area. Fixing this will help make sure enough land is released for new homes to be built in the parts of the country where people want to live and work and ensure developments take heed of local people's wishes, while continuing with maximum protections for the green belt.

Councils and developers will also be expected to use land more efficiently by avoiding building homes at low density and building higher where there is a shortage of land and in locations well served by public transport such as train stations.

Speeding up house building

Giving local authorities the tools to speed up house building as well as powers to make sure developers build homes on time. The government will make it easier for councils to issue completion notices, shortening the timescales to require developers to start building within 2 years, not 3, when planning permission is granted.

We will also require greater transparency and information from developers on their pace of delivery of new housing so councils can consider this when planning their local need. This will help address the serious and growing gap between the number of planning permissions granted and the number of new homes completed.

Diversifying the market

Action to help small independent builders enter the market given including through the £3 billion Home Building Fund. Currently around 60% of new homes are built by just 10 companies.

The fund will help us to build more than 25,000 new homes this Parliament and up to 225,000 in the longer term by providing loans for SME builders, custom builders, offsite construction and essential infrastructure, creating thousands of new jobs in the process.

Sajid Javid is highlighting research that shows it is difficult to get on the housing ladder, with the average house now costing 8 times more than average earnings – an all-time record.

The proportion of people living in the expensive private rented sector has doubled since 2000 and that more than 2.2 million working households with below-average incomes spend a third or more of their disposable income on housing.

This means they have less money to spend on other things every month, including putting aside money for a deposit.

Communities Secretary Sajid Javid said:

“Walk down your local high street today and there’s one sight you’re almost certain to see. Young people, faces pressed against the estate agent’s window, trying and failing to find a home they can afford. With prices continuing to sky rocket, if we don’t act now, a whole generation could be left behind. We need to do better, and that means tackling the failures at every point in the system.

“The housing market in this country is broken and the solution means building many more houses in the places that people want to live.

“We are setting out ambitious proposals to help fix the housing market so that more ordinary working people from across the country can have the security of a decent place to live. The only way to halt the decline in affordability and help more people onto the housing ladder is to build more homes. Let’s get Britain building.”

Housing Minister, Gavin Barwell said:

“We are setting out lasting reforms that will get more of the right homes built in the right places, right now.

“We owe it to our children and our grandchildren to fix the broken housing market problems and help them find a home of their own.”

British Planning Federation

18 February 2016

[Upward extension proposals will encourage “innovation and efficiency” in the capital](#)

The British Property Federation (BPF) has welcomed Government proposals to make it easier for developers to add upward extensions onto buildings in London, suggesting that although it is unlikely to deliver a significant amount of new homes, it will help developers to think more innovatively and efficiently about the space above shops, offices and other residential property.

The proposals were launched in a consultation today, with three possible ways in which a limited number of storeys can be added to existing buildings:

- a London-wide permitted development right, with a prior approval, for up to two additional storeys, up to the roofline of an adjoining building
- planning policies in the London Plan to support upward extensions for new homes
- boroughs making local development orders to grant planning permission to extend upwards for all or part of their area, or for particular types of buildings

Melanie Leech, chief executive of the British Property Federation, commented:

“Today’s proposals are not going to deliver an enormous amount of new homes, but could prove a helpful tool which will encourage innovation and the more efficient use of space.

“Similar to office to residential permitted development rights, this is a policy that will show results in some areas, such as the outskirts of London, and be less helpful in others. Central London boroughs are unlikely to see much change as the number of listed buildings and conservation areas will prohibit large numbers of proposals coming forwards, however, outer London boroughs could see a rise in new residential property.

“We are pleased to see that one of the options suggested allows local boroughs to make decisions using local development orders as in many cases, local boroughs are best placed to consider the most appropriate options for their area.”

4. Parliamentary material

Parliamentary Questions

[Autumn Statement](#)

Member: John Penrose

The extra investment in building affordable homes and infrastructure is excellent news. Does the Chancellor agree that cheaper homes are one of the most important ways of raising living standards for everyone and improving economic productivity? Will he therefore also support reported moves to increase the supply of urban house-building sites by allowing owners to build up, not out, to the height of other buildings in the same block without planning permission?

