





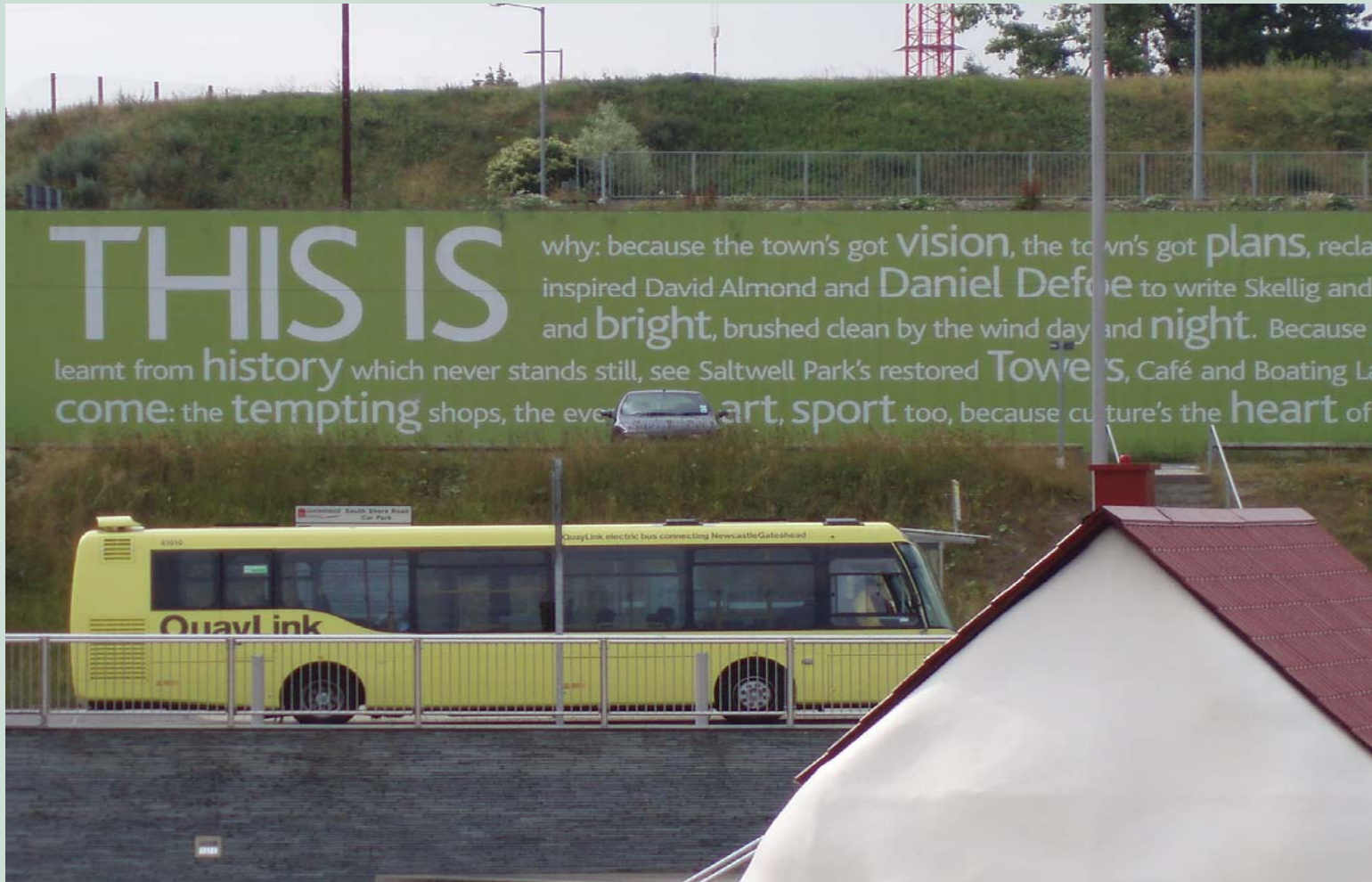
# Achieving the Vision – Land, Planning and Design

**Kelvin MacDonald**  
Director, Policy &  
Research

**Royal Town Planning  
Institute**



# Achieving the Vision



# What is Sustainability?

## The housing crisis: are you paying the price?

- Developers taking over your village?
- Children can't afford to fly the nest?
- Got nowhere to call home?

Did you know the Government is proposing to build thousands more homes in your area?

Make sure you have your say

On Thursday 20 March, Shelter and the Campaign for More and Better Homes will host a Question Time-style debate on housing in the South West.

Come and participate in this public discussion about the issues facing your community and put your questions to our panel of experts.

We want to hear from you.

This event is sponsored by



More & Better Homes

# Shelter



The Housing  
Forum

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# What is Sustainability?



Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider economic, social and environmental objectives and for sustainable communities.



**PLANNING**  
Planning Policy Statement 3 (PPS3)  
Housing



Visions for Sustainability in  
Housing Design and Use

# What is Sustainability?

The specific outcomes that the planning system should deliver are:

- High quality housing that is well-designed and built to a high standard.
- A mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas, both urban and rural.
- A sufficient quantity of housing taking into account need and demand and seeking to improve choice.



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**PLANNING**  
Planning Policy Statement 3 (PPS3)  
Housing



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# What is Sustainability?

- **Housing developments in suitable locations, which offer a good range of community facilities and with good access to jobs, key services and infrastructure.**
- **A flexible, responsive supply of land managed in a way that makes efficient and effective use of land, including re-use of previously-developed land, where appropriate.**



Planning shapes the places where people live and work and the country we live in. It plays a key role in supporting the Government's wider economic, social and environmental objectives and for sustainable communities.



**PLANNING**  
Planning Policy Statement 3 (PPS3)  
Housing



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# What is Sustainability?



## Sustainability in:

- Quality
- Mix and affordability
- Quantity
- Community
- Land supply



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# Sustainability in Quality

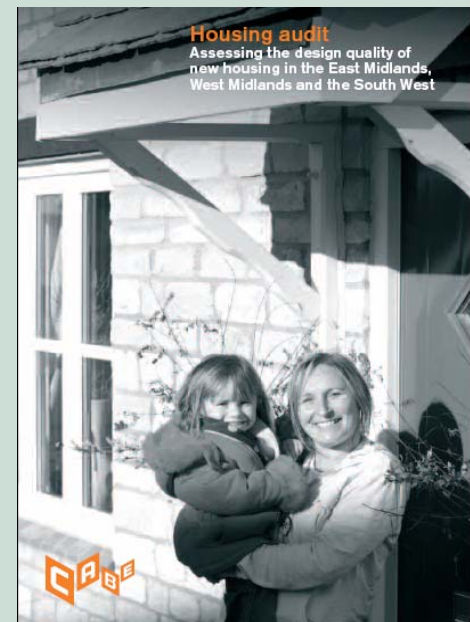
## Housing audit

Assessing the design quality of new housing in the East Midlands, West Midlands and the South West



