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**The Government's emerging planning reforms set out in
“Planning for the Future”**

The Context

Budget – 11th March 2020

- Extension of Affordable Homes Programme – new multi-year settlement of £12 billion
- Over £1 billion of allocations from the Housing Infrastructure Fund to build nearly 70,000 new homes in high demand areas across the country
- Nearly £650 million of funding to help rough sleepers into permanent accommodation

“Planning for the Future” – 12th March

- Sets out Government’s plans for house-building and tackling rough sleeping in more detail
- Whole 11 pages...!

The Content

FIVE Sections

More homes for local people

Helping first time buyers

Creating beautiful, sustainable places

Affordable, safe and secure

Laying the foundations



THREE Core Themes

Home ownership

Faster decision-making

Beautiful design



ONE Key Criticism

The planning process is “complex, out-of-date and fails to deliver enough homes where they are needed”

A Series of Major Publications

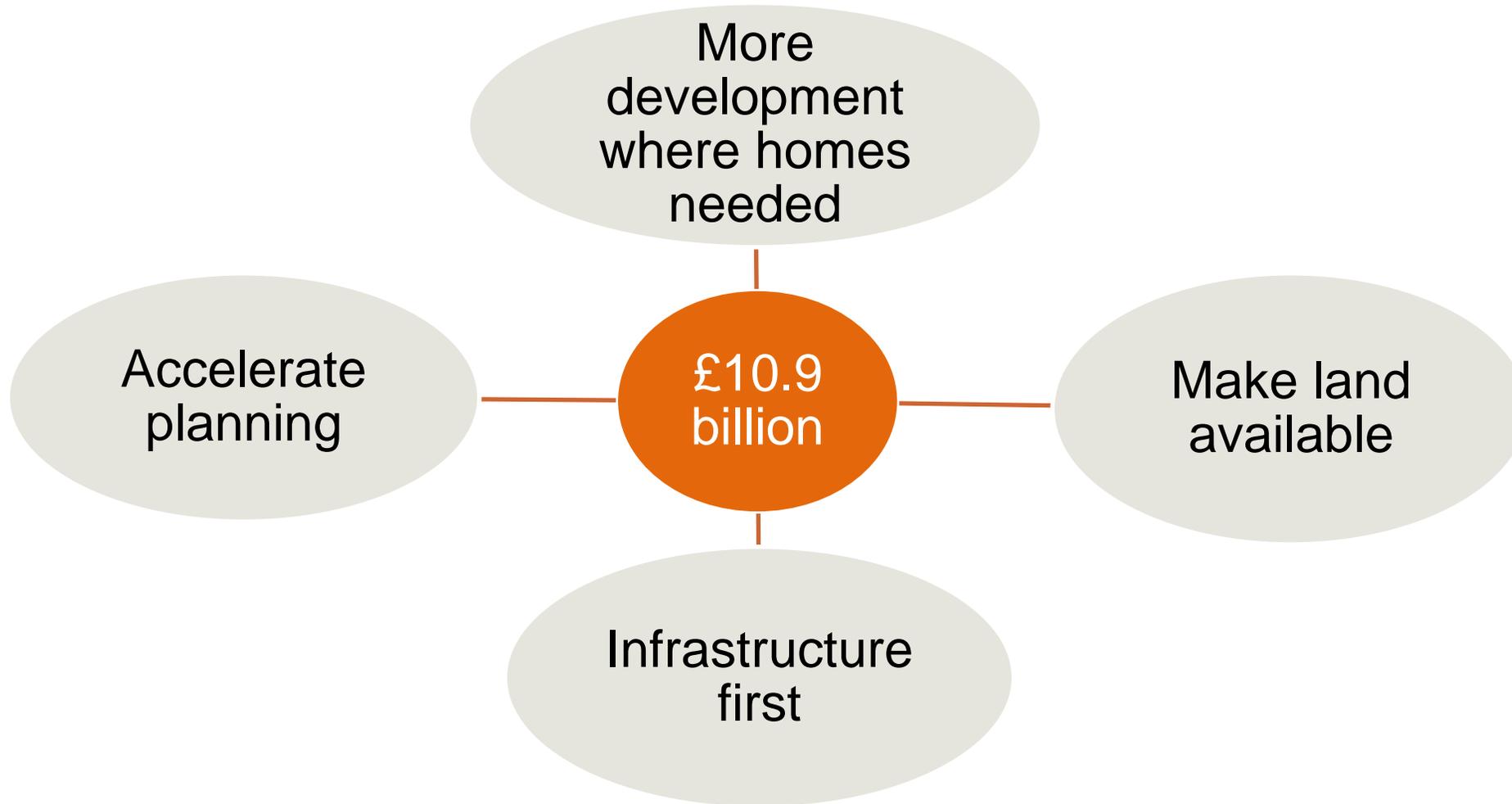
Planning White
Paper &
Response to
BBBC report