Answered by: Philip Hammond | Chancellor of the Exchequer | HM Treasury

My hon. Friend is right to say that making sure that housing is affordable is not only a key social priority, but a key economic priority. As I said in my statement, it is clear that the unaffordability of housing, certainly in many areas of the country, has become a drag on productivity, economic growth and investment. Investment in housing not only advantages the economy, but directly helps families, so I am pleased that we have been able to do something on that front today. As I said, my right hon. Friend the Communities Secretary will be bringing forward a housing White Paper in due course and he will address the longer-term strategic problems, one of which is the subject of the point that my hon. Friend has made

23 Nov 2016 | House of Commons | 617 c925-26

[House Building and Planning](#)

Asked by: John Penrose |

I am delighted at the progress that my right hon. Friend has made so far, but may I urge him to go further still? I encourage him to include proposals to build up, not out, in his forthcoming White Paper, to cut development pressure on green fields, release huge numbers of new buildable sites, regenerate urban centres and, most important of all, cut the cost of new homes dramatically?

Answered by: Sajid Javid | Communities and Local Government

My hon. Friend is absolutely right to highlight the need for more homes in the right places so that the housing market works for everyone. That means encouraging urban regeneration, making the best of brownfield land and building new homes where people desperately need them. Later this year, my housing White Paper will ensure that that happens across the country, including Weston-super-Mare.

24 Oct 2016 | Oral questions | Answered | House of Commons | 616 c1

[House Building and Planning](#)**Asked by: John Penrose**

What recent assessment he has made of the effect on (a) housebuilding and (b) affordability of housing of allowing urban property owners to build up not out to the height of the tallest building in the same block without requiring planning permission.

Answered by: The Secretary of State for Communities and Local Government (Sajid Javid)

My hon. Friend highlights the importance of increasing brownfield development and building to higher densities to deliver more homes. I announced our plan for urban regeneration at our party conference and I will set out further proposals as part of our housing White Paper later this year.

24 Oct 2016 | Oral questions | House of Commons 906722 | 616 cc1-3

[Housing: Greater London](#)**Asked by: Blackman, Bob**

To ask the Secretary of State for Communities and Local Government, what assessment he has made of the effect of proposed changes to the National Planning Framework for London on the (a) availability and (b) affordability of housing in London.

Answering member: Brandon Lewis | Department for Communities and Local Government

The proposed changes to the National Planning Policy Framework reaffirm this Government's commitment to increasing the supply of housing in sustainable locations. Consultation on our proposed changes closed on 22 February and we are currently analysing the responses.

We have doubled the housing budget to help deliver our ambition of one million new homes and are committed to spending £8 billion to deliver over 400,000 affordable housing starts by 2021. Negotiations over the financial settlement to deliver affordable housing within London are continuing.

21 Mar 2016 | Written questions | House of Commons | 31303

[Housing: Construction](#)**Asked by: Blackman-Woods, Dr Roberta**

To ask the Secretary of State for Communities and Local Government, with reference to section 921 of Fixing the foundations: creating a more prosperous nation, published 10 July 2015, Cm 9098, what assessment his Department has made of the effect of removing the need for planning permission for upwards extensions on building safety.

Answering member: Brandon Lewis | Department for Communities and Local Government

In developing the detail of our proposals we will work with the Mayor of London, who has the strategic planning responsibility for London including for infrastructure plans. This will include consideration of what type of buildings should benefit from the new rights, and any necessary requirements to protect local amenity and address any impacts.

All developments benefiting from the new rights will still need to comply with current building regulations, as well any other relevant legislation such as the Party Wall Act and environmental legislation.

21 Jul 2015 | Written questions | House of Commons | 7756

Ministerial Statement

Sajid Javid, Secretary of State for Department for Communities and Local Government.

Housing White Paper [Fixing our broken housing market](#)

7 February 2017 | Oral statement | House of Commons

Our housing market is broken. Since 1970, house price inflation in Britain has far outstripped the rest of the OECD. The idea of owning or renting a safe, secure place of your own is, for many, a distant dream.

Over the past 7 years the government has done much to help. We've taken action on both supply and demand. And the results have been positive.

Last year saw a record number of planning permissions granted, and the highest level of housing completions since the recession. Between 1997 and 2010 the ratio of average house price to average income more than doubled, from 3.5 to 7. But in the 5 years to 2015 it crept up only a little, to just over 7.5.

But still, Mr Speaker, heading in the wrong direction.

And behind the statistics are millions of ordinary working people. I'm talking about the first-time buyer who's saving hard but won't have enough for a deposit for almost a quarter of a century. Or the couple in the private rented sector handing half their combined income straight to their landlord. The symptoms of this broken market are being felt by real people in every community. It's one of the biggest barriers to social progress this country faces. But its root cause is simple. For far too long, we have not built enough houses.