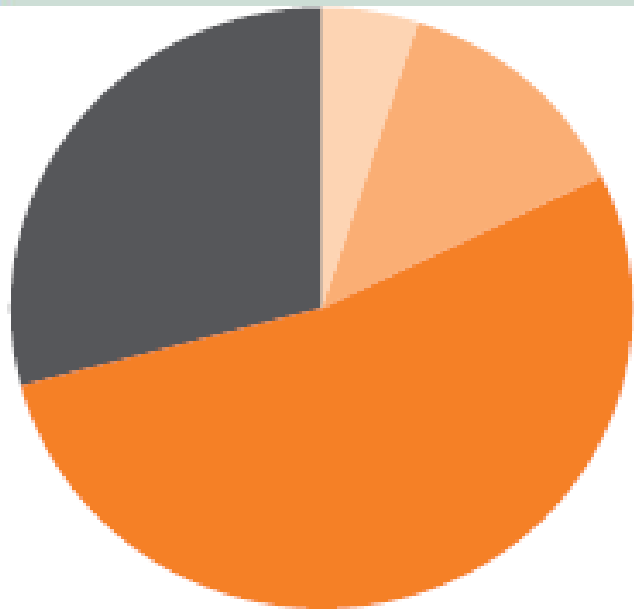
# Sustainability in Quality

**‘Across England, we have found that only 18 per cent – fewer than one in five – of developments we audited could be classed as ‘good’ or ‘very good’. Perhaps more importantly, the quality of a substantial minority of developments – 29 per cent – is so low that they simply should not have been given planning consent. The four southern regions of England outperform the national picture, with 24 per cent of developments classed as good or very good.’**

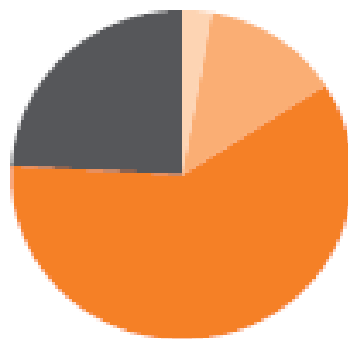
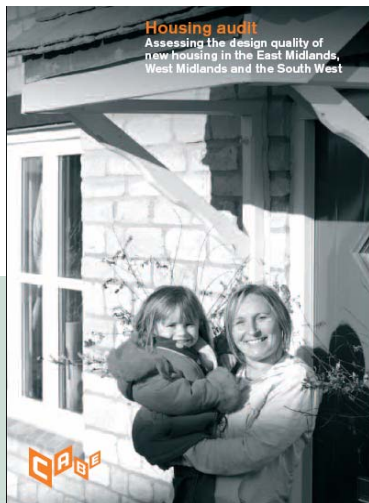


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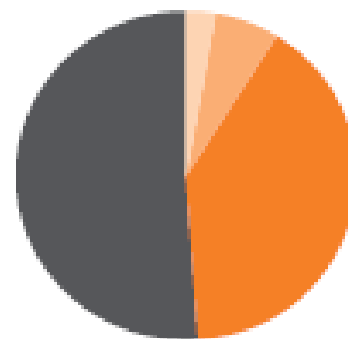
# Sustainability in Quality



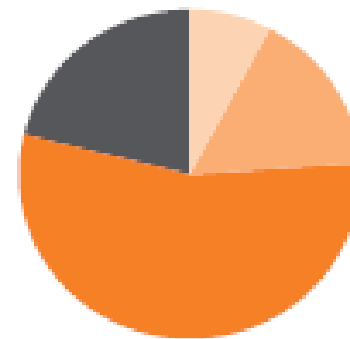
The national picture  
very good 5%  
good 13%  
average 53%  
poor 29%



Northern regions  
very good 3%  
good 13%  
average 60%  
poor 24%



Midlands regions  
very good 3%  
good 6%  
average 40%  
poor 51%



Southern regions  
very good 8%  
good 16%  
average 54%  
poor 21%



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# Sustainability in Quality



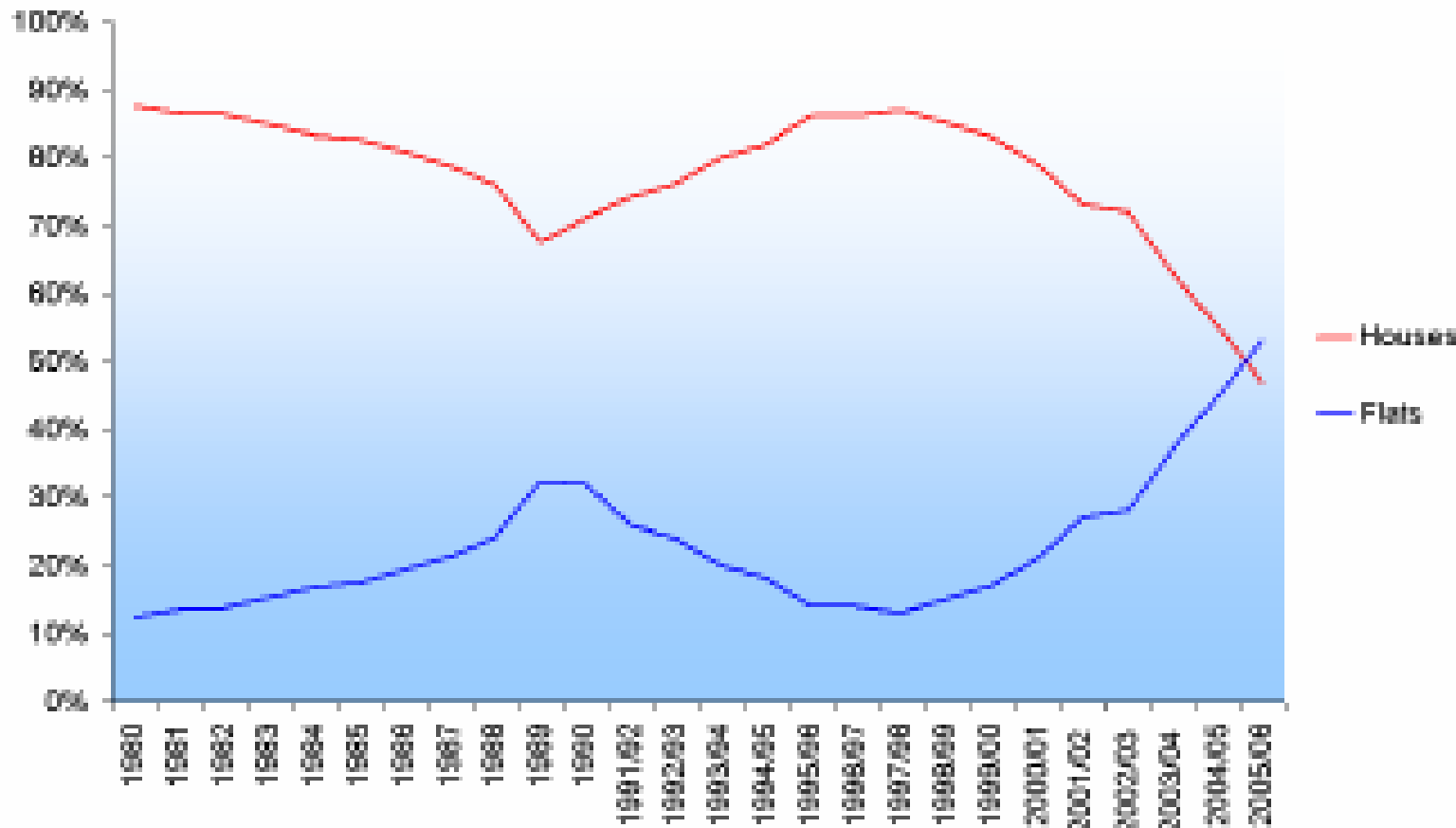
Cambourne,  
Cambridgeshire  
October 2006



