



**Ministry of Housing,
Communities &
Local Government**

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Mr Clive Betts MP
Chair, Communities and
Local Government Select Committee
BY EMAIL

26 February 2018

Dear Mr Betts,

**Follow up to Select Committee hearing on the Department's Annual Reports and
Accounts**

Thank you for inviting me, Jo Farrar and Tamara Finkelstein to give evidence to your Select Committee's hearing of 15 January 2018 on the Department's Annual Report and Accounts, and for your letter of 23 January 2018 with additional questions.

I attach a short note in response to the Committee's additional questions and requests for further information, as set out in your letter.

Yours sincerely,

MELANIE DAWES

Follow up to the Communities and Local Government Select Committee hearing on MHCLG Annual Report and Accounts (15 January 2018)

1. Following the Committee's hearing on 15 January 2018 on the Department's Annual Report and Accounts, this note provides answers to the additional questions the Committee was unable to ask (1-7) and provides the further information requested by the Committee during the session (A-C).

Additional Questions

1) Reduction in staff numbers and costs

2. The Committee asked how the reduction in staff numbers and costs (compared to the previous year) affected the Department's work. The Annual Report shows that staffing levels across the Group had fallen from an average of 3564 in 2015-2016 to an average of 3311 in 2016-2017. Staffing levels continued to fall during 2016-17, with an FTE at April 2017 of 3058. However, throughout 2017, staffing levels have risen again with an FTE at December of 3212. We now estimate that by year end (2017-18) the Group will have an FTE of 3312.
3. Between 2010 and 2015, the Department accepted one of the largest budget cuts of any department, and decreased budgeted administration expenditure by 40% in real terms. At the 2015 Spending Review we committed to making a further 30% real terms savings on administration budgets. At the time we agreed to these reductions, we were clear that achieving them would leave the Department unable to absorb new activity without additional resources.
4. The Department will continue to drive the efficiencies to which we are committed. However, as part of the Budget the Department was given flexibility to help us manage new work on housing including an enhanced role for Homes England; overseeing the Grenfell recovery and response; and ensuring the proper resourcing of the building safety programme.

2) Reorganisation of resources

5. The Committee asked how the Department has reorganised staff resources in light of new challenges (Brexit and the Grenfell Tower fire) and how this has affected the Department's wider work.
6. In the immediate weeks following the Grenfell Tower fire, nearly 200 volunteers from across the Department and the rest of the Civil Service joined our local government, housing and building safety teams. Many of the positions required were short term, with some staff returning to their home teams and departments in a matter of weeks, and others, including on building safety, leaving us in

December 2017. Where permanent resource was required, on-going recruitment has been in place to fill those roles so that there is no impact on the Department's wider work. In March 2018 we will have 65 staff on the building safety programme and 60 in Grenfell recovery, funded through the flexibilities described in paragraph 4 above.

7. We are currently undergoing Business Planning to establish resource allocations for 2018-19 and 2019-20.

3) and 4) Spending on Legal and Professional Services

8. The Committee asked why the Departmental group is spending over £200m on 'Legal and Professional Services' and what this money is being spent on. The Committee also asked why the Departmental group is spending more on these services than on permanent staff.

9. The Department's legal and professional fees can be broken down as follows:

	2014-15 £m	2015-16 £m	2016-17 £m
The Department's contribution to the Valuation Office Agency (VOA)	143	160	160
Fees relating to land and investment transactions	4	10	14
Other fees including: fees for the Government Legal Department and Government Actuaries Department, legal costs associated with the Department's estates and fees for non-salaried planning inspectors.	23	20	21
One off VAT charge in 2016-17	-	-	8
Total	170	190	203

10. A large proportion of the expenditure recorded as legal and professional fees is the Department's payment to the Valuation Office Agency (VOA) for administration costs related to compilation and maintenance of the non-domestic rating and council tax lists that support the collection of council tax and non-domestic rates. The fee increased in 2015-16 as the VOA needed to do work to set up the new business rates appeals process, to reduce a large backlog of business rates appeals, to deliver the business rate revaluation exercise by April 2017 and to start transformational work which needed upfront investment, with the aim of driving down costs in the longer term. From 2017-18, HMRC will be paying the fee instead because the VOA is an Executive Agency of that Department. A budget transfer was made to HMRC to support this.

