

East Midlands CLH Presentation



23 February 2023

The aim of this update is to provide an overview of custom and self build and its overlap with community-led housing in relation to the current NPPF Consultation.



High level thoughts



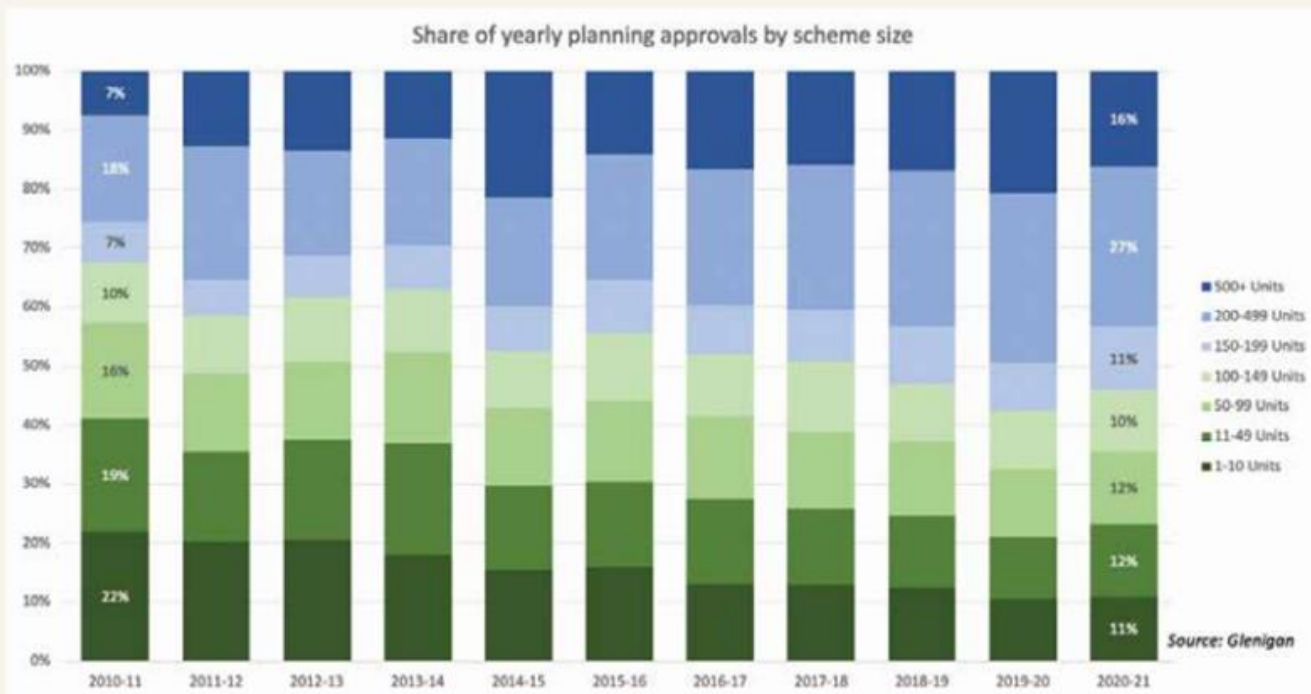
Housing diversification

- Progress is being made in raising awareness of the need for more housing diversification including community led housing and self and custom build (of which there is some overlap).
- However the planning system continues to favour the large developers and NIMBYs, and large sites over gradual densification and expansion. This needs to change.
- Charge can bring more and better homes, more wanted by communities. It can reverse the negative spiral that we are in.

The challenge



Figure 5: Share of planning permissions on large sites, 2010/11-2019/20, England





The Response

Key elements

- The Bacon Review
- Questions posed by the consultation
- General comments



The Bacon Review



- Give substantial weight to CSB as a material consideration in the revised National Planning Policy Framework.
- Introduce a targeted exception and windfall site policy which enables custom and self-build housing on unplanned housing sites in rural areas and on sites adjacent to existing settlements.
- Allow minor changes to new style local plans following a streamlined process, if a development on the edge of a settlement/urban area provides for small scale CSB plots, and for councils to set locally-specific policies for this.



The NPPF Consultation- Key questions

- 24. Do you have views on the effectiveness of the existing small sites policy in the National Planning Policy Framework (set out in paragraph 69 of the existing Framework)?
- 27. Are there any changes that could be made to exception site policy that would make it easier for community groups to bring forward affordable housing?
- 29. Is there anything else national planning policy could do to support community-led developments?
- 34. Do you agree to the proposed changes to the title of Chapter 12, existing paragraphs 84a and 124c to include the word 'beautiful' when referring to 'well-designed places', to further encourage well-designed and beautiful development?

Wider points

- The primary beneficiaries of the current planning system are large developers and NIMBYs. A key test of the NPPF changes is that housing diversification is increased.
- The easiest way to do this is for Councils to be required to reverse the trend towards fewer larger sites, and by doing so to deliver more homes of single plots, micro sites and small sites.
- The Right to Build legislation establishes in primary legislation a duty to deliver sufficient permissions to meet demand. Emphasising the legislation and delivery an exception site policy that supports delivery is a key part of the solution to more and better homes.



In summary



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1. The NPPF should contain an explicit reference to the Right to Build legislation and the need for the duties under the legislation to be met. Specifically, this should include giving substantial weight to custom and self build as a material consideration in planning.
2. The NPPF should set out a targeted exception and windfall site policy through which the duty under the legislation can be met. This should explicitly reference unplanned housing sites in rural areas and on sites adjacent to existing settlements.
3. Such sites should be permitted as minor changes to local plans through a streamlined process. In other words such sites should not be prevented through the formality of the infrequent plan review process (which operates to a different cycle to the Right to Build).
4. The small sites policy should be strengthened, performance and diversification must be monitored, and Councils should be required to increase the current level back towards historical norms.
5. The planning process should provide an explicit route whereby the requirement for beauty on a custom and self build site can be delivered through a plot passport approach.
6. The NPPF should clarify the ways through which community-led developments can benefit from the Right to Build.