Visions for Sustainability in  
Housing Design and Use

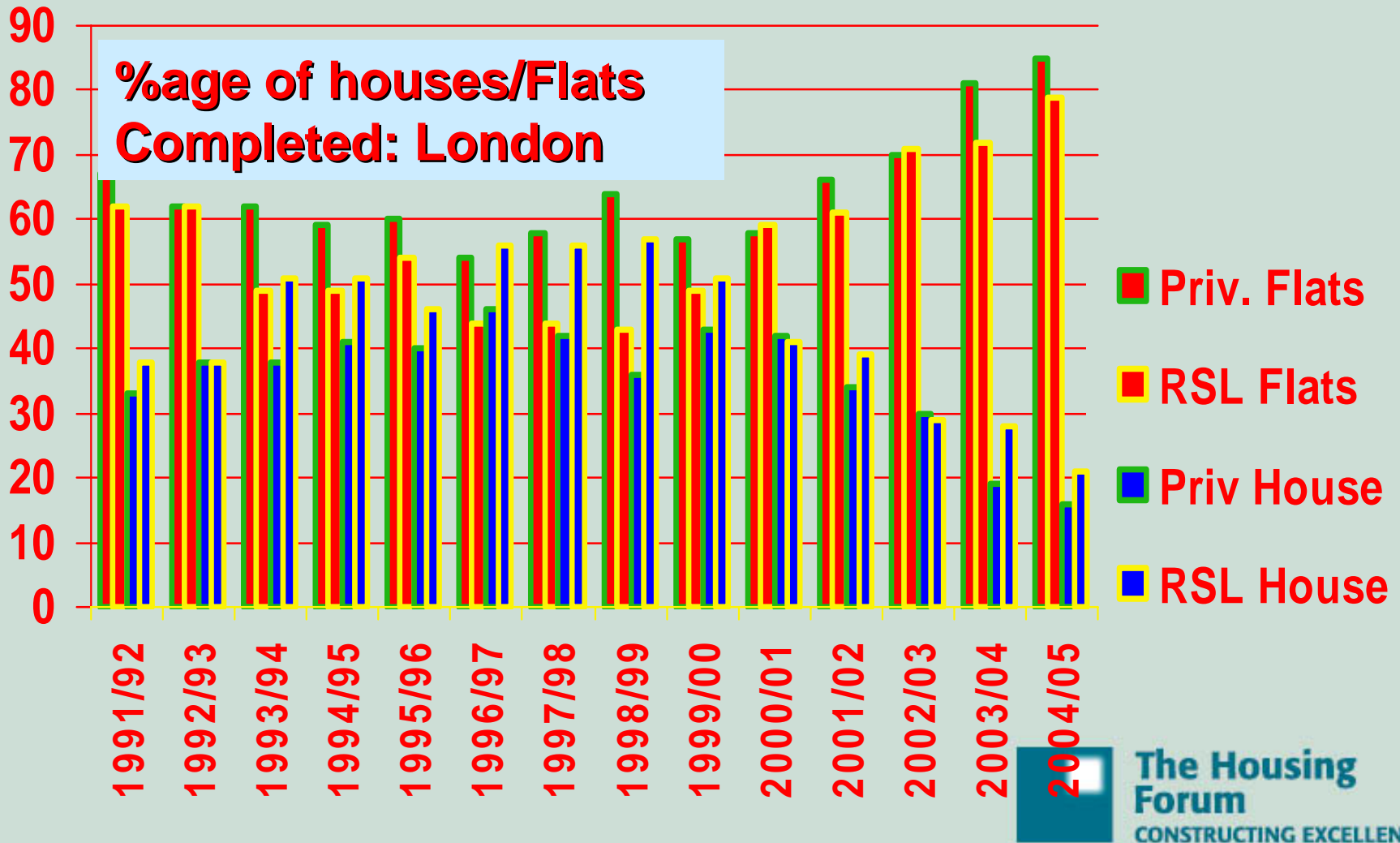
# Sustainability in Mix

Figure 2.1: Type of completions by private enterprise in the South East