11. Fees relating to land and investment transactions (for legal and due diligence work as well as Help to Buy post-sale agent fees) are increasing due to the increased volume of those transactions. Other fees have remained fairly static between 2014-15 and 2016-17.
12. The one-off VAT charge in 2016-17 was the outcome of a review by HMRC of the VAT treatment of maintenance costs of emergency fire response vehicles and equipment. The review occurred during 2016-17 upon the transfer of responsibility for fire policy to Home Office, and resulted in higher VAT liability. An accrual for over-claimed input VAT between 2006-07 and 2015-16 was made in 2016-17 at £8m. The final charge agreed with HMRC and paid this financial year (2017-18) was lower than anticipated, at £3.1m. This will be reflected in the 2017-18 accounts.

5) Off-payroll staff

13. The Committee asked why the accounts indicate that the Department has employed six off-payroll staff for over two years. At 31 March 2017, the Department did employ six off-payroll workers over two years in duration; five working to provide expert independent assessment of social housing, and the other worker was for the delivery of a new IT system.
14. The five workers providing assessment of social housing are experts in the field, from the Independent Approved Assessor Service, and undertake independent assessments of developing Tenant Management Organisations. The Secretary of State is required to provide an independent approved Assessor Service under the Housing (Right to Manage) (England) Regulations 2012. The work is demand-led and these workers are only engaged on an ad hoc basis when independent competency assessments of Tenant Management Organisations in development are required (generally two to three assessments during a group's development).
15. The final worker was engaged as a Project Manager to oversee the delivery of a new IT system (eClaims) in the European Programmes directorate. This role required specialist skills not available in the Department and the worker's contract ended in March 2017.

6) Estimates memoranda

16. The Committee asked why the publications of both the supplementary and main estimates memoranda in 2017 were delayed.
17. The supplementary estimates memorandum was provided on the 27th March. The delay was due to discussions with HM Treasury on how best to meet Help to Buy

budget pressures. Waiting until March allowed us to confirm more accurately what the movements from other budgets would be.

18. The main estimates memorandum was supposed to be provided by 21st April, and the Department had planned to send it to the Committee that week. The General Election was called on 18th April, and in the event it was not possible to send it before purdah began on 21st April. We sent it to the Committee as quickly as we could following the return of Parliament in June.

19. We apologise for the delay in providing the estimates memoranda to the Committee.

7) Single Departmental Plan metrics

20. The Committee asked why the Single Departmental Plan (SDP) published in December uses only limited performance data.

21. This SDP provides a high-level overview of the Department's work, in line with the Cabinet Office guidance to departments. This version of the SDP does not contain the full extent of the metrics and information the Department publishes or uses. To take one example, we publish monthly updates on our progress on the Building Safety Programme on Gov.uk.

22. However, we did include metrics beyond net additional housing supply. For example, metrics were included for rough sleeping, combined authority mayors, devolved administration devolution deals, and the Troubled Families Programme.

23. We will be considering more detailed metrics for elements of our work as we develop detailed plans for delivery of the SDP. For example, we will be publishing and consulting on a Green Paper for our integration strategy, which will include proposed metrics.

Further information requested

A) Capital spending figures for housing programmes

24. The Committee requested further information on the real and nominal capital spending figures in each financial year since 2009-10. The detailed figures you have requested are at Annex A.

25. Between 2015 and 2020, the Departmental group's capital expenditure on Housing will total £27.7bn, at 2018 prices. This compares to expenditure over 2010 and 2015 of £16.5bn, at 2018 prices. Between 2015 and 2020, the

Department has also been given additional spending power (not included in budgets) of £8.8bn for housing guarantees and additional Homes England borrowing capacity.

B) Planned revision of the NPPF

26. The Committee requested further information on current and recent consultations and how they relate to the planned revision of the National Planning Policy Framework (NPPF). This is set out in Annex B.

27. The Government consulted on the majority of the reforms through the Housing White Paper in February 2017 and the subsequent consultation 'Planning for the right homes in the right places' in September 2017. We intend to publish a draft revised National Planning Policy Framework for consultation as early as possible this year, which will implement around 80 of the reforms.

