

**National Perspective on Housing Delivery**  
**23rd Bristol Planning Law and Policy Conference 16 May 2024**  
**Shelly Rouse,**  
**Principal Consultant,**  
**Planning Advisory Service**

- Team of 12, soon to be 15!
- Part of Local Government Association
- Funded by DLUHC and Defra to support English planning authorities

*“PAS exists to support local planning authorities in providing effective and efficient planning services and to support the implementation of changes in the planning system”*



## Welcome to the Planning Advisory Service (PAS)

We are part of the Local Government Association and run fourteen projects funded by the Department of Levelling Up and Housing, Defra and Natural England. You can see below our latest bulletin - you can sign up using the "keep in touch" item in the "about us" menu above.

### PAS Bulletin - Latest news

- ▼ Our April 2024 email
- ▼ Would you like to join our lovely team?
- ▼ DLUHC Using Design Codes for DM officers workshops - 21st May & 4th June
- ▼ Training: BNG for planning committees
- ▼ What we've learned about planning in combined organisations
- ▼ Could you sell your expertise to PAS?
- ▼ PAS Chargeable Support for Councils - Updates to our Website on Monday 6 May
- ▼ BNG Online – getting acquainted quickly with BNG
- ▼ Right to Build Task Force – Self-Build Masterclasses and site visits to Graven Hill
- ▼ How can planning help digital connectivity? (online event) – 8 May 2024, 10am-11:30am
- ▼ Digital Planning Programme Planning Officer Survey

### Keep in touch

One thing seems to be a constant in the world of planning, and that is change. That is why it makes sense to stay in touch.

### Upcoming Events

Find out about our upcoming events that are focussed on developing the skills you need to be a better planner or councillor involved in planning.

### Become a Planning Peer Officer

Find out more on how you can become a planning peer to help support and challenge local government as well as benefit from learning and best practice.

