

Welcome to the Planning Bulletin prepared by **Tetlow King Planning**. This Bulletin provides an update of recent publications across the housebuilding and planning sectors from a wide range of public, private and quasi-governmental organisations.

All change in Cabinet reshuffle

Michael Gove was appointed Housing Secretary on Wednesday 15th September, replacing Robert Jenrick who was removed from the role earlier in the day, after being in the role for two years. It is apparent that Gove is already making changes to decisions made by his predecessor.

It has been widely reported that Michael Gove will pause the government's long-awaited shake-up of the planning system and pledged to conduct a review into how the proposals can be improved consulting with Tory backbenchers who have opposed the reforms.

One of Michael Gove's first actions was to rebrand the department from the Ministry of Housing, Communities and Local Government (MHCLG) to the Department for Levelling Up, Housing and Communities (DLUHC). A Levelling Up Taskforce has also been established, headed up by former Bank of England Chief Economist Andy Haldane. Kemi Badenoch has been appointed as Minister for Levelling Up and Neil O'Brien as Parliamentary Under Secretary.

A levelling up white paper is due to be published this autumn which will focus on challenges including improving living standards, growing the private sector and increasing and spreading opportunity.

Before the reshuffle, newspaper reports suggested that government proposals in the planning white paper to introduce binding local housing targets for councils are set to be "abandoned" while plans for a more zonal local plan system are likely to be watered down following a backlash from voters and Tory MPs in southern England. There is currently a level of uncertainty about which planning changes will come through and which will be abandoned or altered by Gove. More information on this is likely to be available over the coming months.

However, speaking at the Environmental Audit committee, Eddie Hughes, Minister for rough sleeping and housing, advised that the planning bill would be considered in the relative near future and the NPPF would be subject to a full review.

Read further articles on Planning Resource [HERE](#) and [HERE](#).



Housing Growth Partnership to provide additional £300 million to UK housebuilders

New fund aims to support the development of 10,000 new homes by 2025. The Housing Growth Partnership II ('HGP') established by Lloyds Banking Group and Homes England has announced a new £300 million commitment to SME and regional housebuilders in the UK.

The partnership between Lloyds Banking Group and Homes England aims to bridge the existing homebuilder funding gap, allowing housebuilders to build more homes across the UK and grow their businesses. The fund will support a wider range of housing tenures to meet the UK's diverse and evolving housing needs. It is apparent that as the need for more housing continues to grow, there will need to be more innovative ways of housing delivery which can deliver much needed homes faster, more sustainably and effectively than the current system.

Furthermore, priority will be given to projects with a greater sustainability focus, as well as those using modern methods of construction and other evolutionary construction methods.

Since its launch, the Housing Growth Partnership has invested alongside 46 housebuilders to support the delivery of over

4,568 new homes, with nearly half now completed and sold to families across the UK. It is clear that this scheme has already been beneficial to many households and will continue to have a positive impact providing there is sufficient funding.

Housing Minister RT Hon Christopher Pincher MP said:

"It is a top priority of this Government to increase housing supply so hard-working people can be helped into home ownership. A thriving SME sector is crucial to our house building targets and ambitions. This significant amount of funding will help smaller and regional housebuilders by providing them with the financial support necessary to deliver much needed new homes."

More information can be found on the GOV.UK website [HERE](#).



No Place Left Behind

Homes England's remit should be refocused on renewing and regenerating 'left behind' neighbourhoods, according to a new report, No Place Left Behind, chaired by a former Downing Street housing policy advisor.

The report by the Commission into Prosperity and Community Placemaking has said that the government must invest in the physical fabric of local places as well as the social fabric of local communities to tackle neighbourhood decline.

This report aims to provide additional details to the government's 'levelling up' ambition which seeks to ensure people across the UK have the same access to education, good quality infrastructure and careers. The report said there is "a major opportunity to correct the centralising tendencies, the excess focus on new supply and the southern bias" of Homes England's remit.

Four key housing policy recommendations in the report include:

- Kick-start decarbonisation of the nation's homes by retrofitting social housing stock
- Launch a national programme of neighbourhood retrofitting in parallel with social housing decarbonisation

- Create neighbourhood improvement districts to secure area-wide housing improvements across all tenures
- Fund the building and transfer of homes into long-term, non-profit ownership in failing housing markets

Concerns around the New Permitted Development Rights and the impact this could have on local regeneration efforts were raised in the report. The freedom given by the new all encompassing Class E is one of the major worries for those who have written the report.

The report has been supported by several organisations, including Power to Change, Local Trust, Karbon Homes, Rochdale Boroughwide Housing, Placeshapers, New Economics Foundation, Legatum Institute, and Livin.

Full report available in Planning Resource [HERE](#) and the Architects Journal [HERE](#).

Developer land banking myth de-bunked

Land Promoters & Developers Federation (LPDF) and Home Builders Federation (HBF) have commissioned research into how the pipeline of sites for housing development compares with what might be needed to meet the government's ambitions for 300,000 net additional homes per annum across England.