C) Building Regulations Approved Document B

28. The Committee requested further information on the timetable for improving the clarity of Approved Document B. In line with Dame Judith Hackitt's recommendations in her Interim Report, we intend to consult on making two sets of changes to Approved Document B over coming months.

29. The first change will be to revise the wording on assessments in lieu of testing, also known as desktop studies. We have started work with industry experts to draft the guidance and will publish it for a four week consultation by March. Subject to the feedback we receive during the consultation, we expect to issue final guidance by June.

30. The second change will be to clarify the whole document so that it is easier to use. We have already carried out a user study on how some of our Approved Documents – including Part B – are used. We are now working closely with industry experts and the Building Regulations Advisory Committee (BRAC) to use the insights from the research to produce a document that is more user-friendly.

31. We intend to publish a clarified draft of Approved Document B for consultation by June. Subject to feedback received, we aim to publish the final version by December 2018.

Ministry of Housing, Communities and Local Government

22 February 2018

Annex A: Real and nominal capital spending figures in each financial year since 2009-10

Real and nominal capital spending figures in each financial year since 2009-10 including the additional details asked for by Mr Blackman at Q12.

The table below sets out the Department's historic capital spending and planned capital spending on Housing & Planning since 2009-10 and to 2020-21. It incorporates additional amounts in the future budgets as agreed during the two fiscal events in 2017. The table shows a breakdown by the largest programmes. The table also details additional financial support (in blue) of almost £9bn which does not appear in budgets. For 2021-22 and 2022-23, £3.5bn has also additionally been agreed for the Affordable Housing Programme and £3bn for other housing programmes. The summary table shows the comparison of total capital spending for 2010-2015 (SR10) and 2015-20 (SR15) periods in both real and nominal terms (excluding the aforementioned additional financial support given to the Department for SR15).

Summary Table: Total Capital Spending - Housing & Planning

	SR10	SR15*
Total nominal capital spending on Housing:	14,374,782	28,019,891
Total capital spend on Housing (at 2018 prices)(using RPI):	16,535,717	27,664,729

*Excludes additional spending power of £8.8bn

Capital Spending - Housing & Planning (Nominal)

	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
	outturn	outturn	outturn	outturn	outturn	outturn	outturn	outturn	plan	plan	plan	plan
Spending in DEL - DCLG Communities	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000
Voted expenditure												
B: Housing and Planning	1,768,270	1,317,781	899,451	225,599	223,600	190,338	-7,937	55,496	337,956	4,414,145	6,348,500	7,131,500
H: Housing and Planning (ALB)(Net)	5,174,972	3,885,105	2,075,218	1,152,701	2,088,754	2,316,235	1,715,215	2,850,232	4,745,070	3,829,527	3,731,687	3,748,778
Total	6,943,242	5,202,886	2,974,669	1,378,300	2,312,354	2,506,573	1,707,278	2,905,728	5,083,026	8,243,672	10,080,187	10,880,278

Largest Programmes Within the Above:

Affordable Homes	3,757,181	2,887,710	1,621,646	662,573	526,824	521,782	178,534	261,725	837,910	1,737,866	2,642,700	2,725,900
Help to Buy	-	-	-	-	858,000	1,211,770	1,500,599	2,301,669	3,289,000	4,149,000	4,598,000	4,978,000
Decent Homes	930,000	622,191	300,000	13,404	10,650	-	-	-	-	-	-	-
National Productivity and Investment Fund	-	-	-	-	-	-	-	-	-	790,000	1,609,000	2,369,000
Home Building Fund	-	-	-	158,486	188,581	-16,650	-145,776	211,315	502,192	241,900	497,700	352,800

Plus additional spending power in SR15:

Housing Guarantees

8,000,000

Additional HRA borrowing capacity

837,000

During the hearing, the Department stated that housing allocation over the five years from 2018-19 currently stands at £44bn. This is made up of budgets from 2018-19 to 2020-21 of £29bn in the table above plus the additional financial support of £8.8bn in the table, and, not in the table, initial capital housing allocation for 2021-22 and 2022-23 announced at Autumn Budget 2017 of £3.5bn for the Housing Infrastructure Fund and £3bn for other housing programmes.

