



THE HOME BUILDERS FEDERATION

NORTH WEST PLANNING FORUM

TUESDAY 4 OCTOBER 2016

NOVOTEL, WORSLEY, MANCHESTER

PRESENT:

Mike Pender	Anwyl Construction	Dan Mitchell	Barton Willmore
Mike Stone	Bellway	Andrew Taylor	David Wilson
Paul Darwin	Elan Homes	Kate Fitzgerald	Gladman
			Developments
Tim Booth	Harrow Estates	Cindy Wan	Harrow Estates
Doug Hann	Indigo Planning	Sarah Wozencroft	Indigo Planning
Andrew Thompson	Morris Homes	David Forshaw	Northern Trust
David Miller	North Associates	Hollie Barten	NJL Consulting
	(WYG)		
Michael Watts	NLP	Seb Tibenham	Pegasus Group
Rachael Graham	Persimmon Homes	Chris Gowlett	Persimmon Homes
Sean McBride	Persimmon Homes	Mike Pocock	Pinsent Masons
Rob Domeney	RSK	Ian Wickett	RSK
Siobhan Sweeney	Story Homes	Richard Calderbank	Seddon Homes
Kate McClean	Taylor Wimpey	Gareth Bancroft	Taylor Wimpey
Anthony Mansfield	Taylor Wimpey	Chris Butt	The Planning Bureau
Sarah Jones	UCML	Andrew Bradshaw	WYG
Mike O'Brien	WYG		

IN ATTENDANCE

Andrew Whitaker	HBF	Matthew Good	HBF
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APOLOGIES

Sam Stafford	Barratt Homes	Steven Hough	Bloor Homes
Mark Waite (Chair)	Bloor Homes	Nigel Smith	Countryside Properties
Andrew Piatt	Gateley	Sarah Milward	I M Properties
Tom Loomes	Jones Homes	Kathryn Jump	Shoosmiths
Lisa Tye	Shoosmiths	David Rolinson	Spawforths
Mark Calvert	Taylor Wimpey		

ACTIONS

1. Welcome and apologies

Members were welcomed to the meeting and apologies were noted.

2. Minutes of the last meeting and matters arising

Referendum – so far not had a significant impact upon delivery.

Court of Appeal Case (Affordable Housing Threshold) – no evidence not being adopted in emerging Local Plans. Cornwall challenged in their EiP but Inspector dismissed.

To Note

CIL Review – final version complete and will be sent to minister soon. Delayed due to change in ministerial team.

3. Implications of the New Government and Ministerial Team

Change in Government on back of referendum, this is likely to lead to different style of Government but housing delivery still at top of agenda. But still early days and new team still getting to grips with their remit.

Sajid Javid – Bromsgrove MP new CLG SoS, has a reputation for making decisive decisions. Formerly business secretary .

To note

Gavin Barwell – Croydon MP new Housing and London Minister. HBF working with him to ensure he is aware of housing issues outside London.

PM appears to be passing more powers back to CLG and allowing them to deal with planning issues as opposed to previous regime which was very No. 10/ 11 centric.

Questions raised regarding any soundings upon Northern Powerhouse – noted new Minister (Andrew Percy – Brigg and Goole MP). MG noted PM announcements in Leeds previous week backing the Northern Powerhouse.

4. Implications of Housing and Planning Act

Awaiting regulations, likely to be published prior to Christmas. Government still committed to the changes but may change how they are to be implemented.

NPPF amendments also likely before Christmas, this should include change to affordable housing definition to include Starter Homes.

Government reconsidering Starter Homes and likely to 'pull back' on some aspects. This may include the mandatory requirement.

Ministerial Announcement at Conservative Part Conference 'Lets Get Britain Building' – HBF briefing available at www.hbf.co.uk. Three key parts;

- £3billion Home Builders Fund – includes some new money. £1bn for small builders, custom builders, and innovators, delivering 25,500 homes by 2020. £2bn longer term funding for infrastructure.
- Accelerated construction – paid for with £2bn of new public sector net borrowing but is expected to deliver value uplift for the Government in the long term. Government will take direct action, using surplus public land to build faster, including by encouraging new developers with different models into housebuilding, and to support SMEs.
- Urban Regeneration – includes many of the elements already within the Housing and Planning Act such as PiP etc.

