

Housing and Planning

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"the ease of gaining planning consent is inversely proportional to employment, enterprise and prosperity"

- Infrastructure/LEP priorities
- Growth and planning
- Housing and planning

Infrastructure/LEP priorities

- Bucks Thames Valley LEP sustainable growth in the entrepreneurial heart of Britain
 - ✓ LA engagement
 - ✓ Clear local priorities
 - ✓ Early successes:
 - Broadband
 - E/W rail

Priorities

- Smarter, sustainable business growth
- Business critical infrastructure
- Inward investment
- Skilled, flexible workforce

Growth and Planning (business growth)

- Open for business planning
- Pinewood
- LEP input
- Certainty
- Working with developers on the Development Plan Document

Housing and Planning (infrastructure)

- Unimplemented consents
- Slow pace of some developers
- Case study on housing

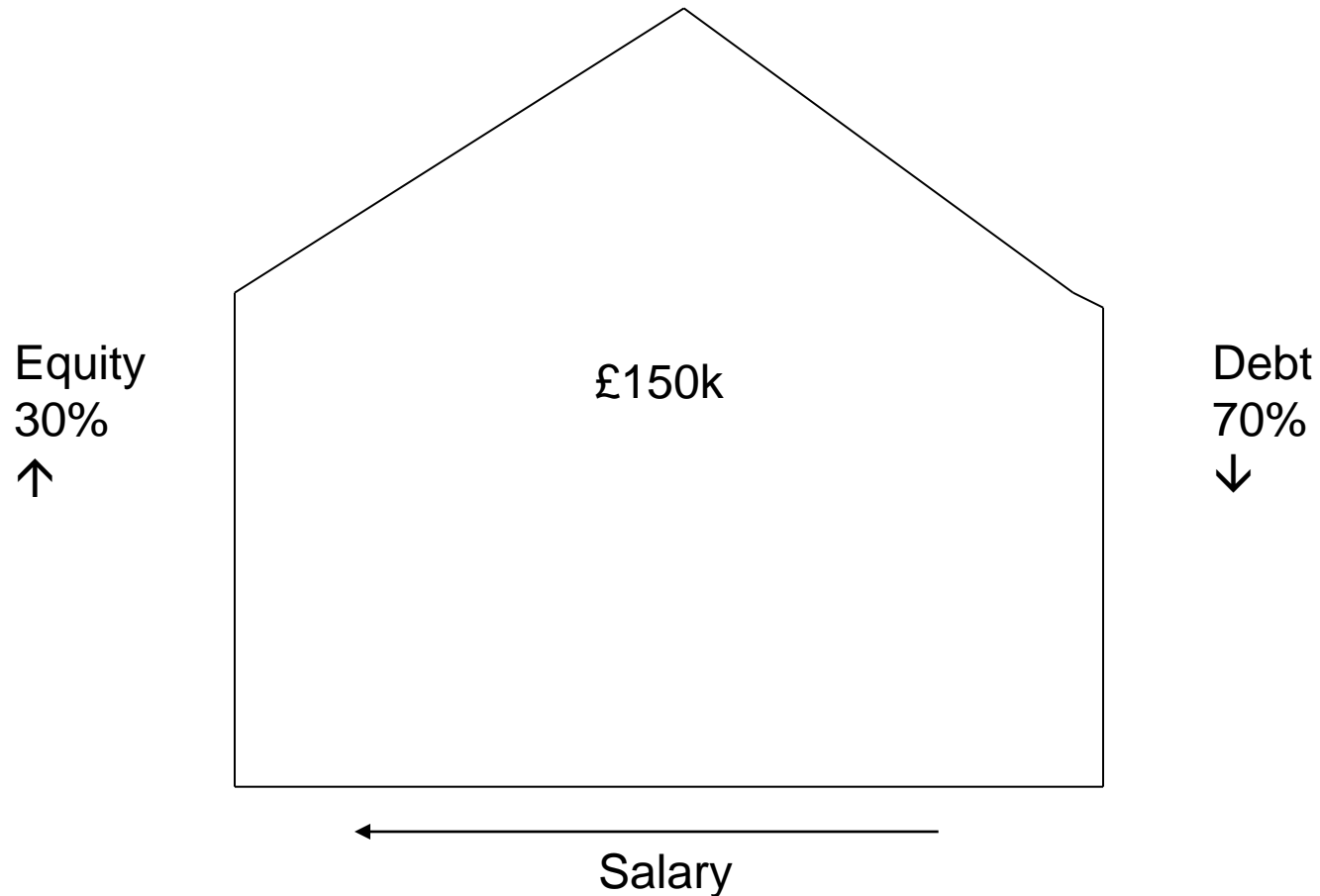
How well are we doing on housing delivery?

- ✓ Supportive environment - S106s
- ✓ Low interest rates
- ✓ Pent up demand
- ✓ Flexible planning
- ✓ Innovative schemes

But

- X Overpriced assets
- X The uncertainty factor
- X Supply and demand for funds
- X S106 - costly affordable housing requirements making private housing schemes unviable?

A private house



£3.5bn 'Help to buy' equity loan. Help to buy mortgage guarantee.

A housing association

Equity
30%
↓

£750m

Debt
70%
↑

←←← Rent →→→ ??

Affordable Homes Guarantee Programme £10bn

Finally

- Planning consents not the biggest problem
- Developers like certainty/clarity
- Local partnerships do work
- Guarantees should help kick start growth
- Long term sustainable model of social housing finance needed