The Department also stated that there is a £9bn budget allocation for affordable homes for the 5 years from 2016-17. This comprises a Spending Review 2015 (2015-20) allocation of £7bn plus an additional £2bn agreed at Autumn Budget 2017 for the affordable housing programme. The line on the table above for affordable housing shows the post-Autumn budget for 2017-18 to 2020-21 and outturn in 2016-17 of £8.2bn in total. On top of this, £0.6bn is spent on Affordable Homes as part of the London Settlement in 2016-17 and 2017-18 that we recorded in our capital budgets for local government and public services (rather than Housing). The table incorporates a revision to the 2017-18 planned expenditure on the affordable housing programme, reducing it by £0.2bn compared to the SR15 allocation. The underspent budget has been utilised on other housing programmes.

Annex B: Planning Reforms

Reform	Source*	Implementation
Tackle unnecessary delays caused by planning conditions	Housing White Paper and Neighbourhood Planning Act 2017	A consultation on draft regulations was issued on 30 January 2018.
Roll out strategic approach to streamlined licensing system for managing great created newts	Housing White Paper	Three-year programme running from April 2017 to March 2020 led by Natural England.
Ensure every local authority has a plan	Housing White Paper	Statutory duty now in force through Neighbourhood Planning Act 2017.
Set out strategic priorities that each area should plan for, with flexibility on how to deliver	Housing White Paper	The Neighbourhood Planning Act 2017 introduced a statutory duty to plan for strategic priorities. Commencement Regulations were made bringing this into force on 16/01/2018. The NPPF will also clarify the strategic priorities that should be planned for, including strategic site allocations.
Change NPPF so, when preparing plans, housing requirement should be accommodated unless strong reasons for restricting development outweigh benefits	Housing White Paper	As part of revised National Planning Policy Framework (NPPF). Consultation on draft revised NPPF early in 2018.
Strengthen NPPF to ensure clearer policies in planning for specific groups including older and disabled people	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
From early 2018, new methodology for assessing housing requirements is the baseline for 5yr supply calculations and monitoring housing delivery if no up-to-date plan in place	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF so, when preparing plans, local authorities have a clear strategy to maximise use of suitable land in their area (Effective use of land)	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Update statutory strategic priorities i.e. those currently set out in paragraph 156, with an additional requirement to plan for the allocations needed to deliver the area's housing requirement	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Revise to tighten what constitutes an acceptable evidence base	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Changes to support more proportionate consultation and examination procedures for all types of plan and ensure different levels of plans work together	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

Amend NPPF to clarify which national policies it regards as a strong reason to restrict development in plan-making and decision-making	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Further clarification to the presumption in favour of sustainable development to reflect lessons since 2012	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to encourage LPAs to consider social and economic benefits of estate regeneration, and use planning powers to help deliver estate regeneration to a high standard	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to highlight the opportunities that neighbourhood plans present for identifying and allocating sites that are suitable for housing	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to expect local planning authorities to identify opportunities for villages to thrive	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to give stronger support for Rural Exception Sites (sites providing homes for local people)	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to make clear that on top of the allowance made for windfall sites, at least 20% of the sites allocated for residential development in local plans should be sites of half a hectare or less	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to expect local planning authorities to work with developers to encourage the sub-division of large sites; and	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to encourage greater use of Local Development Orders and area-wide design codes	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to make clear that authorities should amend Green Belt boundaries only when they can demonstrate they have examined fully all other reasonable options	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to make clear that where land is removed from Green Belt, local policies should require impact to be offset	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Clarificatory changes to Green Belt policy so: i) existing cemeteries are not inappropriate development; ii) development brought forward under Neighbourhood development Orders are not inappropriate development; iii) Neighbourhood Plans may set GB boundaries where local plan demonstrated need for GB review	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Change NPPF to be clear that when carrying out a Green Belt review, authorities should look at previously developed land and land surrounding transport hubs	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

