

Barratt London presentation to NLA Housing Summit

27 February 2025

BARRATT
— LONDON —

Over 40 years of Developing in London

- Target delivery of 2,000 homes per year
- 35% Affordable Housing
- Mainly Zones 3 to 6 but moving back into central London
- Relationship with Places for London – Blackhorse Road;; Wembley Park Car Park; Bollo Lane ; High Barnet
- Placemaking
- Job creation
- Over £60 million contributor to CIL and Section 106





I Planning

Largely fit for purpose

Protects our environment / historic cities

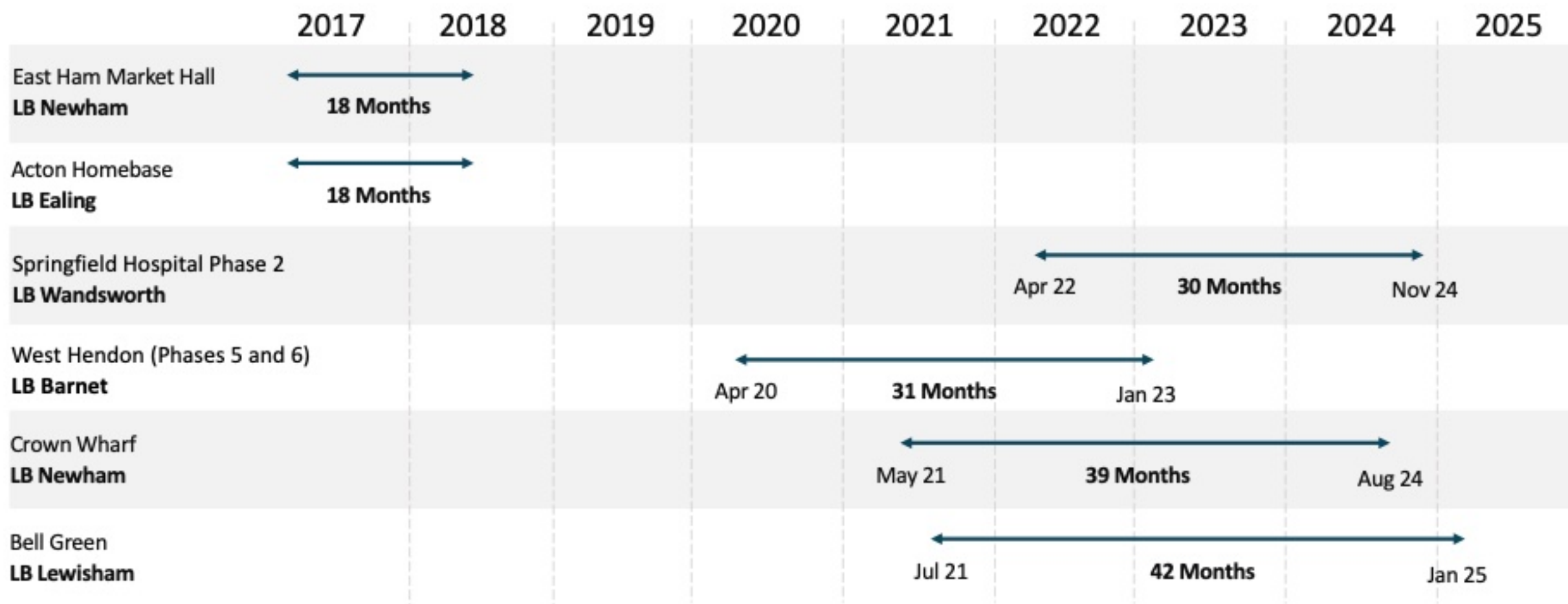
Delivers homes and jobs in a very complicated environment

System copied throughout the world

Avoids the free for all seen in other countries

Large scale reform never works

I Planning but very extended planning programmes ...



Significant increase in time taken during the planning process

I ❤️ Planning but....

Bell Green,
Sydenham

Springfield
Hospital, GLA
Stage 3 Hearing



Why is planning taken so much longer? Our experience



- Resourcing of Local Authorities
- Design critique
- Online meetings
- 'Planning can't do everything' – recent focus on Biodiversity Net Gain and Circular Economy
- GLA Guidance Note on viability welcomed
- Viability testing route – 2 or more rounds of testing
- Local Authority vs GLA – discussions on 50% v 35% and tenure mix e.g. LB Wandsworth

Why is planning taken so much longer? Our experience



- Delays in getting to Committee
- Delays in signing S106 after Committee / Stage 2
- Local Authority legal departments often under resourced
- Referral of applications to GLA– not everything can be resolved – pragmatic approach needs to be taken
- A very contrasting picture across London – currently preparing applications in LB Barnet and OPDC in a very focussed way



Impacts of delays

- Delivery – clearly marked by housing delivery figures
- Delivery effects both private and affordable tenures
- Less reliance on fast track approach – conflicting guidance
- A less collaborative approach on some sites through the Pre-Application process
- Appeals for non determination/ Call ins

It's not all about Planning

- Building Safety Act
- Restricted market for Section 106 partners
- 300,000 Unbuilt Planning Permissions (source: Planning Portal/ Terraquest)
- Government can't rely on the private sector





Thank you