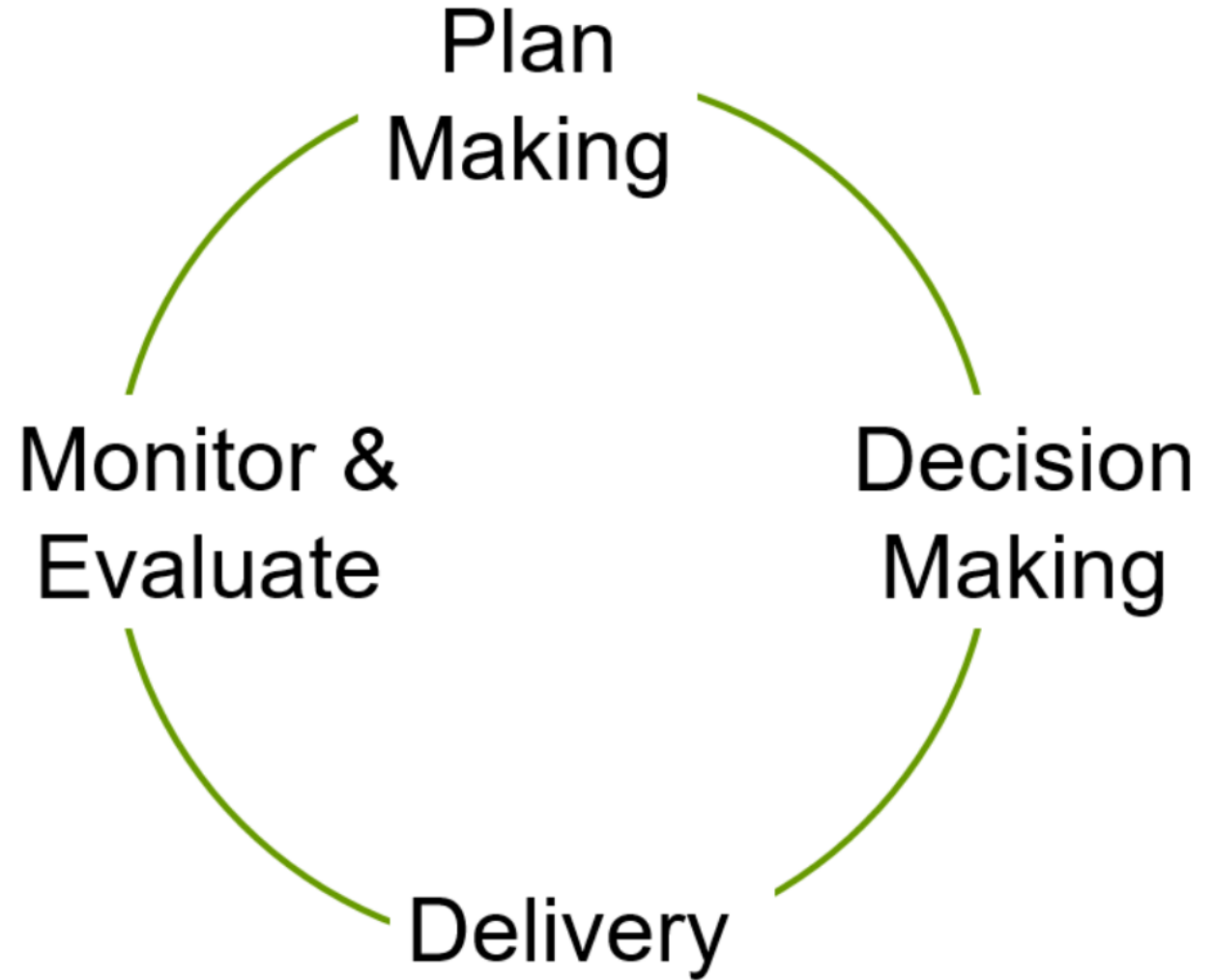
# What we do

- Training events and workshops
- Web-based resources and guidance
- Newsletter = 8000 recipients + 99% of LPAs
- Official officer and councillor peer networks
- Unofficial network of friends and advisors
- Brand new Basecamp experimental learning networks:
  - NSIP, environment, developer contributions, digital, planning backlogs and skills
- Also work with individual councils and offer 'peer challenge' reviews
- Our work programme for 2024/25 includes design, developer contributions, Local Plans, development management including designation, biodiversity net gain, planning reform, local nature recovery strategies, freeports, NSIPs and nutrient neutrality

# What I'm going to cover

- The perfect world to enable housing delivery
- Skills and resources in the sector
- How got here
- Factors affecting housing delivery
- Actions local authorities are taking to improve housing delivery

The perfect world



# We live in an imperfect world

- Most local authority planning departments face at 40%-60% reduction in budgets since 2012,
- 25% of Planners left the public sector between 2013 – 2020,
- [According to recent research by RTPI](#), 87% of planners feel that social media is responsible for spreading misinformation about local planning issues.
- More than half (58 per cent) of all county, district and unitary councils said they were experiencing difficulties recruiting planning officers. The hardest to recruit roles are senior/principal/team leader,
- 68% of local authority planners saw competitive salaries as a key difficulty for local authorities,
- Over 66% of local authority planners reported that their team lacks the capacity to meet strategic goals beyond their minimum statutory responsibilities. Plans to move – 7% Retire, 8% change profession, 14% leave public sector.

- Direct correlation between Plan (progress & adoption) and housing delivery.
- Housing need, housing requirement, land supply and housing delivery test – instability and shifting sand
- The introduction of a standard method for assessing housing needs (2018) intended to shift time, resources and the debate at examination away from the 'numbers' question and towards the 'how' and 'where' of building new homes.
- December 2023 – brouhaha reconfirming the standard method as an advisory starting point and whether to look in the Green Belt

## Council delays submitting local plan & clarity over NPPF proposals

Quick links: [Home](#) » [Categories](#) » [News](#) »

+ [West Midlands](#)

Laura Edgar — Mon 16th Jan 2023 — updated 10.04am, Wednesday 18th January 2023 — 3 min read