Seek suggestions for what other reasonable options local authorities should be expected to examine before amending Green Belt boundaries	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF so neighbourhood planning groups can obtain a housing requirement figure from Local authorities	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF so that local and neighbourhood plans (at the most appropriate level) and more detailed development plan documents (such as action area plans) should set out clear design expectations	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to strengthen the importance of early pre-application discussions between applicants, authorities and the local community about design and the types of homes to be provided	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to make clear that design should not be used as a valid reason to object to development where it accords with clear design expectations set out in statutory plans	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to recognise the value of using a widely accepted design standard, such as Building for Life, in shaping and assessing basic design principles – and make clear that this should be given weight in the planning process	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF so that plans and individual development proposals make efficient use of land and avoid building homes at low densities where there is a shortage of land for meeting identified housing requirements;	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to address the particular scope for higher-density housing in urban locations that are well served by public transport (such as around many railway stations); that provide scope to replace or build over low-density uses (such as retail warehouses, lock-ups and car parks); or where buildings can be extended upwards by using the 'airspace' above them	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to ensure the density and form of development reflect the character, accessibility and infrastructure capacity of an area, and the nature of local housing needs	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to take a flexible approach in adopting and applying policy and guidance that could inhibit these objectives in particular circumstances; for example, avoiding a rigid application of open space standards if there is adequate provision in	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

the wider area		
Views on indicative density standards and locations to which they would apply	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Views on the potential for delivering additional homes through more intensive use of existing public sector sites, or in urban locations more generally, and how this can be best supported through planning	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF and guidance to allow local planning authorities to agree/fix their 5 year housing land supply assessment for a one-year period. Where they wish to do so, should national policy require them to have a 10% buffer in return?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF and guidance to allow local planning authorities to agree/fix their five year housing land supply assessment with PINS. - should PINS consider approach to calculation or make an assessment on 5 year supply?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Made clear that up-to-date Neighbourhood Plans not out of date unless a significant lack of housing supply but to qualify, ensure that: i) neighbourhoods should demonstrate they will meet their share of housing need; ii) local authority passes delivery test; iii) should it remain a requirement to have site allocations in the plan or should the protection apply as long as housing supply policies will meet their share of local housing need?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to require local authorities to have planning policies setting out how to deliver high quality digital infrastructure in their area	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF so expect local authorities to identify development opportunities that investment offers at the time funding is committed	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to make clear the status of endorsed recommendations of the National Infrastructure Commission (NIC)	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend planning application form to require developers to provide more information to be provided about timing and pace of delivery of new housing	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to encourage local authorities to consider realistic it is that a site will be developed on sites where previous permissions not implemented	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Consider whether applicant's track record of delivering previous schemes is a material	Housing White	As part of revised NPPF. Consultation on draft revised

consideration- if so, should it be taken into account for large sites only?	Paper	NPPF early in 2018.
Amend NPPF to encourage Local authorities to shorten period of commencement to 2 years. What would change mean for SME developers?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Clarification of baseline, time period and consequences	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
What support would be most useful to local authorities in increasing housing delivery in their areas?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Proposed integrated definition of affordable housing for planning purposes	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Introduce income cap for starter homes	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Incorporate a definition of affordable private rent housing?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Allow for a transitional period that aligns with other proposals	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to ensure local authorities seek a minimum 10% of all homes as affordable home ownership products - If so, should this policy only apply to large sites? - should any particular types of residential development be excluded from this policy?	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Climate change - i) add rising temperatures to list of considerations: ii) make clear that plan policies should support future resilience of communities and infrastructure to climate change	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Flood risk - i) clarify application of Exception Test; ii) clarify that planning applications for minor developments/ changes of use are expected to meet requirements of paragraph 103 of Framework; iii) clarify that planning policies to manage flood risk should, where relevant, address cumulative flood risks resulting from combined impacts of a number of new but separate developments in (or affecting) areas identified as susceptible to flooding.	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Noise - amend Framework to emphasise that planning policies/ decisions should take account of existing businesses and other organisations and mitigate impact of noise and other potential nuisances arising from	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

