



# Roundtable Meeting on Housing and Planning with Clive Betts MP, Chair of the Levelling Up, Housing & Communities Committee

Tuesday 16th May 2023

## Introduction

The APPG met with Clive Betts MP, Chair of the Commons Levelling Up, Housing and Communities Committee, for an all encompassing discussion to examine key aspects of policy related to the housing market and housing delivery. Issues discussed ranged from recent planning policy changes, constraints to social housing through to Nutrient Neutrality and the Infrastructure Levy.



## Key takeaways

- Planning policy proposals and changes, including the National Planning Policy Framework (NPPF), have created uncertainty and halted work on local plans by local authorities (LAs).
- Financial constraints faced by social housing providers were highlighted as a pressing issue. Unfortunately, there is currently a lack of funding available for social housing providers to undertake these necessary works.
- A significant concern discussed was the focus on quantity over quality in housing planning policy. Homes England, the government agency responsible for housing, was mentioned as only providing funding for social housing provision if additional properties were actually delivered. This raised the issue of potential funding gaps for demolition and regeneration projects. It was suggested that the treasury's focus on numbers rather than quality needed to be addressed.
- Nutrient Neutrality continues to a significant blockage in the planning system that is yet to be durably addressed. Participants noted that although Natural England is now engaging and communicating with stakeholders, there is a severe need for radical solutions to counteract the over 100,000 homes blocked in the planning system due to this issue.
- Concerns about the impact of IL on social housing provision, the time it will take for IL to come into play and the resulting different financing arrangements for developers across the country, and the potential impact of IL on achieving the necessary number of homes for the country.

# Issues raised

- Shortage of housing and the worsening problem of affordable housing
- Uncertainty and changes in planning policy proposals
- Constraints on social housing finance and lack of funding for repair and regeneration
- Concerns about the impact of the Infrastructure Levy on social housing provision and the financing arrangements for developers

# Outcomes and future actions

- Clive Betts MP suggested that participants should write a joint letter requesting an inquiry into Nutrient Neutrality to the Select Committee.

We would like to thank our Advisory Board for their contributions and continuing support.



To get involved, please contact  
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