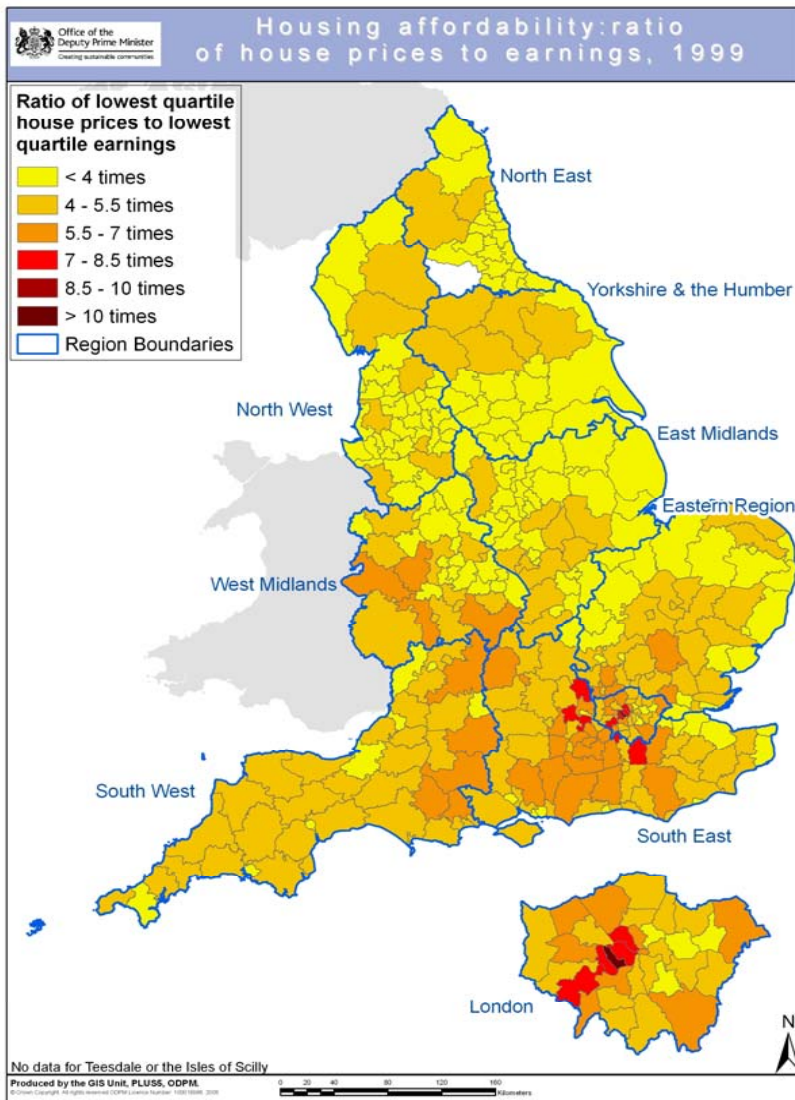


Housing Type and Size in the South East  
DTZ for SEERA  
February 2007

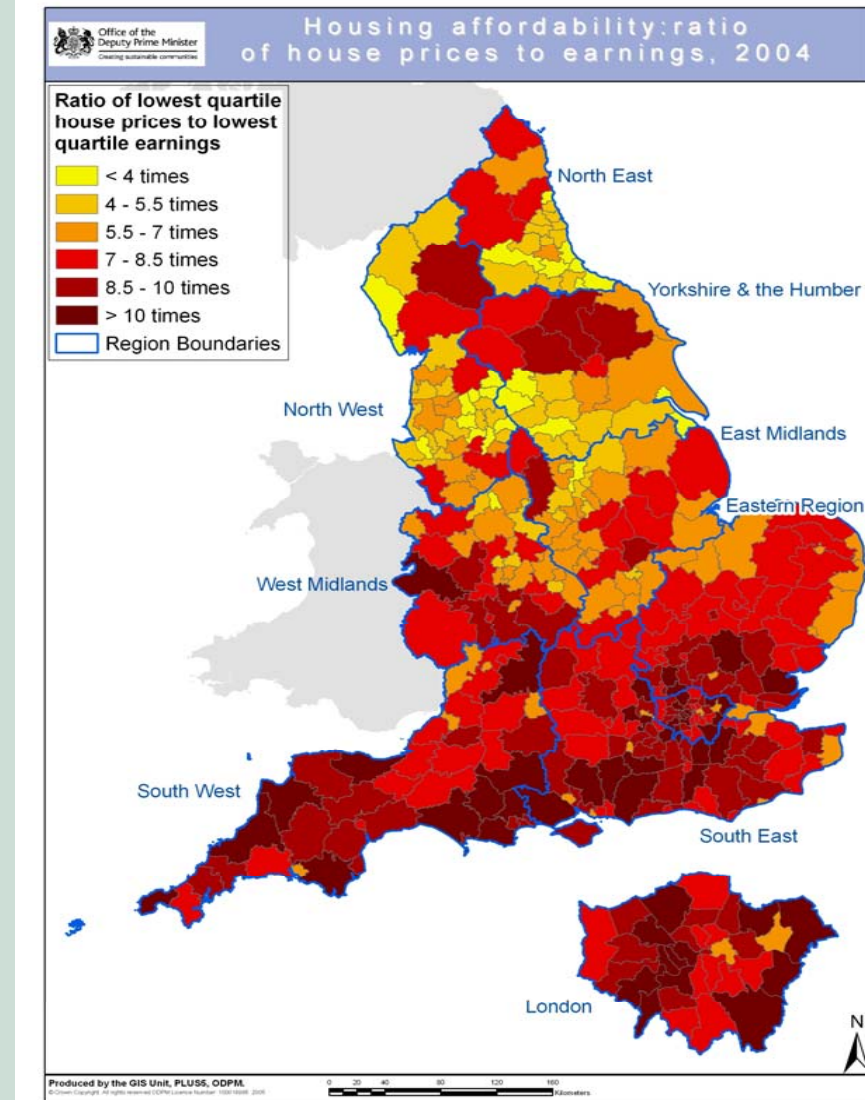
# Sustainability in Mix



# Sustainability in Affordability