Relative to population size, Britain has had Western Europe's lowest rate of house-building for 3 decades.

The situation reached its nadir under the last Labour government, when in one year work began on only 95,000 homes – the lowest peacetime level since the 1920s. Thanks to the concerted efforts of central and local government, last year 190,000 new homes were completed. But that's still not enough.

To meet demand, we have to deliver between 225,000 and 275,000 homes every year. In short, we have to build more of the right houses in the right places. And we have to start right now.

Today's white paper sets out how we will go about doing so.

But house building doesn't just happen. Meeting the unique needs of different people and different places requires a co-ordinated effort across the public and private sector.

This means there's no one single magic bullet that can fix the problem. Rather, we need action on many fronts simultaneously.

First, we need to plan properly so we get the right homes built in the right places. To make that happen, we are going to introduce a new way of assessing housing need. Many councils work tirelessly to engage their communities on the number, design and mix of new housing in their area. But some of them duck the difficult decisions and fail to produce plans that actually meet their housing need. It is important that all authorities play by the same rules.

We need to have a proper conversation about housing need, and we need to ensure that every local area produces a realistic plan which they review at least every five years. Once we know how many homes are needed where, we need sites on which to build them. So the white paper contains measures that will help us identify appropriate sites for development. Not simply empty spaces, but usable, practical sites where new homes are actually required.

Let me reassure the House that this will not entail recklessly ripping up our countryside. In 2015 we promised the British people that the green belt was safe in our hands. And that is still the case. This white paper does not remove any of its protections.

Government shouldn't be in the business of land-banking, so we will free up more public sector land more quickly.

We will increase transparency around land ownership, so everyone knows if someone is unfairly sitting on a site that could be better used.

And people need a say in the homes that are built in their area. So everywhere must have a plan in place and ensure communities are comfortable with the design and the appearance of new homes.

The second area of focus is all about speeding up the rate of build-out. At the moment we're simply not building quickly enough. Whether it's caused by unacceptable land-banking or slow construction, we will no longer tolerate such unjustified delays. We will speed up and simplify the completion notice process. We will make the planning system more open and accessible. We will improve the co-ordination of public investment in infrastructure and support timely connections to utilities. And we will tackle unnecessary delays caused by everything from planning conditions to great crested newts.

We'll be giving developers a lot of help to get building. And we'll give local authorities the tools to hold developers to account if they fail to do so.

Local authorities also have a vital role to play in getting homes built quickly and I am therefore looking again at how they can use compulsory purchase powers. We will also introduce a new Housing Delivery Test to hold them to account for house-building across their local area.

Finally, the white paper explains how we will diversify the housing market. At present, around 60% of new homes are built by just 10 companies. Small independent builders can find it almost impossible to enter the market. This lack of competition means a lack of innovation, which in turn leads to sluggish productivity growth.

So we will make it easier for small and medium-sized builders to compete. We will support efficient, innovative and under-used methods of construction, such as off-site factory builds.

We will also support housing associations to build more, and explore options to encourage local authorities to build again, including through accelerated construction schemes on public sector land.

We will encourage institutional investment in the private rented sector.

And we will make life easier for custom builders who want to create their own home.

Together, these measures will make a significant and lasting difference to our housing supply. But, Mr Speaker, it will take time. And ordinary working people need help right now.

We have already promised to ban letting agents' fees, and this white paper goes further. We will improve safeguards in the private rented sector, do more to prevent homelessness and help households who are currently priced out of the market.

We will tackle the scourge of unfair leasehold terms, which are too often forced onto hard-pressed homebuyers. And we will be working with the rental sector to promote 3-year tenancy agreements, giving families the security they need to put down roots in their community.

Mr Speaker, in the past few years, we have seen almost 300,000 affordable home units built in England. We have seen housing starts increase sharply. And we have seen more people getting on the property ladder thanks to schemes such as Help to Buy.

Now we need to go further, much further, and meet our obligation to build many more houses, of the type people want to live in, and the places they want to live. That's what exactly what this white paper will deliver. It will help the tenants of today, facing rising rents, unfair fees and insecure tenancies. It will help the home owners of tomorrow, getting more of the right homes built in the right places.

And it will help our children and our children's children by halting decades of decline and fixing our broken housing market.

It's a bold, radical vision for housing in this country, and I commend it to the House.