existing development		
Onshore wind energy - amend wording of paragraph 98 of the Framework	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amendments to plan-making and decision-taking sections of the NPPF and planning obligations and viability sections of the PPG to introduce a more standardised and transparent approach to viability and section 106 planning obligations.	Housing White Paper	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Consult on introducing a fee for making a planning appeal	Housing White Paper	Requires consultation and regulations.
Simplify and speed up completion notice process	Housing White Paper	Sir Oliver Letwin's review (announced Budget 2017) of build-out.
New £25m funding to support ambitious authorities	Housing White Paper	Prospectus issued 4 December 2017. Announcement on bids to be made before the end of March 2018
Use regulations to enable spatial development strategies to allocate strategic sites	Housing White Paper	To be taken forward through regulations as part of individual devolution deals.
Subject to consultation, require large house builders to publish aggregate information on build out rates	Housing White Paper	Sir Oliver Letwin's review (announced Budget 2017) of build-out.
Consult on an additional 20% for those local authorities delivering the homes needed	Housing White Paper	Consultation on planning for the right homes in the right places closed 8 November. Responses will inform the development of policy of how any additional 20% could be awarded, with further detailed consultation anticipated in early 2019.
Keep resourcing of LA planning departments under review	Housing White Paper	We will continue to monitor and review the resourcing of local planning authorities following the introduction of most recent 20% fee increased on 17 January. Resourcing and performance will be monitored as part of the annual designation regime.
Amend guidance to highlight how planning approaches can support higher densities	Housing White Paper	Planning practice guidance to be published alongside final NPPF.
Review the consultation and examination procedures for all types of plan	Housing White Paper	Commencement Regulations have been made bringing into force from 31 July 2018, provisions of the Neighbourhood Planning Act requiring local planning authorities to set out in the Statements of Community Involvement how they will engage communities in early stages of plan-making, and

		provide assistance in connection with neighbourhood planning. We are considering the case for further reforms.
Amend planning application form to require developers to provide more information to be provided about timing and pace of delivery of new housing	Housing White Paper	Consulted through the housing White Paper. The Government response to the White Paper, and proposed course of action, will be published alongside the NPPF early in 2018.
Duty on developers to provide information on progress in delivering homes, after planning permission granted	Housing White Paper	Consulted through the housing White Paper. The Government response to the White Paper, and proposed course of action, will be published alongside the NPPF early in 2018.
Set out new requirements for local authorities in Authority Monitoring reports to report on progress of delivering housing in local plan	Housing White Paper	Consulted through the housing White Paper. The Government response to the White Paper, and proposed course of action, will be published alongside the NPPF early in 2018.
Legislate to allow locally accountable New Town Development Corporations	Neighbourhood Planning Act 2017	Consultation on draft Regulations recently concluded with the intention of introducing final Regulations, taking account of consultation responses, as Parliamentary time allows.
Strengthen Duty to Co-operate - require preparation of statement of common ground	Planning for the right homes in the right places consultation	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Consult on options for a new standardised approach for calculating Local Housing Needs	Planning for the right homes in the right places consultation	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend NPPF to highlight statutory requirement to have a set of plan policies; updating the language used for plans in the NPPF	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Revise NPPF to tighten definition of a "Sound" plan - change from 'the most appropriate' to 'an appropriate' strategy - to allow for a more proportionate approach	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Removing the expectation that each LPA should produce a single local plan.	Other	As part of revised NPPF. Consultation on draft revised

		NPPF early in 2018.
Making clear that plans and policies shouldn't duplicate one another	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Requirement to review Local Development Documents (LDDs) every 5 years	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Non-Housing White Paper clarifications of Green Belt policy in: i) Para 81 - extension of beneficial uses; ii) Para 84 - clarification of sustainability; iii) Para 85 redefinition of safeguarded land; iv) Para 89 - 3rd & 4th bullets amended to allow basements and clarify footprint of replacement bdgs; v) Para 89 - redivision of bullets so position on infilling and Local Plan is clear; vi) Para 89 - relaxing test for impact of brownfield redevelopment; vii) Para 92 - cancel if community forests cited in para 81.	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amend guidance to highlight how planning approaches can support higher densities	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Integration of previous WMS into the NPPF. Detailed changes are:- No AH requirement for sites of less than 10 units;- SuDs requirements for sites over 10 units and all sites in some areas;- New Starter Homes exception site policy;- Flexible approach to parking standards; - Embedding optional technical standards and space standards;- Clarifying travellers not captured by PPTS are caught by NPPF;- Green Belt protection and intentional unauthorised development; and- Greater protection for Neighbourhood Plans where no 5 year supply in place.	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Incorporating changes agreed to previous NPPF consultation (and set out in Housing White Paper). Detailed changes are: - Great weight to value of suitable brownfield land within settlements for new homes; - LPAs have policies that support development of small windfall sites; - Great weight to using small undeveloped sites within settlements for homes; - Expanding the Starter Homes exception site policies on brownfield land, including Green Belt;	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Changes to support Build to Rent (arising from separate consultation document)	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Amendments to the Decision Taking chapter (paras 186-207)	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