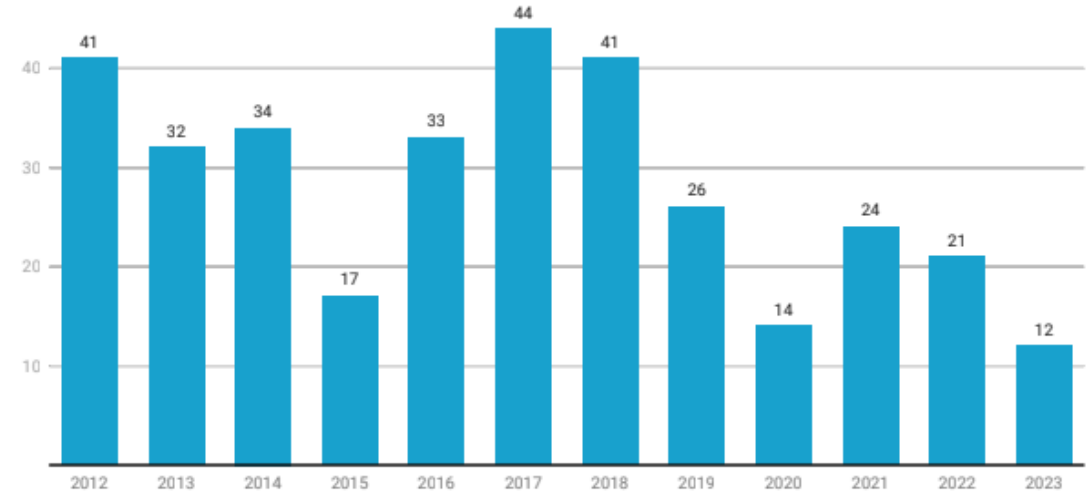
Local plan delayed – iStock

South Staffordshire Council is seeking 'clarity' over a series of proposed changes to the National Planning Policy Framework (NPPF) published for consultation by the Department for Levelling Up, Housing and Communities (DLUHC) in December.

# Impacts on delivery

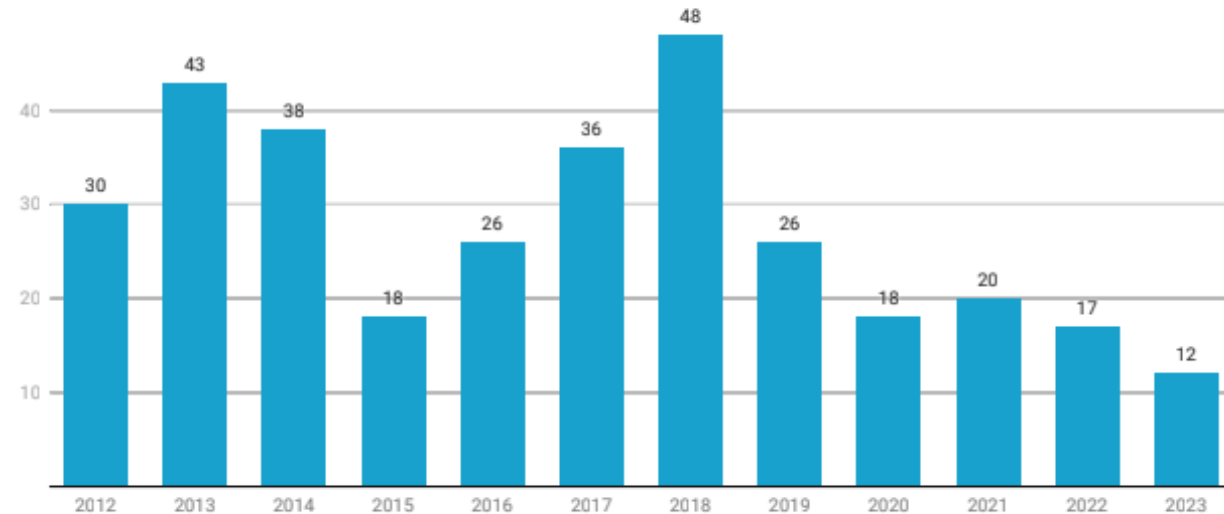
- Lots of stopping, pausing or go-slows in plan making
- Just 12 local planning authorities published draft plans for consultation in 2023, significantly fewer than in any other year since 2012.
- Lowest numbers ever submitted for EiP
- Just 12 plans were submitted for examination last year

**Number of draft local plans published each year, 2012-2023**



Source: Planning's local plan tracker • [Get the data](#) • Created with [Datawrapper](#)

**Number of draft local plans submitted each year, 2012-2023**



Source: Planning's local plan tracker • [Get the data](#) • Created with [Datawrapper](#)



# Impacts on delivery

- Since December 2023
- 15 local plans with lower numbers
- 11,000 less homes
- Perhaps the numbers are right or wrong?