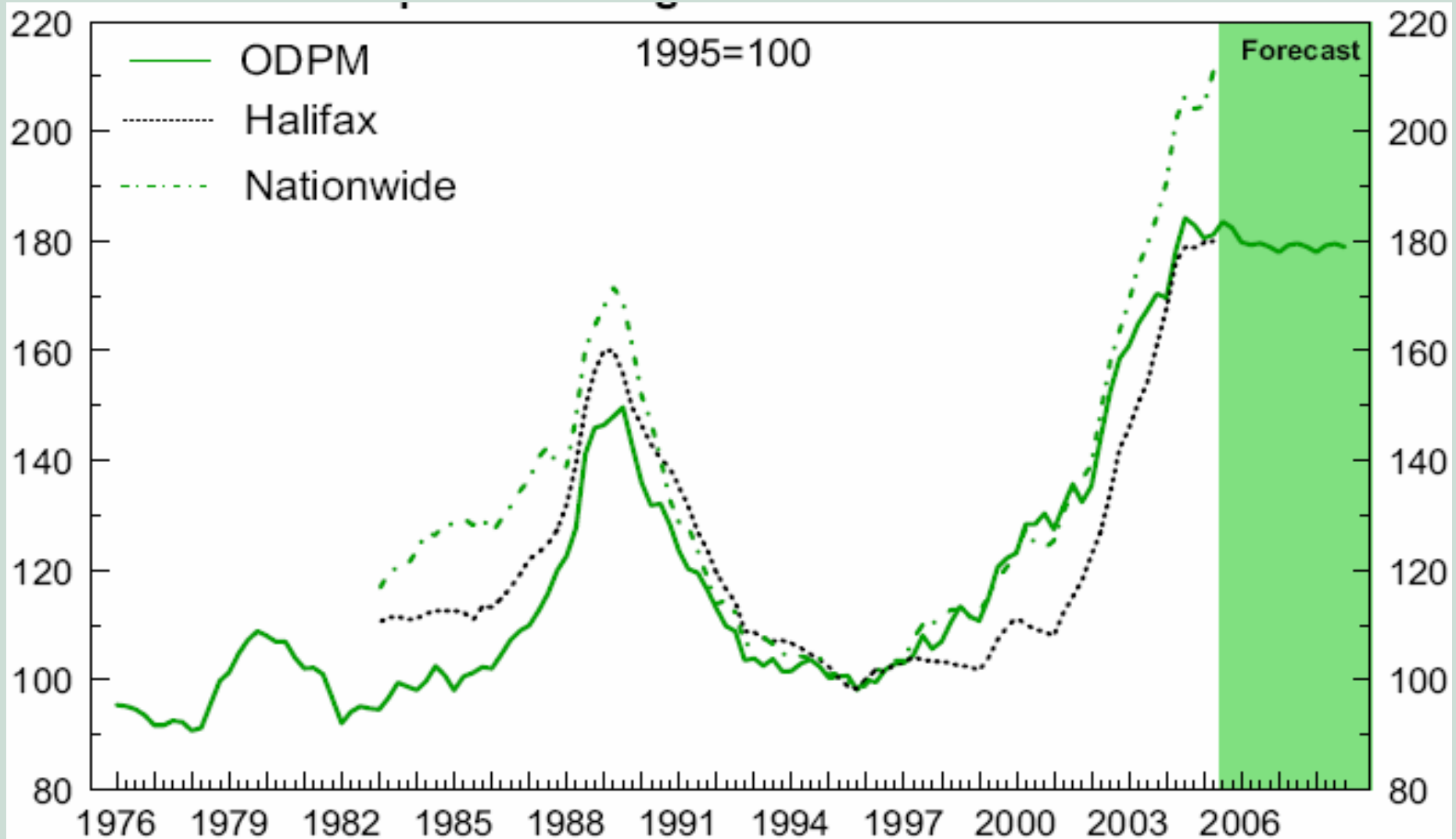


Ratio of house prices to earnings  
(lower quartile) 1999 & 2004



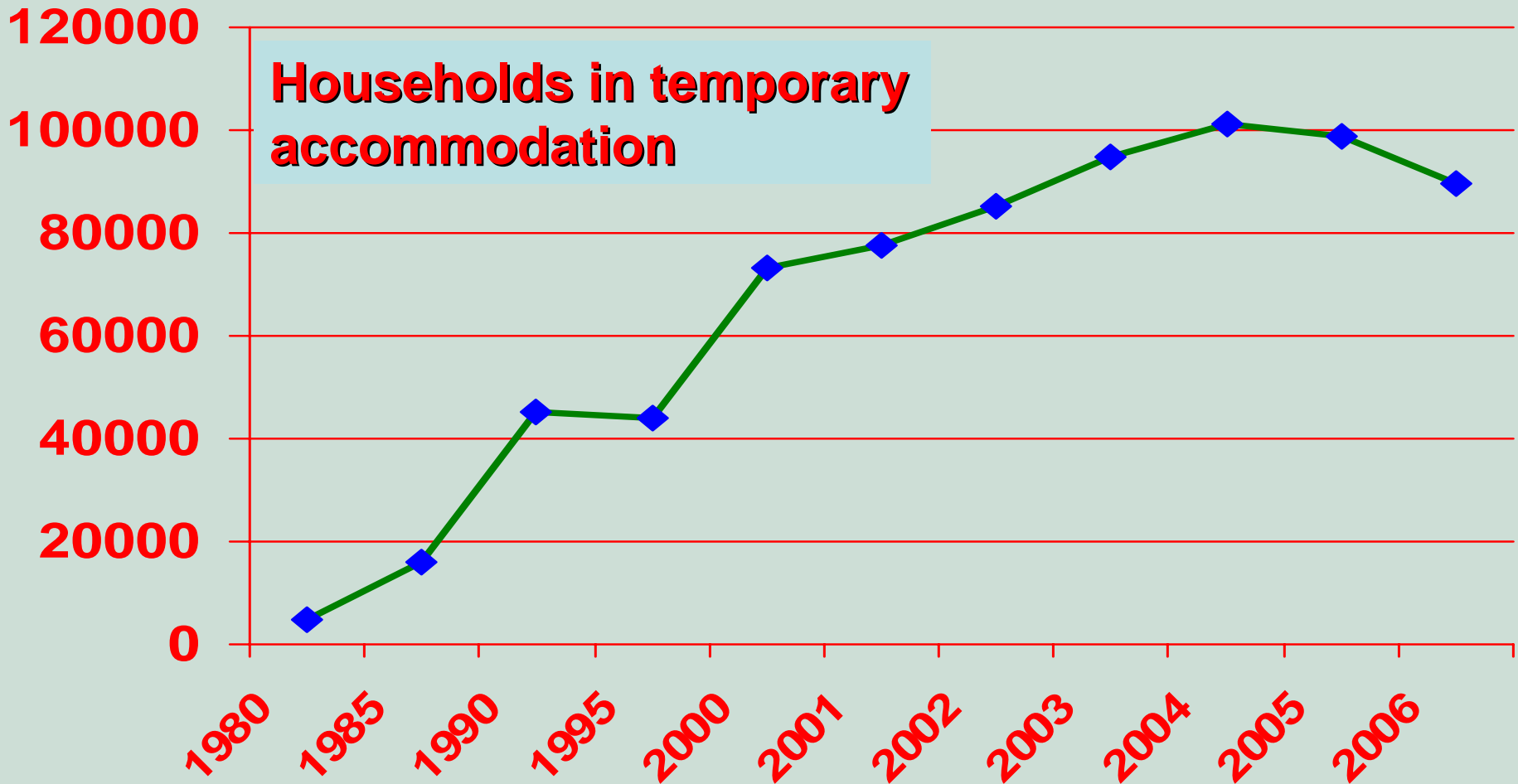
Visions for Sustainability in  
Housing Design and Use