Building Safety
Bill & Renters'
Reform Bill

Social Housing
White Paper

Housing
Strategy

Delivering More Homes



(1) Build More Homes

National
brownfield map
(April 2020)

Call for
proposals to
build above
stations

Review formula
for calculating
LHN

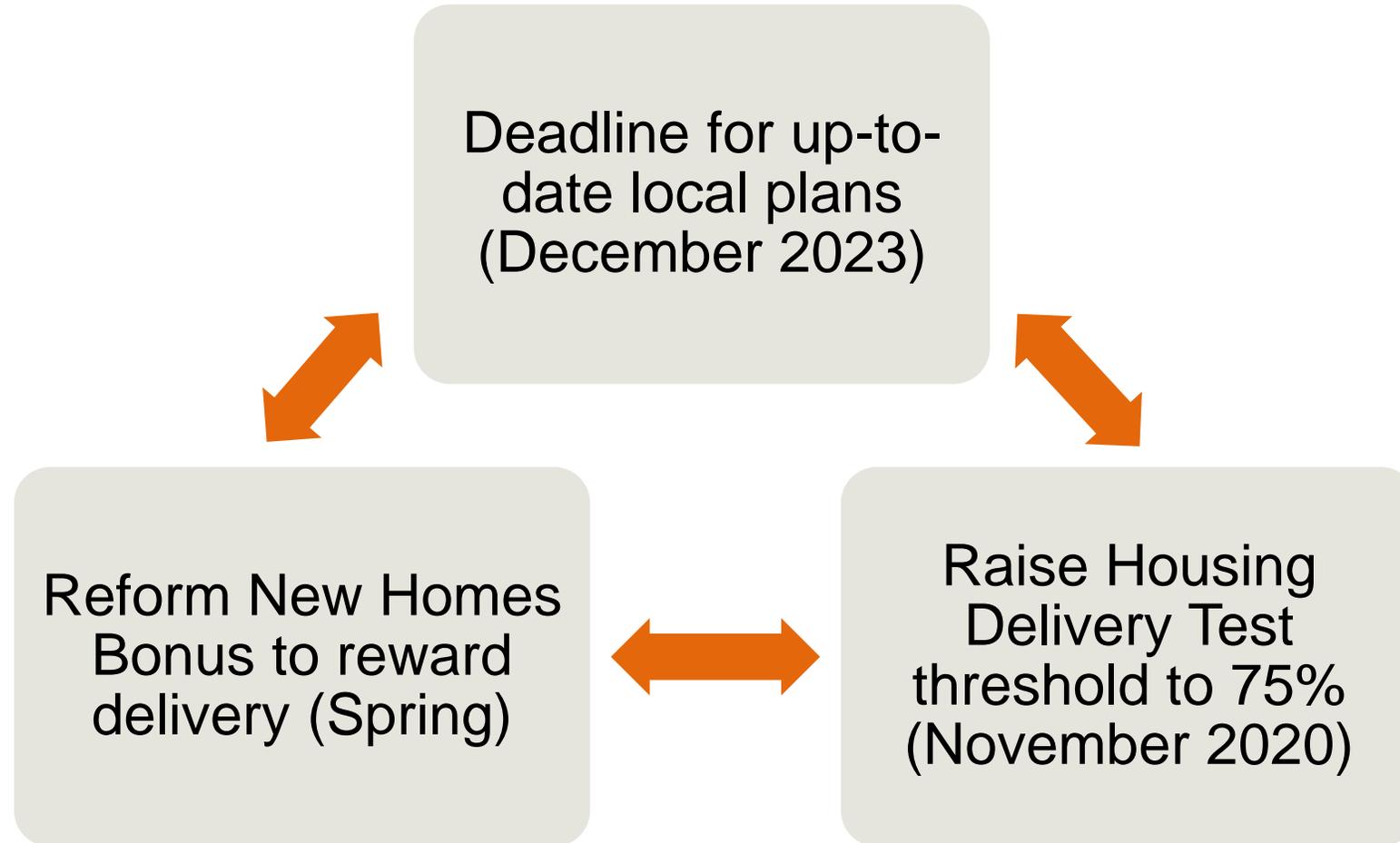
New PD rights
(Summer 2020)