## Council cuts annual housing target by 40% and green belt release by 73% in revised draft plan

A local authority has published a revised version of its development plan that proposes 41 per cent fewer homes and 73 per cent less green belt release than a previous draft, after slashing the number of dwellings earmarked to meet the needs of the wider sub-region and following changes to national planning policy.

by Alex King | 16 April 2024



Housing allocation: the centre of Bilbrook, South Staffordshire. Pic: cc-by-sa/2.0 - © A Holmes -

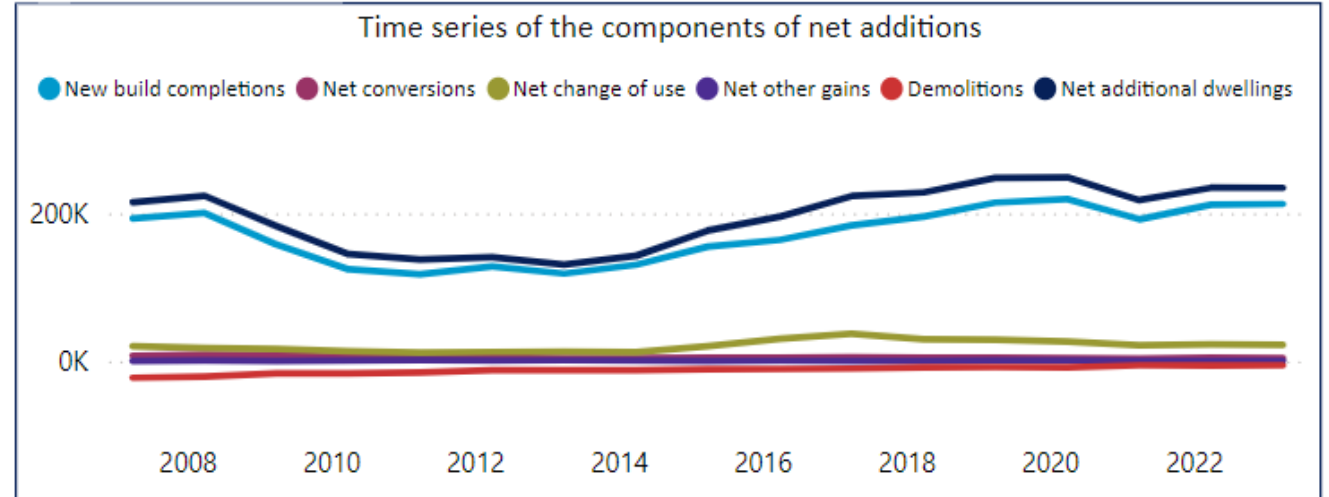
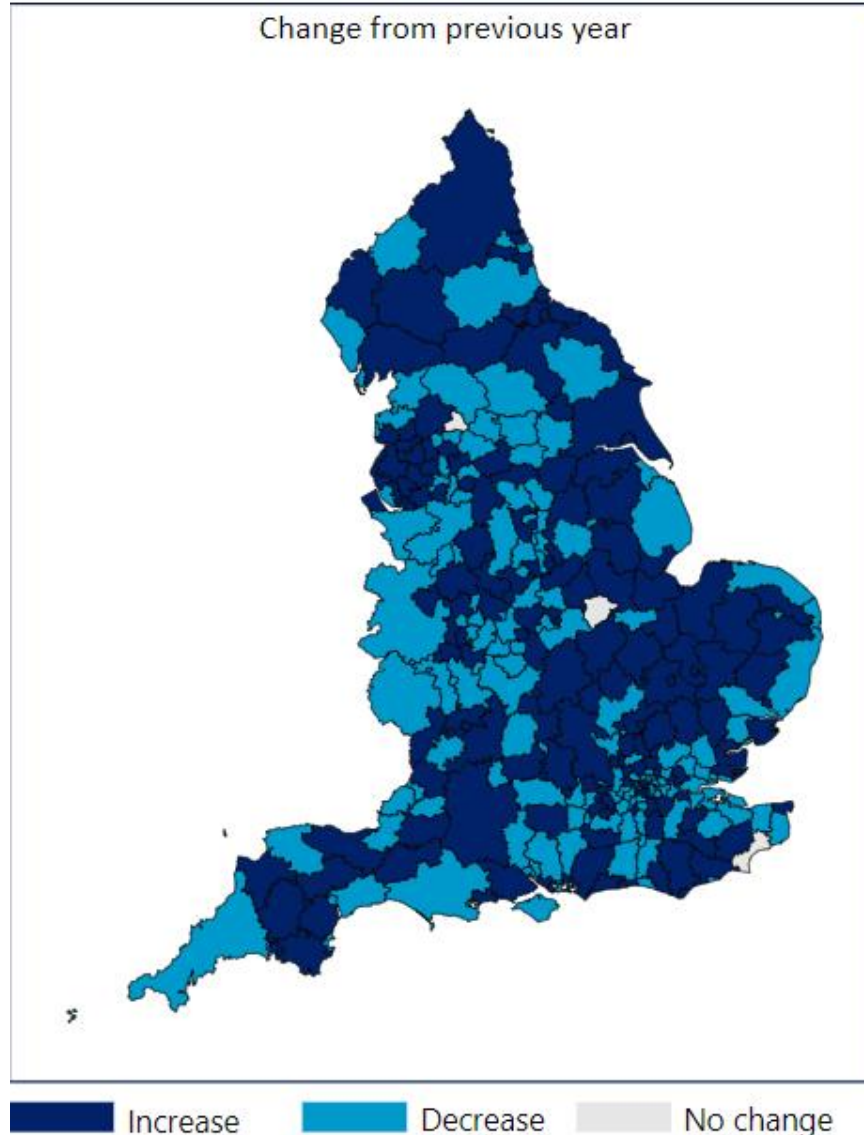
# Changes to Land Supply

