

THURSDAY, 27 APRIL 2017

**REPORT OF THE PORTFOLIO HOLDER FOR REGENERATION****HOUSING WHITE PAPER****EXEMPT INFORMATION**

None

**PURPOSE**

To seek approval to submit a response to the Government's Housing White Paper Consultation on behalf of Tamworth Borough Council.

**RECOMMENDATIONS**

That Cabinet approves the comments to be made in response to the Housing White Paper consultation.

**EXECUTIVE SUMMARY**

In February 2017 the Government published a White Paper titled '*Fixing our broken housing market*' (referred to as the Housing White Paper) setting out how it intends to boost housing supply to create a more efficient housing market in Britain over the long term whilst addressing people's housing needs and aspirations in the short term.

The White Paper sets out a number of proposals that the Government are seeking to implement in order to better meet people's housing needs. These proposals would affect local authorities and developers as well as local communities, housing associations, lenders and infrastructure providers.

The White Paper contains four chapters, each of which set out a broad policy objective.

Chapter 1 – Planning for the right homes in the right places

Chapter 2 – Building homes faster

Chapter 3 – Diversifying the market

Chapter 4 – Helping people now

Within each of the chapters is a series of proposals intended to achieve the four broad objectives. In relation to planning, these proposals include such things as:

- Ensuring every part of the country has an up-to-date plan in place and introducing a requirement to review plans every 5 years;
- Removing the requirement for each Local Authority to have its own plan allowing for more collaborative strategic plans for wider areas such as combined authority areas;
- Encouraging more and better joint working on cross-boundary issues by expecting authorities to prepare a Statement of Common Ground;
- Standardising the assessment methodology to determine an area's objectively assessed housing need;
- Amending the test of what is expected of a 'sound' plan to avoid unnecessary

- work and challenge at examination;
- Ensuring Local Authorities have a clear strategy for maximising the use of suitable land;
  - Maintaining the existing strong protection for Green Belt;
  - Making more land available for homes in the right places, by maximising the contribution from brownfield and surplus public land;
  - Enabling Local Authorities to dispose of land with the benefit of planning permission they have granted themselves;
  - Ensuring at least 10% of sites allocated for residential development in Local Plans are half a hectare or less in size;
  - Supporting custom-build homes with greater access to land and finance;
  - Encouraging more institutional investors into housing and supporting housing associations and local authorities to build more homes;
  - Holding Local Authorities to account through a new housing delivery test;
  - Ensuring infrastructure is provided in the right place at the right time;
  - Supporting developers to build out more quickly by tackling unnecessary delays;
  - Holding developers to account for the delivery of new homes;

In order to test the proposals set out in the White Paper, the Government has issued a consultation which consists of 38 questions and runs until the 2<sup>nd</sup> May 2017. The consultation is open to anyone who wants to take part and covers the proposals contained within chapters 1 and 2 of the White Paper only. A separate consultation paper called '*Planning and Affordable Housing for Build to Rent*' was published alongside the Housing White Paper which covers some of the proposals within chapter 3 and runs until the 1<sup>st</sup> of May 2017.

This report seeks approval to submit to the Government the draft responses to both consultations set out in the appendices as the response of Tamworth Borough Council. The response reflects the views expressed by officers from the Planning and Housing Services and from Members of the Planning Committee.

#### **OPTIONS CONSIDERED**

Responding to the consultation is optional and so the Council could decide not to submit a response. However, this would mean that the views of the Council on proposals that have the potential to impact on Tamworth and its residents in future would not be considered.

#### **RESOURCE IMPLICATIONS**

There are no resource implications arising as a result of this report, with the exception of officer time taken in responding to the consultation.

#### **LEGAL/RISK IMPLICATIONS BACKGROUND**

None

#### **SUSTAINABILITY IMPLICATIONS**

None

#### **BACKGROUND INFORMATION**

#### **REPORT AUTHOR**

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## **LIST OF BACKGROUND PAPERS**

Department for Communities and Local Government 'Fixing our broken housing market'

Available at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/590464/Fixing\\_our\\_broken\\_housing\\_market\\_-\\_print\\_ready\\_version.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/590464/Fixing_our_broken_housing_market_-_print_ready_version.pdf)

Department for Communities and Local Government 'Planning and Affordable Housing for Build to Rent':

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/589939/Build\\_To\\_Rent\\_consultation\\_document.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/589939/Build_To_Rent_consultation_document.pdf)

## **APPENDICES**

- 1) Draft Tamworth Borough Council response to the Housing White Paper consultation.
- 2) Draft Tamworth Borough Council response to the "Planning and Affordable Housing for Build to Rent" consultation

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