# Sustainability in Affordability

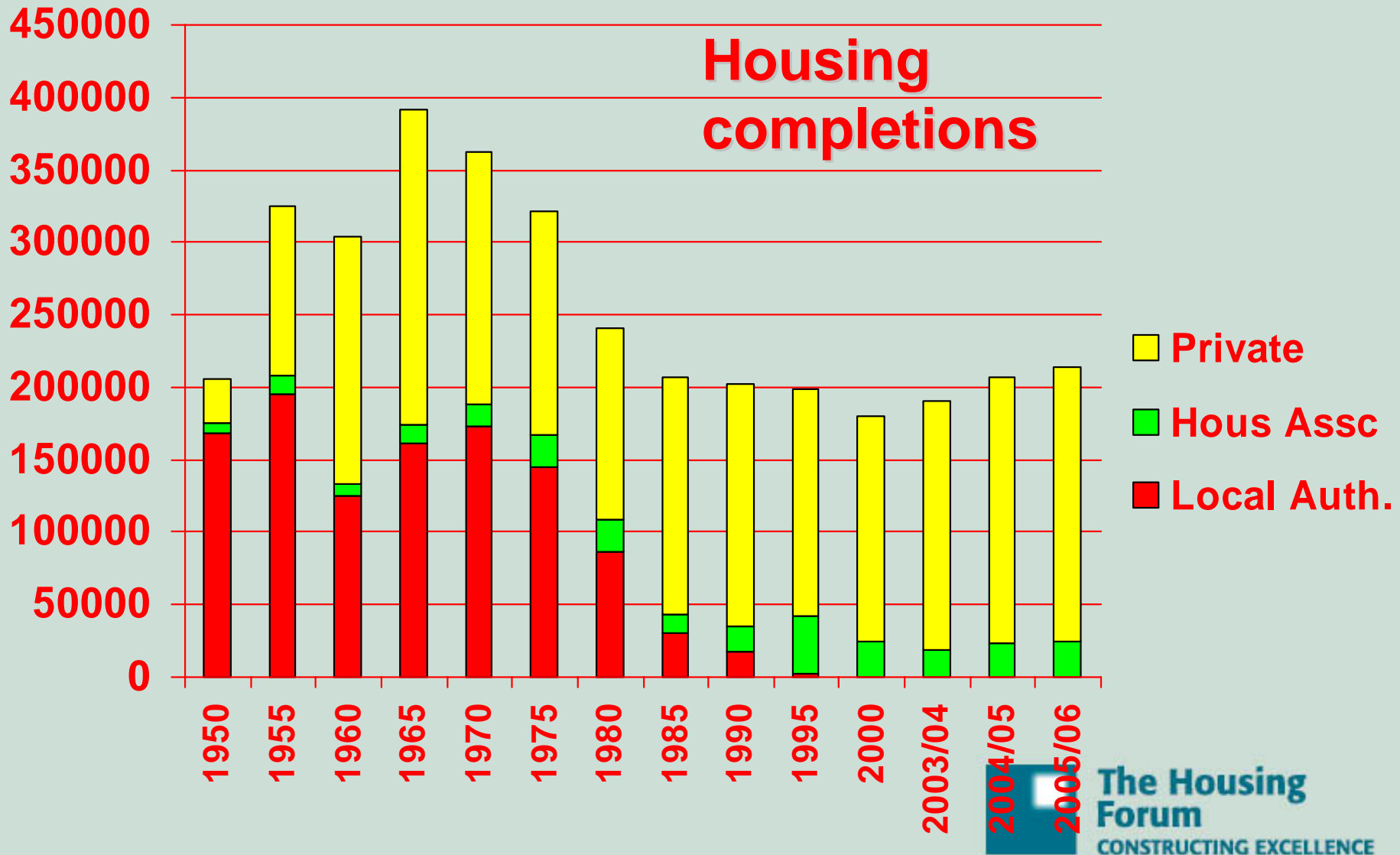


<sup>1</sup> Ratio of ODPM/Halifax/Nationwide house prices to wages and salaries per employee.

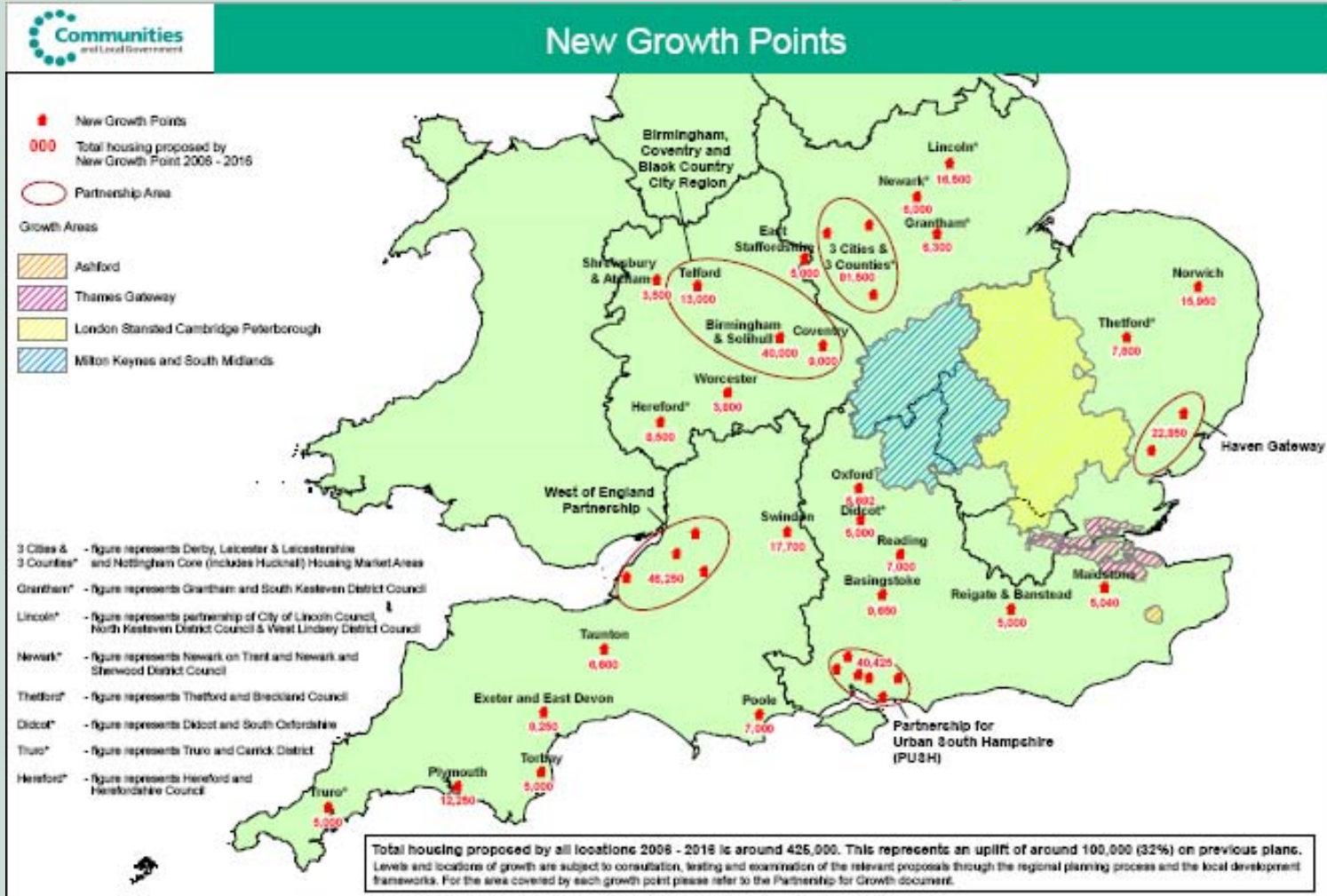
# Sustainability in Affordability



# Sustainability in Quantity



# Sustainability in Quantity



# Sustainability in Quantity

## *East Midlands*

Leicester, Derby, Nottingham:	81,500
Lincoln sub-region:	16,500
S. Kesteven (Grantham):	6,300
Newark & Sherwood:	6,000

## *West Midlands*

Birmingham/Solihull	40,000
Coventry:	9,000
Telford:	13,000
East Staffs – Burton:	5,000
Hereford	8,500
Shrewsbury & Atcham	3,500
Worcester	3,800