- The government revised the duty on authorities to demonstrate a sufficient pipeline of deliverable housing sites as part of a package of [changes to the NPPF](#) last December.
- In the updated NPPF, the 5% and 10% buffers have been removed
- Under the new NPPF, authorities with an up-to-date local plan – adopted within the past five years – are now exempt from the requirement entirely.
- And where emerging local plans have been submitted for examination or where they have been subject to a regulation 18 or 19 consultation, those authorities will only have to demonstrate a four-year housing land supply.

# Changes to Land Supply Impacts

- Used to be 39% now, 26% of authorities now face the presumption in favour of sustainable development as a result of being unable to meet their housing land supply requirement,
- The number of authorities with a “marginal” supply of housing land has increased.
- The average housing land supply position of English authorities is 5.89 years, as of February 2024.
- Since September 2023 - 50 planning authorities in England have gained the ability to meet their housing land supply requirement.
- Authorities in the Southeast are consistently the least likely to be able to demonstrate a sufficient pipeline of deliverable sites. As of February, 41% of councils in the region did not have a sufficient supply, down from the 63% reported in September 2023.
- The Northwest authorities are most likely to be able to demonstrate a sufficient supply position. Just 10% of councils in the region cannot meet their requirements, down from 26% in September last year.
- Ten English councils currently have less than two years’ worth of deliverable housing sites (planning resource housing land supply index)
- Five of the ten LPAs – Eastbourne, Epsom and Ewell, St Albans, Havant and Three Rivers – saw their housing land supply requirement reduced from five years to four.