Consequential changes to the Planning policy for traveller sites (PPTS)	Other	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Intervening where there has been a failure to progress a plan – with use of powers to direct joint statutory plans where needed	Autumn Budget 2017	Written Ministerial Statement on 16 November 2017. Formal intervention process commenced with 15 local planning authorities.
Removing restriction on s106 pooling – in certain circumstances, e.g. where the authority has adopted CIL	Autumn Budget 2017	Amendment regulations. Consultation early in 2018.
Speeding up the process for setting and revising CIL – e.g. through more proportionate consultation and more clarity over evidence requirements	Autumn Budget 2017	Amendment regulations supported by planning guidance. Consultation early in 2018.
Giving authorities greater flexibility to set differential CIL rates – to better reflect uplifts in value between existing and proposed uses	Autumn Budget 2017	Amendment regulations supported by planning guidance. Consultation early in 2018.
Changing indexation of CIL rates to house price inflation, rather than build costs	Autumn Budget 2017	Amendment regulations. Consultation early in 2018.
Giving the option of a strategic infrastructure tariff to combined authorities and joint committees with statutory plan-making functions	Autumn Budget 2017	Amendment regulations and/or devolution deal implementation (regulations). Consultation early in 2018.
Expecting 20% of housing supply to be brought forward as small sites	Autumn Budget 2017	As part of revised NPPF. Consultation early in 2018.
Removing exemptions from deemed discharge for planning conditions	Autumn Budget 2017	Secondary legislation. Consultation as soon as possible.
Review of build-out led by Sir Oliver Letwin – looking at the gap between allocations, permissions and completions	Autumn Budget 2017	Work underway to review build-out. Recommendations on practical steps to increase the speed of build out will be included in a full report in time for the Autumn Budget 2018.
Register of planning permissions - a central register of residential planning permissions from local authorities to improve information on where permissions are held and progress towards them being built out.	Autumn Budget 2017	Digital Team will engage in work in Spring 2018 to identify how to meet this objective in the context of how we best get public sector data into the hands of planning and property technology entrepreneurs. As part of this, we will engage those impacted and seek to use the data to understand their needs.
Supporting more strategic and zonal planning approaches through housing deals in the South East	Autumn Budget 2017	Agreed first housing deal with Oxfordshire at Autumn Budget 2017.
Deallocating sites from plans where there is no prospect of a planning application being sought	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.

Releasing land outside plans to provide homes suitable for first time buyers or affordable rent – if well-related to existing settlements	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Expecting minimum densities for housing in city centres/around transport hubs, and with greater support for compulsory purchase for land assembly	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Supporting conversion of empty space above high street shops	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Policy to make it easier to convert retail and employment land to housing	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Strengthened housing delivery test - with threshold at which presumption applies set at 75% by 2020	Autumn Budget 2017	As part of revised NPPF. Consultation on draft revised NPPF early in 2018.
Consult on a permitted development right to allow commercial buildings to be demolished and replaced with homes.	Autumn Budget 2017	Consultation in Spring 2018.

***Please see below further details regarding the sources of the reforms:**

[Housing White Paper](#): Consultation on proposals in February 2017 through the housing White Paper 'Fixing our broken housing market'.

[Planning for the right homes in the right places consultation](#): Consultation on proposals in September 2017.

[Neighbourhood Planning Act 2017](#): Received Royal Assent on 27 April 2017.

Other: Revisions to the National Planning Policy Framework to bring Written Ministerial Statements published since 2012 into national policy, tighten wording following legal cases and align wording with government policies.