## *East of England*

Norwich:	15,950
Haven Gateway	22,850
Breckland(Thetford)	7,600

## *South East*

Reading	7,000
Oxford City:	5,692
S. Oxfordshire (Didcot):	5,000
Basingstoke:	9,650
Maidstone:	5,040
Reigate & Banstead	5,000
South Hampshire	40,425

## *South West*

W of England Partnhp	46,250
Swindon	17,700
Exeter & East Devon	9,250
Plymouth	12,250
Carrick (Truro)	5,000
Poole	7,000
Taunton	6,600
Torbay	5,000

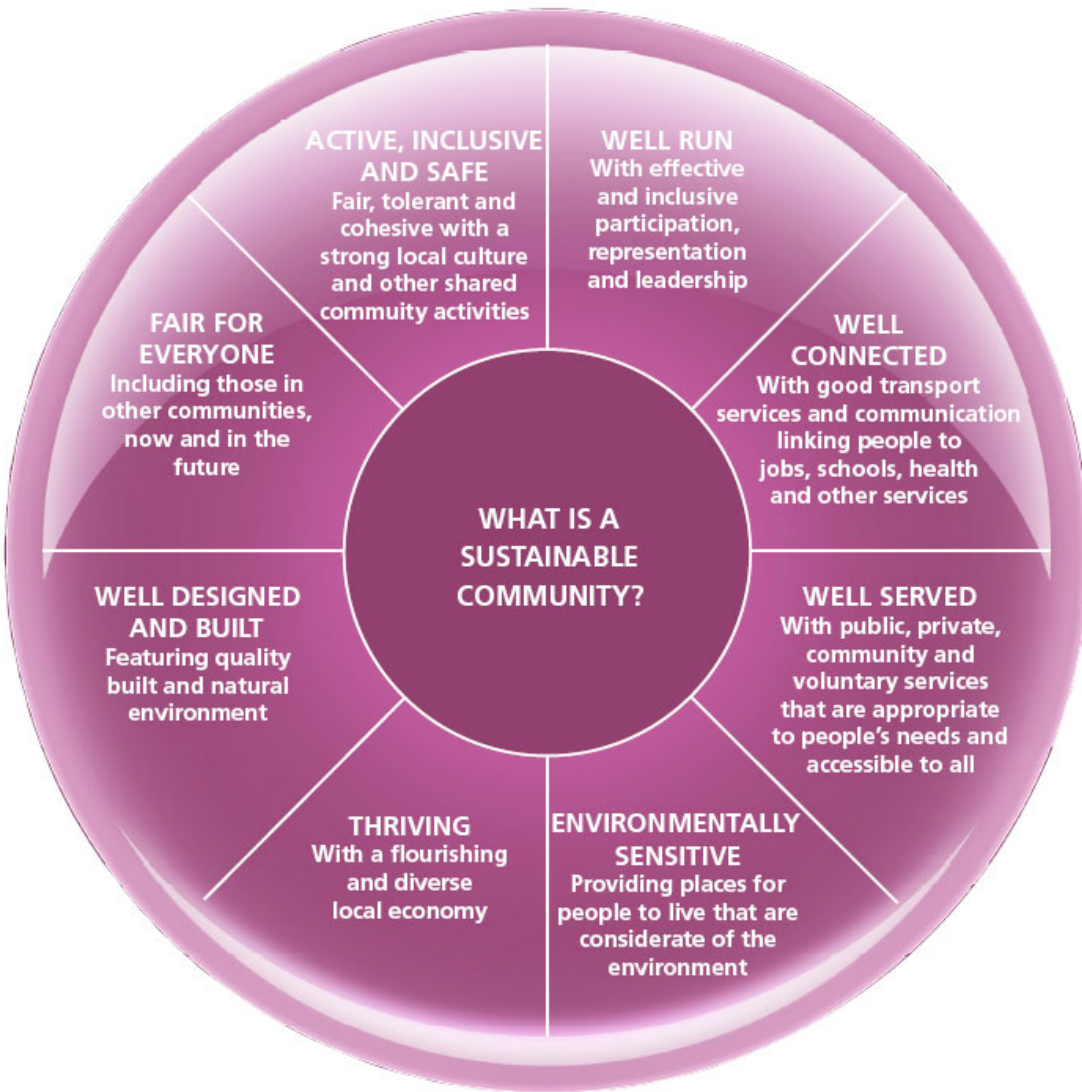
Planned new housing: 2006-2016



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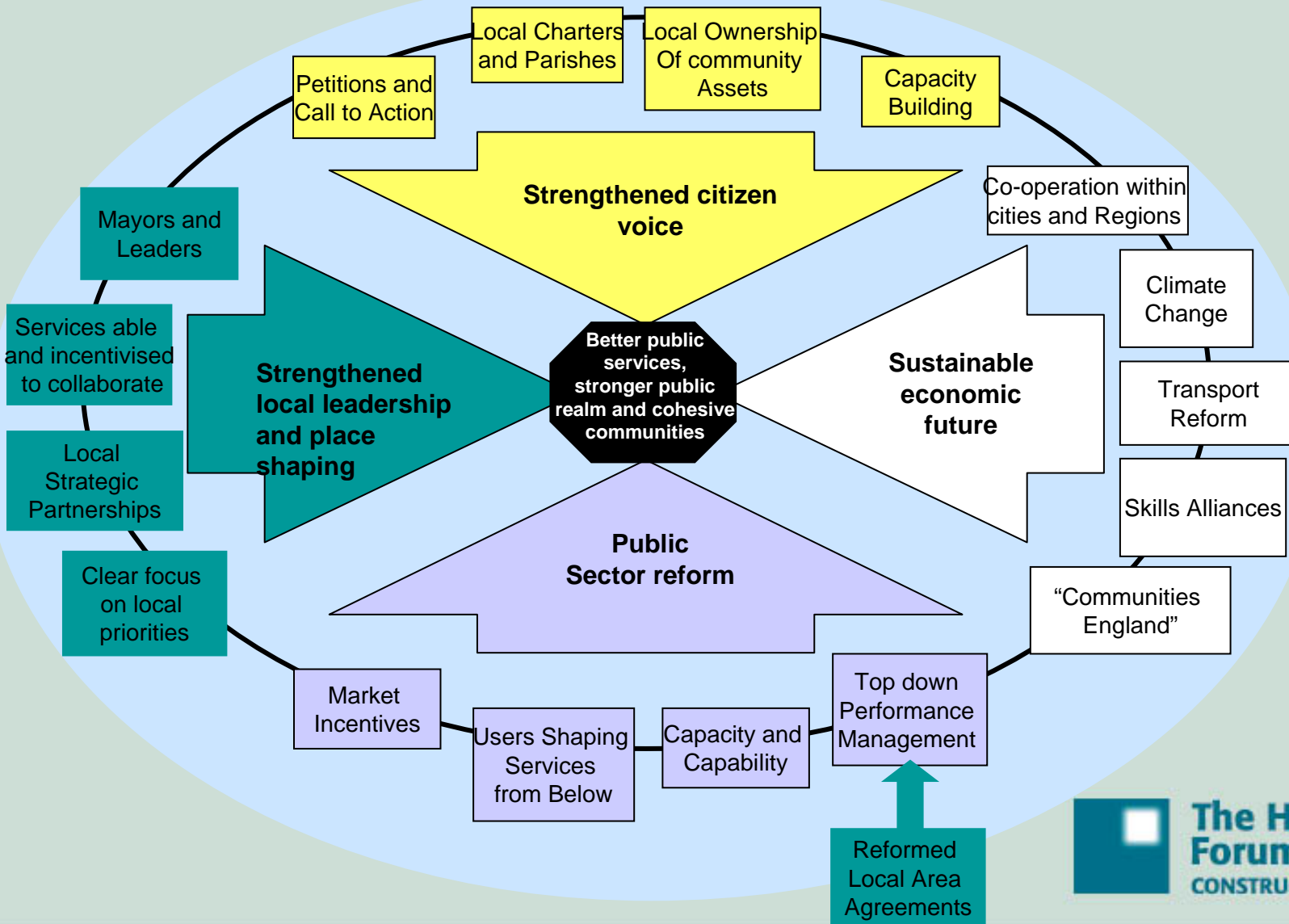
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# Sustainability in Community