Oxford-
Cambridge Arc

Supporting
communities
and self-build

Consult on further
PD rights

(2) Make More Land Available



(3) Infrastructure first

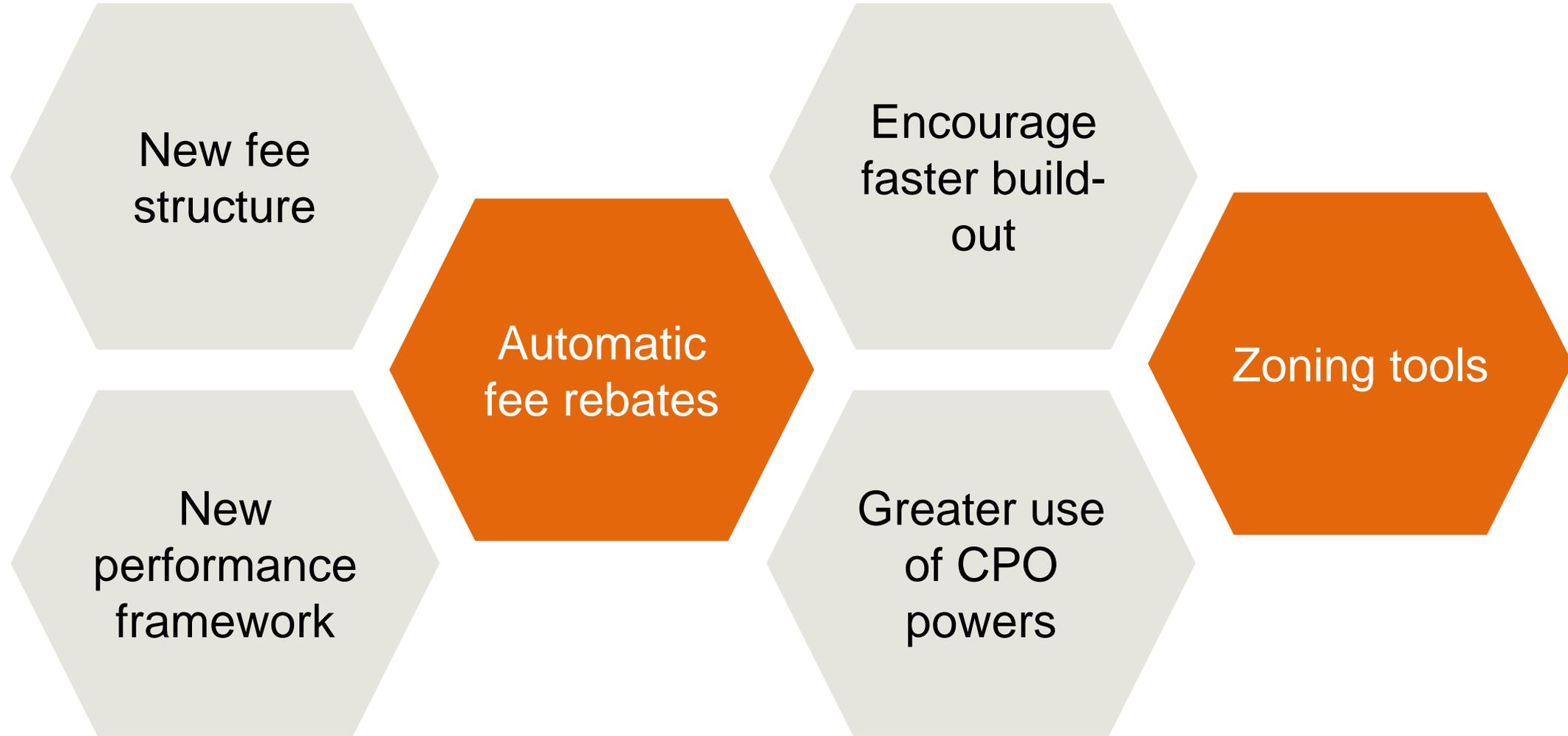
Investing £1.1B in local infrastructure

- Unlock 70,000 new homes
- Fund key schemes from Surrey to Sunderland
- Building on £4B already invested in Housing Infrastructure Fund

New £10 billion Single Housing Infrastructure Fund

- As set out in Conservative manifesto
- Long-term, flexible fund
- Details TBA alongside the Spending Review
- Homes England to engage with LPAs

