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Speeding up delivery of projects:
Tackling the roadblocks

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Mood music

Tips for acceleration & avoiding logjams

Pre-application advice

Nutrient neutrality

Discharging conditions

Hesitance to take AH units

Delays in the appeal system

Change afoot in the Big Smoke

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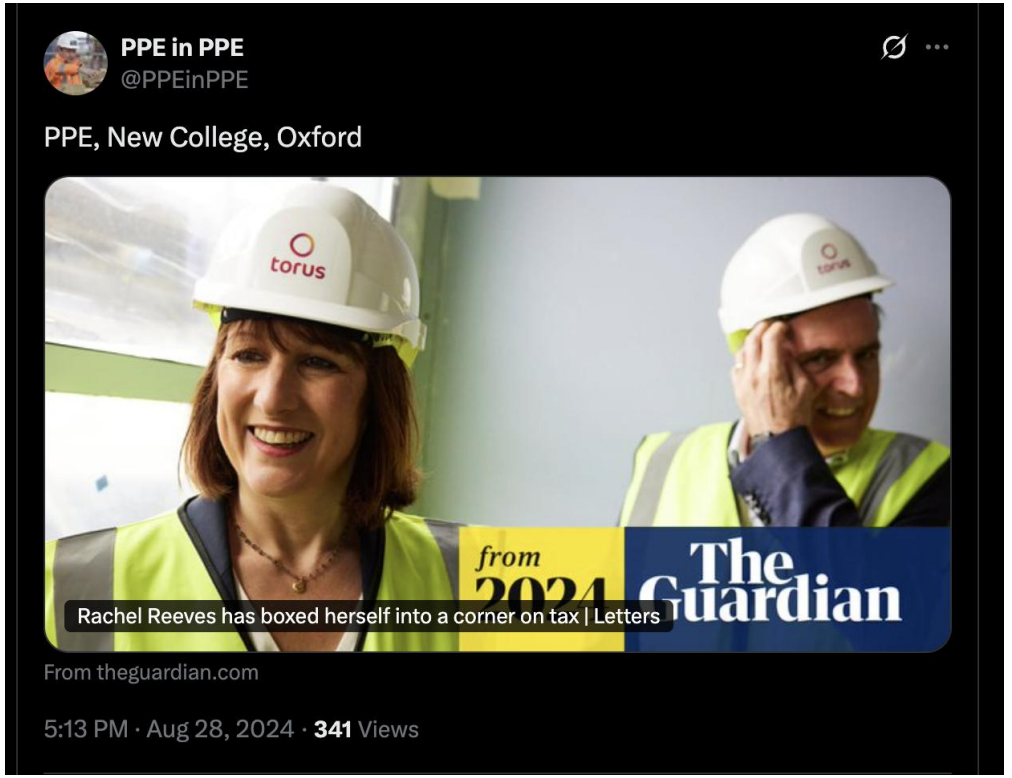
Mood music

"The government is committed to getting Britain building again"



“Delayed or stuck sites”

Big Picture Ideas

- Planning system reform
- An increased role for strategic master planning
- Supporting SME developers building small sites

A delayed homes penalty?

Planning & Infrastructure Bill

"a straightforward and simple payment, without complex legal agreements"

Some key points re speed of delivery:

- National scheme of delegation
- Nature Restoration Fund

Pre-application advice

Is it worth it?

- Scale of project?
- Sensitive location?

Nutrient neutrality

Requirement of no adverse effect on protected sites

- 74 affected LPAs
- Must be demonstrated “beyond reasonable scientific doubt”

Yes, but how?....

- Ashford Borough Council: **Joint Venture company** to create/buy nutrient mitigation to sell on to developers as credits.

LPA operated schemes*

*(But! Finite capacity and narrow catchment areas)

Third-party credit schemes

- Requires the LPA to be satisfied the credits are secured
- LPA cooperation through overarching agreements with providers.

Unless?

Completed wastewater upgrades by 2030?

- Might not be in the developer's best interests to comply with LPA credit guidance.
- If can show credits might not ultimately be required and can still satisfy the "beyond reasonable scientific doubt" test.
- Need LPA/inspector on-side that credits exist if prove necessary and contingent position to be properly secured.

Excessive conditions

Unwillingness to take affordable housing units

HBF report

- March 2024-13000 units uncontracted
- October 2024-17432 units uncontracted
- RP pressures:
  - High inflation costs
  - Other costs
  - Rent restrictions
  - Cashflow and grant limitations
  - Capacity issues.