- Well run
- Well connected
- Well served
- Environmentally sensitive
- Thriving
- Well designed & built
- Fair for everyone
- Active, inclusive and safe

# Sustainability in Community



# Sustainability in Community



Office of the  
Deputy Prime Minister  
*Creating sustainable communities*

## *Creating Sustainable Communities*

In the South West



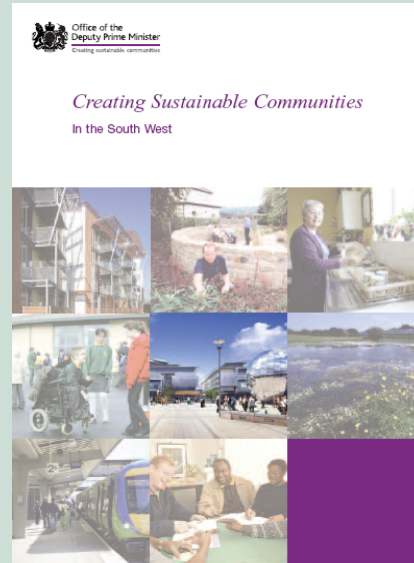
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# Sustainability in Community

creating sustainable communities is about more than housing. It is about:

- Increasing jobs and economic growth, promoting social justice and improving the quality of life.
- Encouraging people to get involved in the decisions which affect their community.
- Delivering better public services.
- Building schools, hospitals and transport as an integral part of development, not an afterthought.
- improving the environment, for example by making streets, parks and squares cleaner, safer and greener, and building more environmentally friendly buildings.



# Sustainability in Land Supply

**‘Another factor keeping house prices high is that Britain’s archaic and clumsy planning system has made it increasingly difficult for developers to build new properties.’**  
**Edmund Conway, Daily Telegraph, 7<sup>th</sup> April 2007**



South East Plan: Key Diagram

- Sub-regional Strategy Areas
- 1 South Hampshire
- 2 Sussex Coast
- 3 East Kent and Ashford
- 4 Kent Thames Gateway
- 5 London Fringe
- 6 Western Corridor
- 7 Central Oxfordshire
- 8 Milton Keynes and Aylesbury Vale
- 9 Gatwick Area
- Special Policy Area
- 10 Isle of Wight
- Growth Area
- Greenbelt
- ↔ Regional Spoke (T4)
- Regional Hub (CCBb)
- Primary Town Centre (TC2)
- Secondary Town Centre (TC1)
- ⊕ International Hub Airport (T10)
- ⊕ Regionally Significant Airport (T11)
- ⊖ Ro-Ro and Deep Sea Port (T11)
- ⊖ Regionally Significant Port (T11)
- ★ Gateway
- Urban Centres in Adjacent Regions
- ~ Regional Boundary

All boundaries are illustrative.  
Greenbelt data courtesy of local authorities.  
© Crown copyright. All rights reserved. South East England Regional Assembly, Licence No. 0100037971 (2006)

# Sustainability in Land Supply

**‘It is generally accepted that the constraints of the planning system remain firmly in place on the supply side; constraints that both restrict supply of land for house building, and increase the time taken to bring strategic land opportunities into the consented land bank. When this is allied to household growth, driven by demographic and societal changes, that is in excess of supply, then robust market fundamentals remain in place.’**



**Preliminary 2006  
Results**

**12 March 2007**



# Sustainability in Land Supply

‘... the supply of housing land has been increasing. In 2003 there was land with planning permission for 90,500 homes and allocations in local plans for a further 109,500. There were also substantial contributions anticipated from small, unidentified sites within urban areas.’

The image shows the cover of the 'South East Plan Core Document'. The cover features a photograph of a person in a red jacket looking upwards. A large, diagonal text overlay in red and white reads: 'In the South East provision will be made for an annual average of 28,900 net additional dwellings between 2006 and 2026.' The text on the cover includes 'a clear vision FOR THE SOUTH EAST', 'THE SOUTH EAST PLAN CORE DOCUMENT', and '2006'. There is also a small logo in the bottom right corner of the cover.



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# Sustainability in Land Supply

‘... a doubling of the flow of permissions and a progressive increase in stock of land available by 20% per year (so doubling in four years). We also double social rented new supply. This leads to a quite large (though not proportionate) increase in private outcome of 38%. However, the impact on price appears modest (a reduction of 4% in year 5) with a moderate increase in vacancies (7%) and an increase in net in-migration. The relatively low impact on prices may be partly a product of this particular version of the model ....’

Bramley, G, and Leishman, C, ‘Modelling Local Housing Market Adjustment in England’, in Adams, D, Watkins, C, and White, M, (eds.) *Planning, Public Policy & Property Markets*, Blackwell Publishing, 2005



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# Sustainability in Land Supply

- 'Pre tax profit growth of 13.7% to £132.0 million stated before one-off pension credit of £3.5 million; £135.5 million inclusive of pension credit.'
- 12,395 plots with planning consent owned/controlled, representing 4.0 years supply (2005: 13,138 plots) and a further c.3,800 plots (1.2 years supply) at an advanced planning stage, currently held in the strategic land bank.'



**Preliminary 2006  
Results**

**12 March 2007**



# What is Sustainability?

**“it does mean raising our game across the whole of our new developments to see what gains we can make.”**



Photo: David Partner

**Speech to Green Alliance 17<sup>th</sup> May 2006**



# What is Sustainability?

Worried about being flooded  
this winter?



Then don't buy a box home  
built on a fxxxing floodplain



ENVIRONMENT  
AGENCY

*Here to help*

Private Eye December 2006



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