# A National slowdown?

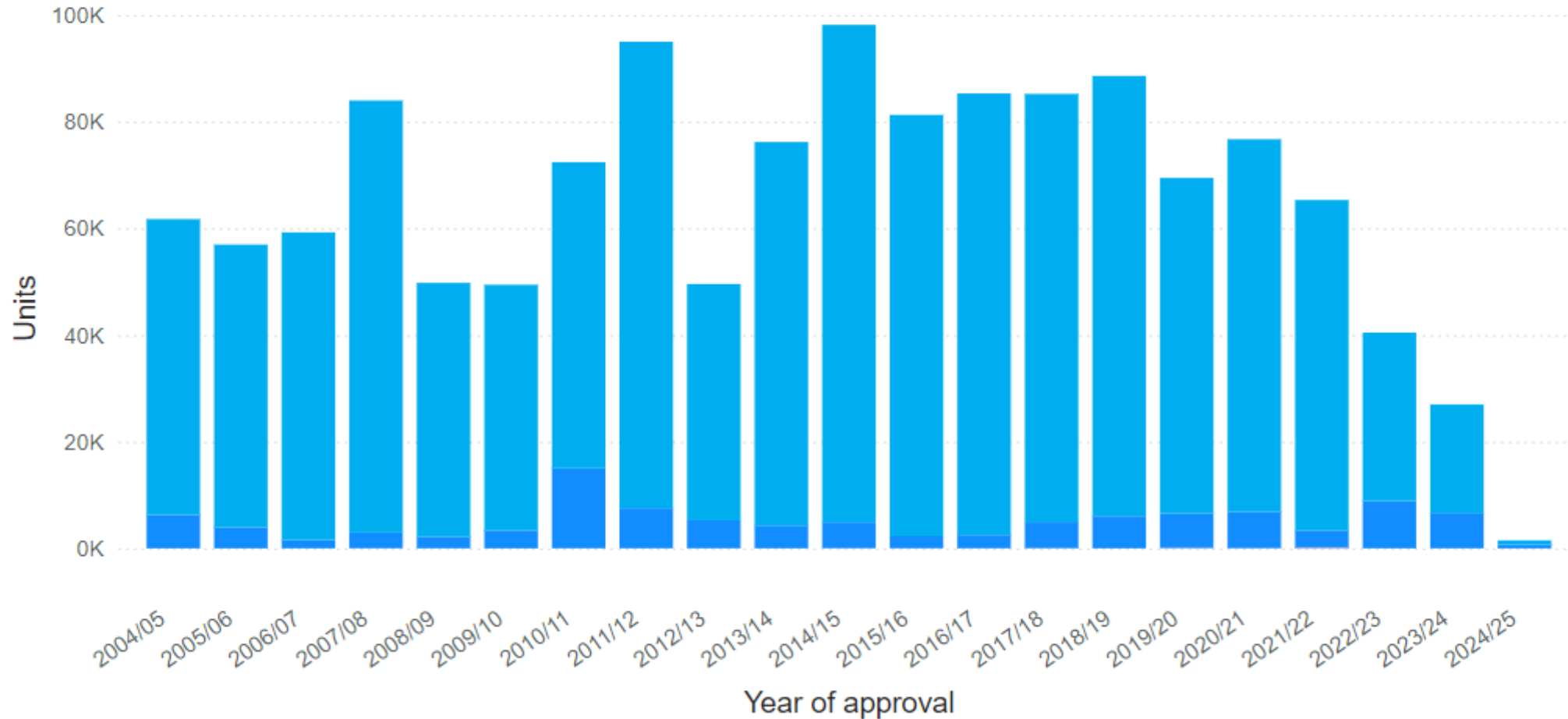


- Last 12 months completions 158K down 11% from last 12 month period (source: DLUHC indicators of new supply dashboard)
  - Buildout rates and consents are slowing down – why?

