

Nationally significant infrastructure projects and housing

Department for Communities and Local Government

RPC rating: validated

Description of proposal

Developers who want to include housing as part of a nationally significant infrastructure project currently need to submit two separate applications. The proposal is to permit such a developer to seek consent for both the infrastructure project and the housing element in a single application. This would offer a choice to developers who may find it more cost effective to submit a single application, encouraging new partnerships between developers of nationally significant infrastructure projects and housing developers.

Impacts of proposal

The impact assessment (IA) states that there will be net benefits for developers who want to include housing as part of an infrastructure project. These would arise from not having to complete a separate application for housing and pay the associated fee. The IA states that none of the 45 nationally significant infrastructure projects that have sought consent for an infrastructure project, has submitted a separate application for housing, and it is difficult to predict the number of projects that may choose to make use of this simplification. The benefits have, therefore, not been monetised.

The IA, however, provides an illustration of the potential fees savings for business. For example, if two projects with housing (one that includes 60 houses and the other including 500 houses) came through the planning regime each year, the Department estimates that this could save business around £0.1 million.

The Department does not expect significant costs as a result of this measure. In any event, developers are not obliged to use the single application approach and are likely to do so only if they determine that it will be beneficial.

Quality of submission

Given that the benefits to business are likely to be small, and the uncertainty as to how many (if any) projects, including housing, will come forward, the Department has not monetised these.

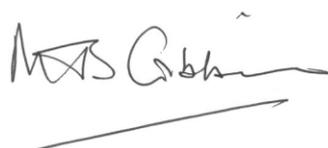
The RPC accepts that the Department has made a reasonable and proportionate analysis. In line with the Better Regulation Framework Manual (March 2015) for measures where costs and benefits cannot be monetised, the RPC can validate the Department's assessment of the equivalent annual net cost to business (EANCB) as zero.

Initial departmental assessment

Classification	In scope (deregulatory)
Equivalent annual net cost to business (EANCB)	Zero
Business net present value	Zero
Societal net present value	Zero

RPC assessment

Classification	Qualifying regulatory provision (OUT)
EANCB – RPC validated	Zero
Small and micro business assessment	Not required (deregulatory)



Michael Gibbons CBE, Chairman