Cascade agreements

Amending section 106

More affordable houses

The appeals system

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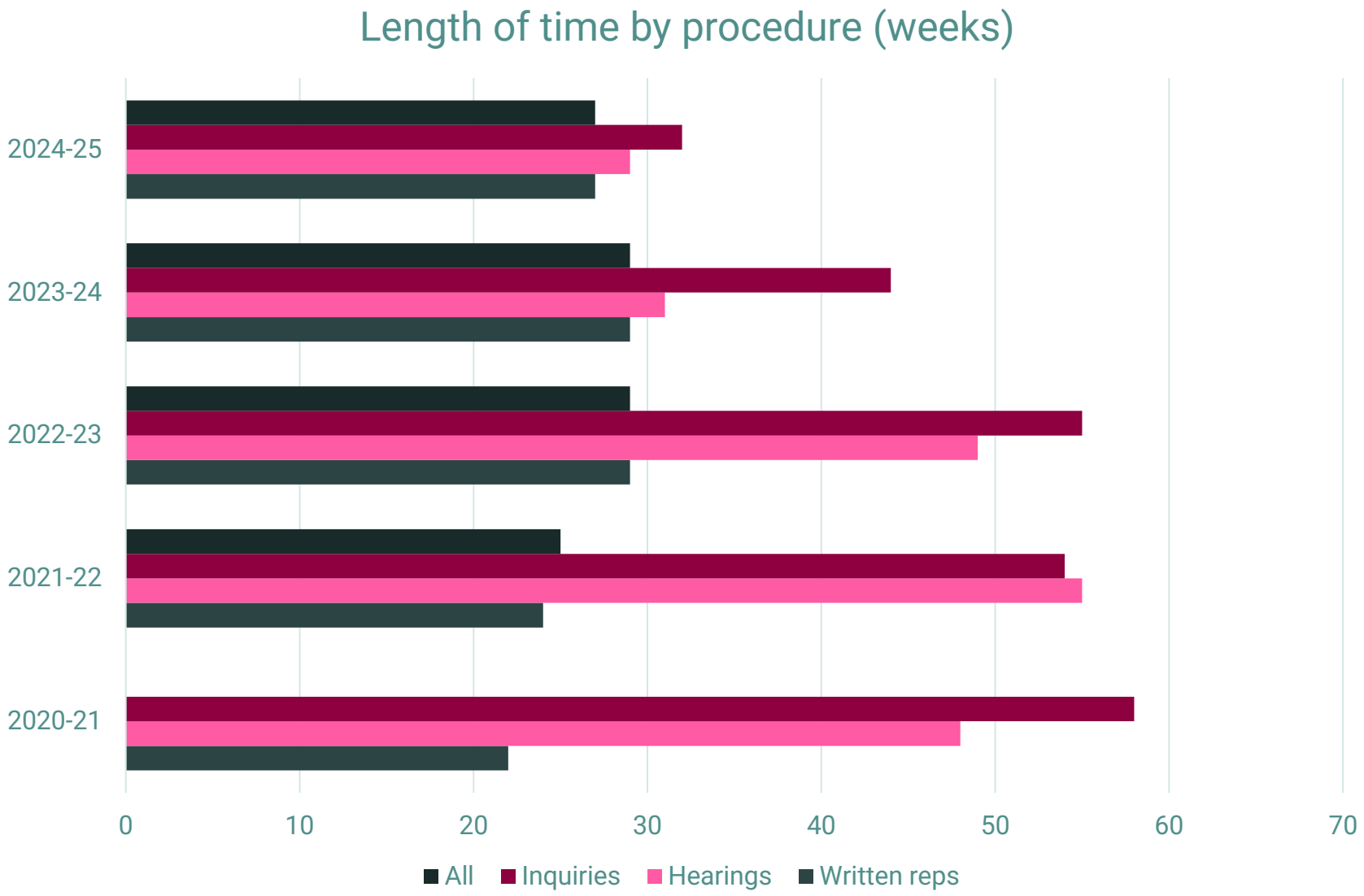
Length of time by procedure (weeks)
2024-25
2023-24
2022-23
2021-22
2020-21
0
10
20
30
40
50
60
70
All
Inquiries
Hearings
Written reps

PLANNING

Proportion of hearing appeals allowed by PINS reaches record high, figures reveal

Even more good news?

London

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Thanks!

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