Member: Gavin Barwell

12 Dec 2016 | Written statements | House of Commons | HCWS346

[Neighbourhood Planning](#)

Neighbourhood planning was introduced by the Localism Act 2011, and is an important part of the Government's manifesto commitment to let local people have more say on local planning. With over 230 neighbourhood plans in force and many more in preparation, they are already a well-established part of the English planning system. Recent analysis suggests that giving people more control over development in their area is helping to boost housing supply – those plans in force that plan for a housing number have on average planned for approximately 10% more homes than the number for that area set out by the relevant local planning authority.

The Government confirms that where a planning application conflicts with a neighbourhood plan that has been brought into force, planning permission should not normally be granted. However, communities who have been proactive and worked hard to bring forward neighbourhood plans are often frustrated that their plan is being undermined because their local planning authority cannot demonstrate a five-year land supply of deliverable housing sites.

This is because Paragraph 49 of the National Planning Policy Framework states that if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites relevant policies for the supply of housing should not be considered up-to-date, and housing applications should be considered in the context of the presumption in favour of sustainable development.

As more communities take up the opportunity to shape their area we need to make sure planning policy is suitable for a system with growing neighbourhood plan coverage. Building on proposals to further strengthen neighbourhood planning through the Neighbourhood Planning Bill, I am today making clear that where communities plan for housing in their area in a neighbourhood plan, those plans should not be deemed to be out-of-date unless there is a significant lack of land supply for housing in the wider local authority area. We are also offering those communities who brought forward their plans in advance of this statement time to review their plans.

This means that relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be 'out-of-date' under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;
- the neighbourhood plan allocates sites for housing; and

- the local planning authority can demonstrate a three-year supply of deliverable housing sites.

This statement applies to decisions made on planning applications and appeals from today. This statement should be read in conjunction with the National Planning Policy Framework and is a material consideration in relevant planning decisions.

My Department will be bringing forward a White Paper on Housing in due course. Following consultation, we anticipate the policy for neighbourhood planning set out in this statement will be revised to reflect policy brought forward to ensure new neighbourhood plans meet their fair share of local housing need and housing is being delivered across the wider local authority area. It is, however, right to take action now to protect communities who have worked hard to produce their neighbourhood plan and find the housing supply policies are deemed to be out-of-date through no fault of their own.

On 7 July 2016, my Rt Hon Friend, the Member for Great Yarmouth (Brandon Lewis), extended for a period of 6 months the criteria for consideration of the recovery of planning appeals to include proposals for residential development over 25 dwellings in areas where a qualifying body has submitted a neighbourhood plan proposal to the local planning authority but the relevant plan has not been made (Hansard HCWS74). In order to allow time for the Neighbourhood Planning Bill to complete its passage through Parliament, and in the light of other potential policy changes currently under consideration, I am now extending that period for a further 6 months from today.

Debates

Westminster Hall

Planning and Regeneration

26 Feb 2013 c31WH

<https://www.publications.parliament.uk/pa/cm201213/cmhansrd/cm130226/halltext/130226h0001.htm#13022670000001>

5. Further reading and Useful links

Department for Communities and Local Government (DCLG)

Housing White Paper [Fixing our broken housing market](#) 7 February 2017

Housing White Paper [Supporting documents](#)

Department for Communities and Local Government (DCLG) and Mayor of London

Consultation document: [Upward extensions in London](#)

Consultation opened 18 February 2016 and closed on 15 April 2016

Selection of consultation responses to: *Upward extensions in London*:

- **Planning Officers Society (POS)**
April 2016
[POS response to consultation on upward extensions in London](#)
- **Historic England**
15 April 2016
[DCLG and Mayor of London Consultation on upward extensions in London: Historic England Submission s](#)
- **Council of Mortgage Lenders**
12 April 2016
[Upward extensions in London: Response to the Department of Communities and Local Government and Mayor of London consultation paper](#)

Government response to consultation: [Government response to the consultation on upward extensions in London](#), 7 February 2017

Department for Communities and Local Government (DCLG)

[Planning reform](#)

House of Commons Library Briefing papers

[Permitted Development Rights](#) (SN 00485)

[What is affordable housing?](#) (CBP 07747)

[Tackling the under-supply of housing in England](#) (CBP 07671)

[Housing supply for local authorities \(England\)](#) (CBP 07796)

Sets out housing statistics in England

DEBATE PACK

Number CDP 2017/0045
Debate Day 8 February 2017

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