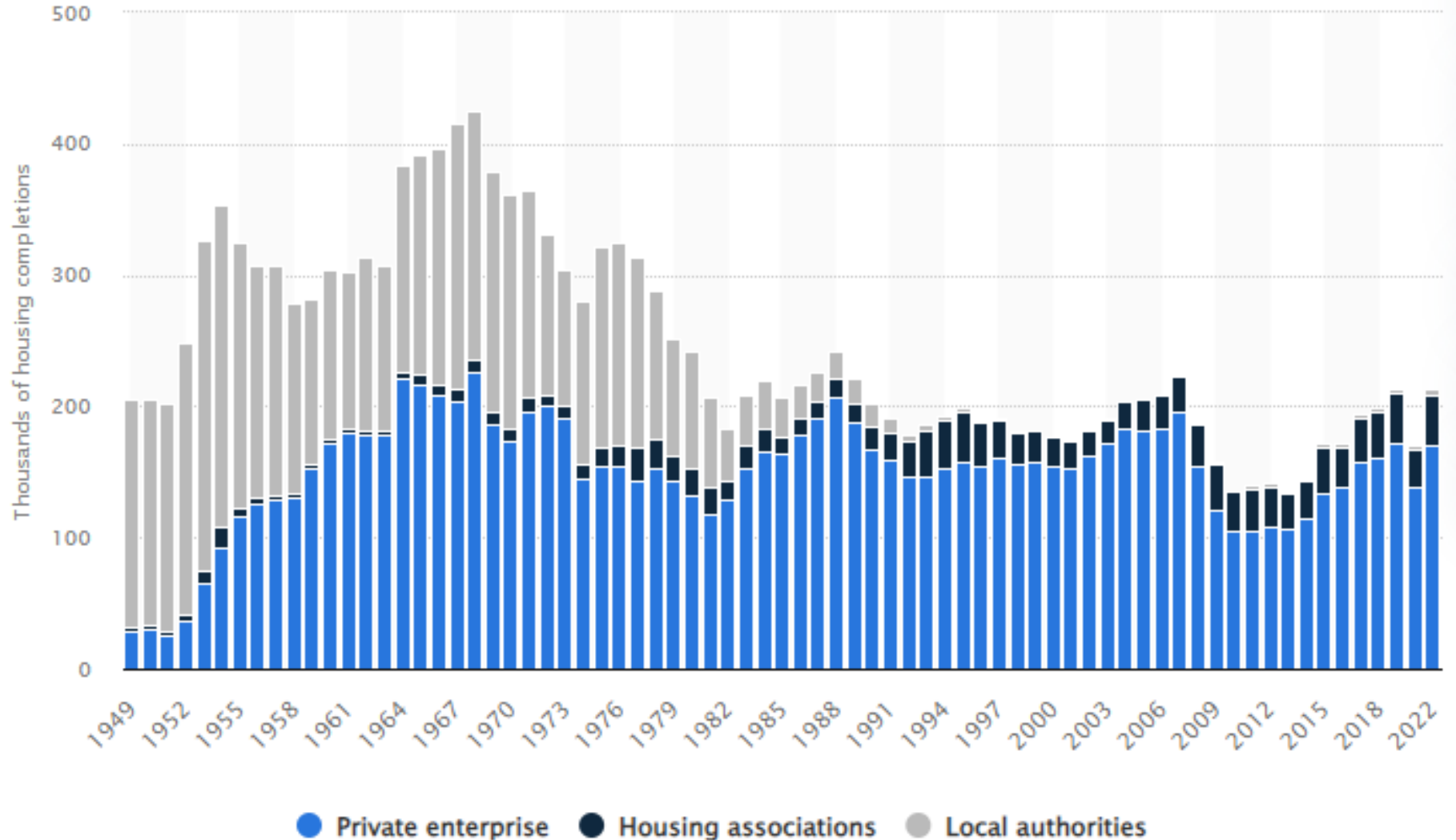
# Residential approvals in London

Units by Year of approval and Type of supply

Type of supply ● Non-permanent ● Non-self-contained ● Self-contained (C3/C4)



- Where is supply coming from?
- What is the solution?
- Diversification – what’s LPA’s role in that? – better mix and direct delivery.
- Private v’s council AH



# Councils' involvement in delivery

- 2023 saw the highest number of net completions by local authorities and Housing Associations this decade
- 1,753 dwellings by LPA and 13,591 dwellings by Housing association
- 94% of local authorities are engaging with housing provision through at least one method and the range used by councils is gradually increasing.
- 76% local authorities have affordable housing as a council corporate priority.
- 14% of local authorities are Registered Providers.
- Many councils are focusing on improving the standards and proximity of temporary accommodation. While funding and skills remain as challenges, there is some evidence of housing delivery teams being established.
- 79% of local authorities self-reported that they were directly delivering housing. This represents a notable increase from the 69% of authorities in 2019.

# Improving delivery

- Skills and resources
- Diversification
- Stability
- Direct delivery
- Big challenges