

# **Creating Balanced Communities: Key Planning Issues for Housing**

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# Presentation Structure



- The vision
- Relevant strategies
- The role of new local authorities
- Key planning policies
- Immediate priorities

# Homes and Communities Vision



A choice of good quality, affordable homes in places people want to live.

Communities that are socially, economically and environmentally sustainable.

# Relevant Strategies



- Sustainable Development Strategy
- Regional Development Strategy
- Regional Transport Strategy
- Economic Development Strategy
- Investing for Health
- Shared Future

# Regional Development Strategy



## Homes:

- how many?
- where - east/west; urban/rural; green/brown?
- density, tenure, size, dwelling type?
- carbon footprint?
- shared future?

# New Local Authorities



- **Just do it !!!**
- Offer potential Councillors a real challenge
- Prime responsibility for local place-making
- Harness inherent wish for local success
- Community planning, local landuse, neighbourhood renewal, general well-being

# Developer Contributions



- slump is the best time to finalise the rules!
- amend PPS 12 as necessary
- write requirements into new Area Plans
- aim for on-site housing contribution, not £!
- seek mix of tenure, dwelling size and type
- view CIL as complementary, not substitute

# Other Key Planning Policies



- PPS 7 Draft Addendum – **amend** to facilitate mixed sustainable communities, rather than fossilising residential areas!
- PPS 8 – allow more productive use of unpopular open space
- Pre-application meetings – continue these for all planning applications for social housing

# Immediate Priorities



- Implement developer contributions
- Rethink draft addendum to PPS 7
- Establish the new Councils with wider powers
- Embed “one planet” thinking

# Thanks



Many thanks for your attention!

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