(4) Accelerate planning



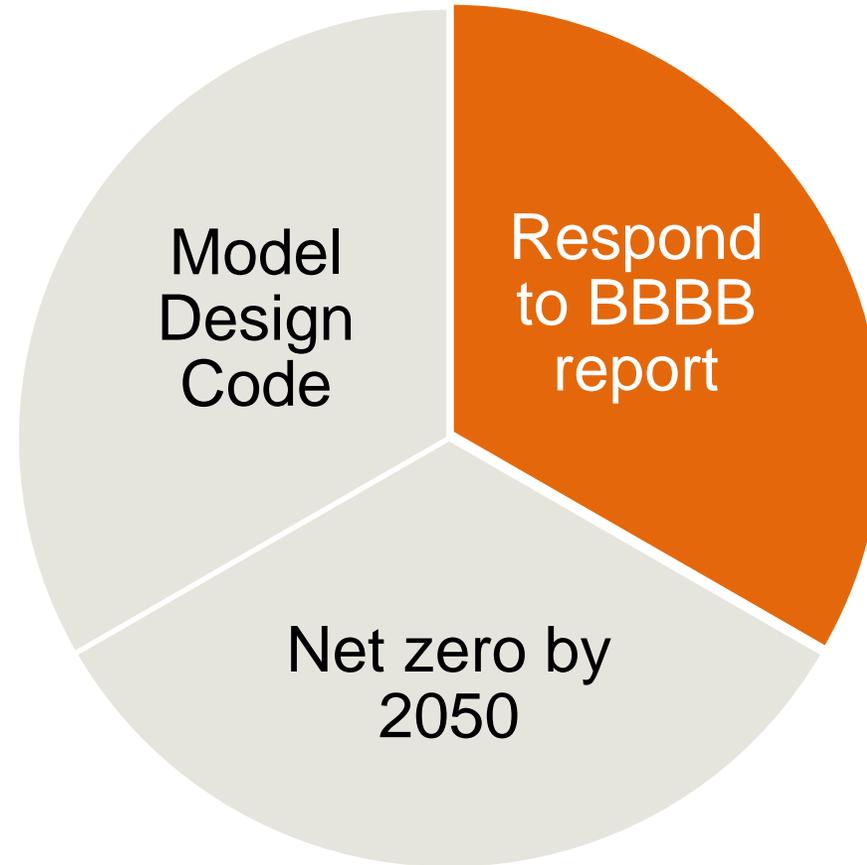
Increasing home-ownership

New “First Homes”
scheme

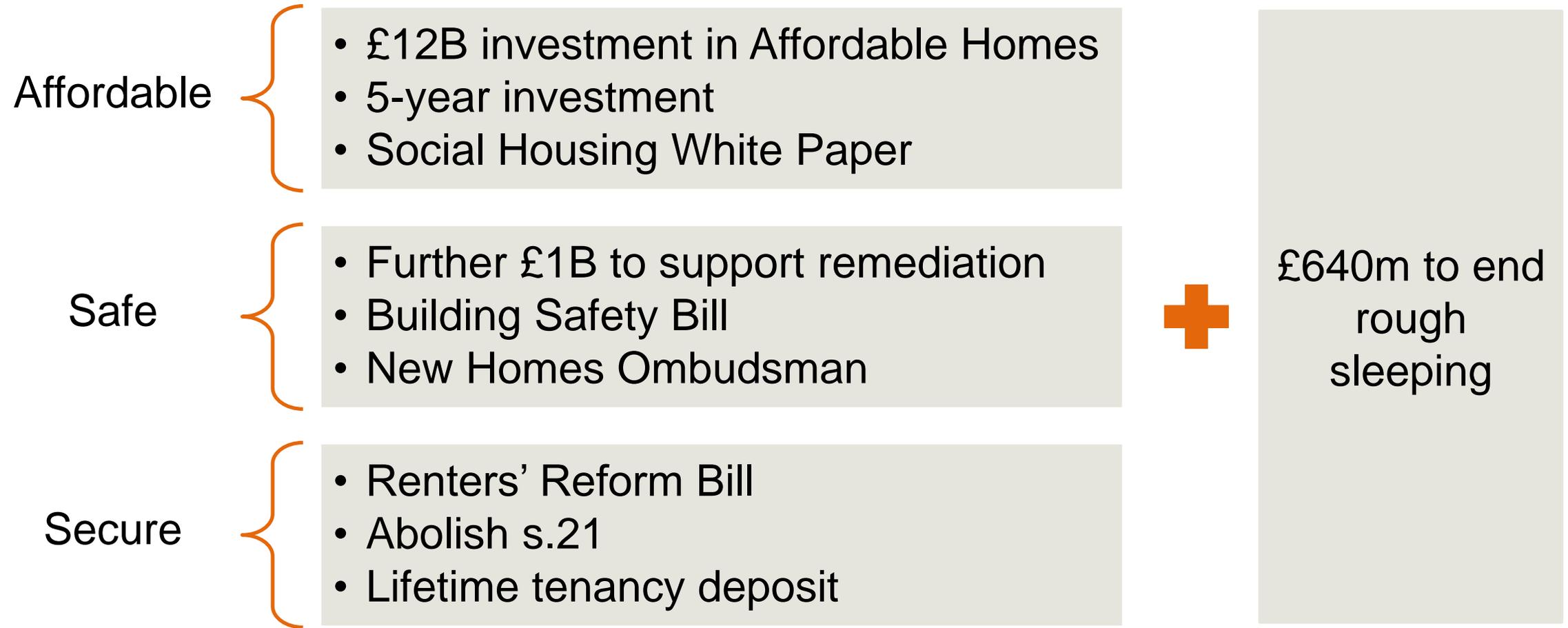
Encouraging long-term
fixed rate mortgages

New Shared Ownership
model

Beautiful, sustainable places



Affordable, safe and secure housing for all



Some insights from MHCLG

Emergency measures

- Work closely with PINS to get hearings and inquiries moving
- Support individual authorities with practicalities around remote decision-making
- Work out how to stop planning permissions from expiring
- Investigate practicalities around CIL payments

Impact on future reform

- Even greater focus on digitalising the system
- PD rights for building upwards still on track for summer
- White Paper not going to be in Spring

Questions?

Thank you for listening

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