Large developers and housebuilders have long been criticised for allegedly sitting on land and watching its value rise. The new research has challenged this long-held viewpoint. The report titled 'Tracking Progress' reviews monitoring data to establish what happened to planning permissions granted in a single base year across five case study local planning authorities (LPAs) over a five-year period.

Central Bedfordshire, London Borough of Wandsworth, Cheshire East, Colchester, and Stratford-on-Avon - were chosen to provide a geographical spread and mix of types of authority area. "None of our analysis suggests (at least outside of London) any systemic failure in converting planning permissions to development by the industry," the report claims.

The report concludes that when looking at the number of units granted any type of permission (both full and outline) in a given year, after five years one might expect roughly:

- 3% to 5% of homes granted permission will lapse or stall;
- 10% to 15% of homes granted permission will be superseded at a later date by a fresh permission (and not necessarily harming the pace of delivery);
- 35% to 50% of homes granted permission will have been delivered; and
- 35% to 50% of homes granted permission will remain extant but on sites delivering on a phased basis beyond five years.

The report states: "None of our analysis suggests (at least outside of London) any systemic failure in converting planning permissions to development by the industry; the planning and development process is complicated and with risk. The planning and development process is complicated and with risk, the mismatch between planning permissions granted and housing output on a yearly basis is readily explained by the simple matter of the time it takes to progress development through the regulatory stages, the risks associated with small site delivery (and by smaller builders), the overall phasing of build-out on larger sites, and the role of the planning system (via new planning permissions) in facilitating changes to planned development schemes to reflect practical requirements."

Paul Brocklehurst, chairman of the LPDF, said the research highlights "the gross over-simplification in the analysis by the Local Government Association frequently quoted in the national press and by many politicians" regarding the stock of unimplemented consents. With that in mind, the LPDF has called upon the new Housing Secretary, Michael Gove, to consider taking action to improve the effectiveness of the existing system along the lines of the 'quick-fix' solutions contained within its Agenda for Action released earlier this summer, all of which can be delivered without recourse to primary legislation. Read the full LPDF story [HERE](#).

View the full 'Tracking Progress' report [HERE](#).

Minister reiterates £3.8bn decarbonisation fund, but omits fire safety, as Spending Review unveiled

The housing minister has reiterated a commitment to providing a £3.8bn Social Housing Decarbonisation Fund but remained silent on building safety.

Christopher Pincher's speech came as government opened its Spending Review process, ahead of an Autumn Budget scheduled for the end of October.

Mr Pincher's manifesto commits £3.8bn to the Social Housing Decarbonisation Fund. The fund, first outlined in the Conservatives' 2019 election manifesto, is understood to cover a 10-year period. To date, £60m has been awarded to 19 demonstrator projects, while social housing landlords were last month invited to apply for a share of £160m of funding available under the first wave of the scheme covering

the period to 31 January 2023.

Estimates for the overall cost of decarbonising the UK's social housing sector by 2050 are thought to be in the region of £100bn. However, there was no mention in Mr Pincher's speech of the cost of building safety remediation facing housing providers, and it was unclear whether the government would offer additional support going forward. The issue around building safety costs clearly currently remains uncertain.

Full Article available in Social Housing [HERE](#).

In the News



Homelessness

The Kerslake Commission on Homelessness and Rough Sleeping has examined the lessons from the emergency response which supported people sleeping rough during the Covid-19 pandemic.

[CLICK HERE](#)



Train Commuting

Research for industry body the Rail Delivery Group (RDG) has found that train commuting is just 33% of pre-pandemic levels. It warns a permanent 20% shift from rail to road would lead to 300 million extra hours of traffic congestion.

[CLICK HERE](#)



Key Worker Housing

Centre for Policy Studies (CPS) propose that new local plans envisaged by the government's planning reforms should contain a new category of housing for key workers with land set aside to build 50,000 such homes year.

[CLICK HERE](#)



Climate Emergency

UK's fossil fuel use increased since declaring climate emergency. An extra 800 million barrels of oil has been brought into production since the UK declared a climate emergency in 2019, according to Friends of the Earth Scotland.

[CLICK HERE](#)



Affordable Housing

The Labour Party is vowing to reform affordable rents to match around 30% of average household incomes and force developers to build more "truly affordable homes".

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About Us

Tetlow King Planning is a leading town planning and development consultancy operating nationwide, with specialisms in housing, affordable housing, care, custom and self-build housing. We have been established for over 35 years and operate from our offices in Bristol and West Malling, Kent. Testimonials and news stories on development proposals are available to view on our website www.tetlow-king.co.uk. Follow us on our social media accounts at:



Job Opportunities

Tetlow King Planning is looking to expand its team due to a substantial increase in new commissions. We are seeking Town Planners with experience from either the public or private sector, ideally with five years' experience and MRTPI chartered status. To discuss these opportunities please call **John Sneddon** or **James Stacey** on **0117 9561916**.

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