



NPPF draft changes Planning for CLH

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NPPF AND CLH A LOW BASE?

- > No specific policy - no mention of CLH...
- > General policy hooks - affordable housing, small sites, self and custom build
- > Barriers - lack of opportunities for uncompetitive new entrants, protections in sensitive areas weighing against any affordable development



NPPF AND CLH


OUR PROPOSALS

- > Define CLH/CLD - tick!
- > Small sites - affordable on small sites, expectation of diversification on large sites, require active consideration of CLH proposals
- > Give CLH greater weight - e.g. sensitive rural areas (why block communities meeting their own existing affordable housing needs?)
- > RP issue - give LPAs discretion to recognise appropriate non-registered providers of affordable housing
- > Community Led Exception sites - based on East Cambs policy, let communities grow and adapt with locally controlled non-profits subject to safeguards



NPPF AND CLH

OUR RELATED PROPOSALS

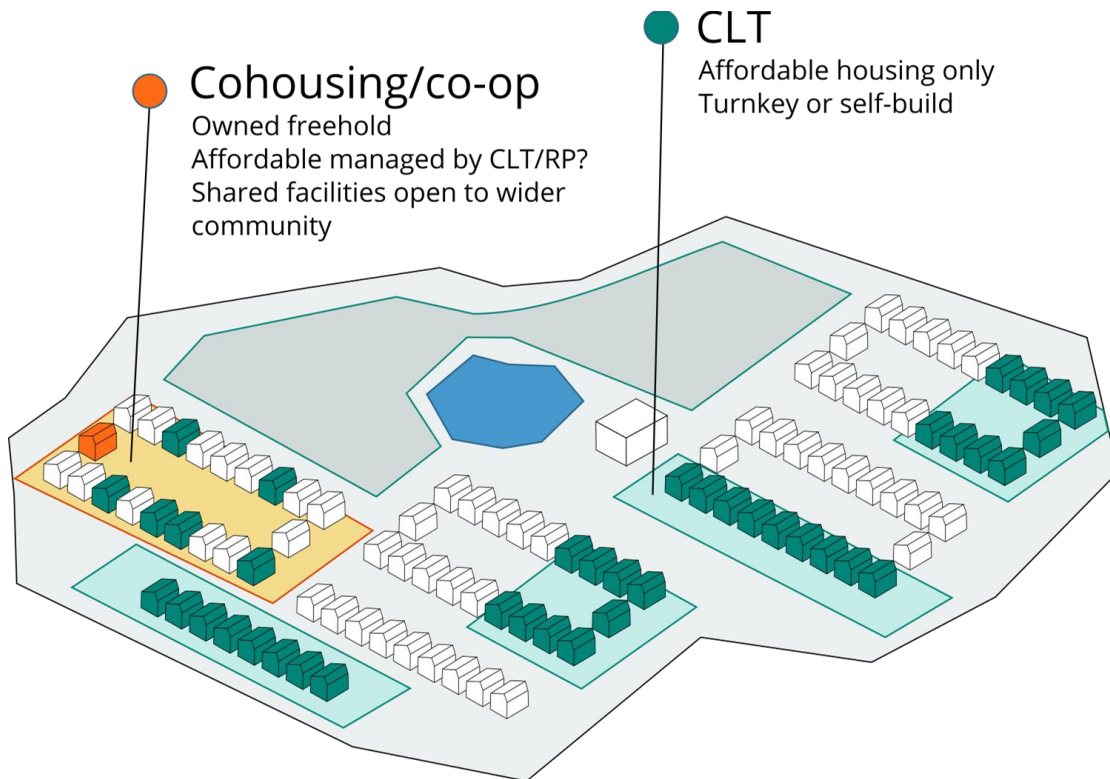
- > **Infrastructure Levy** - let CLTs and Neighbourhood Forums receive 25% community element as well as town and parish councils
 - > **National Development Management Policy** - ideal for CLH to save planners the work developing their own policy?
 - > **Levelling up** - connection between housing and community-led development not recognised, a major missed opportunity
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NPPF AND CLH

WHAT LPAs CAN ALREADY DO...

- > [Jo Lavis' guide](#) - many examples of local policies (Local Plan and Neighbourhood Plan) and development management approaches to support CLH
- > [Asset disposal link](#) - Bristol and Liverpool both using frameworks to dispose of assets in line with social, environmental & economic aims of the council and Local Plan
- > [Large sites](#) - as owner / strategic planner / convenor, create opportunities for CLH

CLH IN LARGE SITES



CLT EXAMPLE IN STRATEGIC SITE (1/2) KENNETT, EAST CAMBS

500 home village extension

CLT and landowner co-created masterplan

CLT owns & stewards shared and open space (i.e. the MANCO/trust)

CLT will also own 60 affordable homes



CLT EXAMPLE IN STRATEGIC SITE (2/2) ST CLEMENTS, TOWER HAMLETS

GLA brokered partnership between the procured developer (Galliford Try) and London CLT

23 affordable homes be sold to the CLT with innovative ownership tenure, SR units went to Peabody

CLT led on Resident MANCO for whole site



COHOUSING EG IN STRATEGIC SITE

MARMALADE LANE, CAMBRIDGE



Part of Orchard Park masterplan, original developer walked away in 2008

Resident group drew up brief, city council procured a developer (TOWN)

Custom build homes redesigned with resident group, all privately owned



CO-OP EG IN STRATEGIC SITE ST ANN'S, HARINGEY

Result of a CLT campaign

GLA-owned site, procured
developer (Catalyst) on
condition that 50+ of the 934
homes went to CLH group

Call for EOI for 56 homes in
autumn 2022

Hub supports bids, and
supports winning group