To Note

Questions raised about;

- LPEG – AW considered unlikely new Government will implement all recommendations. But they are keen to see increased delivery rates, they are working with industry and LPAs on how to do this. HBF working to provide greater transparency from industry but keen to avoid any mandatory build rates.
- Lack of LPA funding – constant issue which HBF is aware of and continue to discuss with CLG.

5. Neighbourhood Planning Bill

Infrastructure elements removed from Bill and passed to new BEIS.

As Bill moves through Parliament possibilities for issues previously raised in Housing and Planning Act to be resurrected – including Community Right of Appeal.

Key elements of Bill;

- Neighbourhood Plans, allows for light touch process for amendments to plan. If don't go to heart of plan will only have to submit to LPA rather than undergo full process. HBF concerned this may allow detrimental changes to be made without proper consideration. HBF also continue to make point that NPs should be more rigorously tested at examination. Technical consultation closes 19th October – HBF to submit comments. **AW**
- Planning Conditions (Pre-commencement) – HBF previously raised concern regarding number pre-commencement conditions placed upon applications. Government response is to make LPAs agree any such conditions in writing. Whilst generally a good thing may create delays under some circumstances.
- Planning Conditions (Regulations) – set out in statute what types of conditions can be used. This builds upon PPG and former circular. Consultation upon Planning Conditions ends 2nd November – HBF to submit comments. **AW**

6. Regional Issues

MG reported current regional issues across North West region.

- **Greater Manchester Spatial Framework** – next consultation upon this scheduled to be released 31st Oct. This version is likely to include a higher housing requirement than previous iteration, up from 10,350dpa to approx. 11,300. Still consider this to be flawed for a number of reasons; **MG**
 - Does little more than reflect 2014 based SNHP;
 - No assessment of affordable housing needs;
 - No adjustment made for market signals, despite clear indications of market stress in some areas

HBF as part of the HtP campaign pushing for a figure between 13,000 and 16,000 dpa. The upper levels would reflect the need to provide an ambitious strategy to ensure ambitions of Northern Powerhouse are met.

Understood consultation will provide information upon potential growth locations and strategic sites.

Anticipate Salford, Tameside and Bury to bring plans forward in parallel to GMSF due to concern of Government's 2017 deadline.

- **Eden** – attended examination May, July and further sessions in September clear Council is desperately trying to retain its housing requirement, despite pressure from ourselves and others. Hopeful we may see an increase here.

- **Fylde** – Publication consultation recently closed. HBF made comments a particular issue which will be picked up at the EiP concerns fact Wyre asking for assistance in meeting their OAN but whilst Fylde say open to this, no contingency made in the plan. Noted that some developers are keen to have a consortium approach.
- **Cheshire East** – EiP still on-going, HBF have been in attendance. Unlikely any further significant changes likely to occur. Main area of contention left likely to be supply issues – inspector inviting further comments upon this by 7th Oct.
- **Ribble Valley** – currently consulting upon early stages of Housing and Economic Development DPD. Given level of commitments and allocations made through Core Strategy actual levels of housing proposed in DPD are minimal. Consultation ends 7th Oct.
- **Barrow** – consulting upon Publication version of local Plan. Ends 17th Oct. HBF will make comments.
- **Liverpool** – consulting upon draft local plan, ends 31st Oct. Seeking average requirement of 1,480dpa or 29,600 over plan period. Significantly less than CS requirement of 40,950. HBF consider this too low and will be making representations. This may have a significant bearing upon Liverpool City Region SHELMA work. MG seeking to arrange meeting with LCR on SHELMA.
- **Lancaster** – recent meeting suggesting OAN of 13,000 to 14,000 houses. Big issue could be requests for infrastructure from LCC.
- **West Lancs** – consulting upon Local Plan review.

7. Meeting dates 2017

- Tuesday 28 February
- Tuesday 6 June
- Tuesday 10 October

8. Any Other Business

None raised.