

Response ID ANON-17ST-C4DC-D

Submitted to Planning Reform Working Paper: Speeding Up Build Out
Submitted on 2025-07-07 12:41:38

Introduction

About You

1 What is your name?

Name:
Kerry Booth

2 What is your email address?

Email:
kerry.booth@sparse.gov.uk

3 What is your organisation?

Organisation:
Rural Services Network

4 What type of organisation are you representing?

Other (please specify)

If you answered 'other' please provide further details:
Special Interest Group of the LGA representing rural authorities

Questions

5 Do you agree with the evidence base and theory we have set out on build out rates?

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6 How could we go further to support models of housebuilding which build faster, such as small sites, strategically master-planned and mixed tenure?

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7 For mixed tenure, what would you consider to be an appropriate threshold level?

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8 Do you have any views on how the proposed Compulsory Purchase Order measures would work best in practice?

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9 How should MHCLG guide local authorities and developers towards reasonable build out schedules (noting that ultimately this will be negotiated locally)?

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10 What are the right set of exemptions for external factors that impact build out rates? Should this include economic downturns which reduce sales rates, or does that mean that payments would be too weak to induce the shift toward the partnerships business models we want to see?

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11 For the Delayed Homes Penalty, do you agree with the intention to use it to incentivise the shift towards higher build out models of housebuilding?

Delayed Homes Penalty:

12 How should the Penalty be calculated? What are the strengths and weaknesses of using a percentage of house price, or reference to local council tax rates? What information would local authorities require?

Penalty calculated:

13 Are there wider options you think worth worthy of consideration that could help speed up build out of housing?

Are there wider options you think worth worthy of consideration that could help speed up build out of housing? :

The RSN has no particular comments in relation to this working paper, aside from the resources required for the Local Planning Authority to administer these schemes, which need to be fairly resourced. Historically the lack of funding for rural councils where urban councils get 40% more in Government Funded Spending Power, has meant limited resources for rural councils where the cost of delivering services is higher. It is likely that a large amount of development will take place in rural councils to meet the 1.5 M home target and it is important that rural councils have the resources to enable the planning process to take place effectively.

14 Do you anticipate any environmental impacts from these proposals that the government must consider and the Environmental Principles Policy Statement?

Environmental Principles:

15 Do you anticipate these proposals giving rise to any impacts on people who share a relevant protected characteristic, as defined by the Equality Act 2010, that the government must consider under the Public Sector Equality Duty?

Equality Act: