Planning and Housing
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Housing crisis

- Ratio of median house price to median earnings (England) RHS
- Average house price in England (UKHPI) LHS
Housing crisis

Private rental prices and average weekly earnings: 12 month % changes

- England rental prices
- London rental prices
- Earnings

ONS Experimental index of private housing rental prices; Average weekly earnings growth rate
### Housing crisis

<table>
<thead>
<tr>
<th>Country</th>
<th>Dwelling completions per 1,000 population 1975-2014</th>
<th>Dwelling completions per 1,000 population 2010-2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>France</td>
<td>6.0</td>
<td>5.2</td>
</tr>
<tr>
<td>Netherlands</td>
<td>5.9</td>
<td>3.1</td>
</tr>
<tr>
<td>Germany</td>
<td>4.6</td>
<td>2.6</td>
</tr>
<tr>
<td>Denmark</td>
<td>4.3</td>
<td>2.5</td>
</tr>
<tr>
<td>Sweden</td>
<td>3.9</td>
<td>2.4</td>
</tr>
<tr>
<td>UK</td>
<td>3.5</td>
<td>2.2</td>
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</tbody>
</table>
Planning under attack

The UK already ranks highly on many measures of economic dynamism, but there is no room for complacency and there remain significant areas of weakness that must be addressed. This plan addresses particular challenges in the form of a planning system regarded by many as one of the most significant constraints facing the economy, bringing delay and inflexibility; a labour market that has performed well but still does not make use of everyone’s talents; the need to increase exports; and a financial sector that has, in recent years, acted as a drag on productivity through both its own performance and its impact on the wider economy.
Planning under attack

• 73% think constant changes to planning have hindered their ability to deliver good places

• 53% think these changes have hindered housing development

• 70% think they are less able to deliver benefits of planning compared to 10 years ago
Financialisation

UK Tangible Assets: market value
Council housing
Council of despair

Britain, local government spending, by service
% change 2010-17*

Spending, 2009-10*, £bn

Planning & development 2.5
Housing 3.0
Culture 2.7
Transport 7.2
Libraries 1.1
Central services 3.6
Environment 5.9
Social services 23.2
Total 49.5

Source: IFS

*Fiscal years ending March
Other factors

- Southern bias in housing policy
- Lack of diversity in construction
- Broken land market
No planning?
What do people want from places?

- Cost of living: 64%
- Local amenities: 60%
- Community safety: 57%
- Green spaces: 51%
- Walkability: 49%
- Friends and family: 42%
- Good transport: 42%
- Local economy: 35%
- Diversity of community: 32%
- High-speed internet: 29%
So why are we delivering places like this?
... and this?
Value of Planning

Planning is critical to providing clarity and confidence for investments by markets to deliver good development.

But thirty years of almost continual changes in planning policy and regulation, and the failure to recognise and support planning, has left the UK incapable of consistently delivering good quality places.
Value of Planning

- **Market regulation** – development management, planning obligations, LDOs, design codes
- **Market shaping** – plans, strategies, visions, masterplans
- **Market stimulus** – land assembly/disposal, market information, demonstration projects, environmental improvements, place management, public-private partnerships, brokering, de-risking
- **Capacity building** – skills, information, networks, culture
Better Planning
Practical advice and intelligence to RTPI members and others, to demonstrate how planning can make a positive difference

- Housing affordability
- City-regional strategic planning
- Climate change
Better Planning I : Housing Affordability

Why better planning is part of the solution to the housing crisis

• Case studies
• Practice advice
• 16 Ways housing campaign
• 4 Research projects
• Position piece
RTPI Housing Research

- Local authority house building
- Planning permission and development finance
- Housing affordability and planning in South West England
- Alternative Land Value Capture Mechanisms
- Location of Development
Location of Development

Proximity to Major Employment Clusters

- 73% of units within 10km of employment clusters
- Under 10km
- 10 - 20km
- Over 20km

Proximity to Railway Stations

- 13% of units within 800m of a station
- Under 800m
- 800 - 2km
- Over 2km

- 46% of units in built-up locations
Leeds city-region
Where should we build new homes?

- Make brownfield achieve full potential
- Involve communities in regeneration
- Need some land outside built-up areas
- Make green belts work for everybody
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