

APPENDIX 1 – SUMMARY OF THE PROPOSALS IN OTHER PLANNING CONSULTATION AND PLANNING WORKING PAPERS ISSUED BY THE GOVERNMENT IN MAY 2025.

Technical consultation on implementing measures to improve Build Out transparency (25th May 2025) - Closing Date: 7th July 2025.

[Technical consultation on implementing measures to improve Build Out transparency - GOV.UK](#)

Summary of the contents

In this consultation, the Government want to increase the rate at which planning permissions for residential development are built out. It is based on evidence from various studies¹ which identified that the primary determinant of build out rates is how many homes developers expect to sell without reducing prices – the ‘absorption rate’ (the rate at which houses can be sold without housebuilders needing to reduce their prices).

The Government proposes to bring into force various provisions contained in the Levelling-up and Regeneration Act 2023, namely:

- The requirement to submit a build out statement;
- To notify LPAs before development is commenced through a commencement notice;
- To report annually to LPAs on housing delivery via a development progress report;
- To give LPAs the power to decline to determine planning where an earlier planning permission for the development of land in the LPA’s area which has not been built out at a reasonable rate.

The measures will also provide more comprehensive / consistent data on developments.

¹ Letwin Review and the Competition and Markets Authority Housing Market Study

Planning Reform Working Paper: Speeding Up Build Out (25th May 2025) - Closing Date: 7th July 2025.

[Planning Reform Working Paper: Speeding Up Build Out - GOV.UK](#)

Summary of the contents

In this Working Paper, the Government invites views on further action the Government should take to speed up homes being built. It sits alongside the Government's technical consultation on requiring transparency and accountability measures for build out rates on housing sites.

The Paper advises that the Government is pursuing a five-part strategy to speed up build out rates, comprising the following elements:

- Reforms to the planning system;
- Sustainably supporting demand (looking to implement a comprehensive mortgage guarantee scheme for first time buyers);
- Support the growth of small and medium developers building small sites;
- Encouraging large, strategic sites to be built with greater tenure diversity; and
- Increasing the role for strategic master planning.

The Paper seeks views on the following possible measures:

- Implementing reforms to the operation of completion notices introduced under section 112 of the LURA. Completion notices require developers to complete their development within a certain period of time if the LPA considers it will not be completed in a reasonable time, otherwise the planning permission will cease – a form of “use it or lose it.”
- Bringing forward additional policies to support mixed tenure development, including a site size threshold above which sites must deliver on a mixed tenure basis. This threshold could be anywhere between 500 and 1,500 dwellings.
- Implementing a reform introduced by the Levelling-up and Regeneration Act 2023 to allow the conditional confirmation of CPOs. Currently, CPO's can only be confirmed, rejected or withdrawn. The conditional confirmation of CPOs could be used to ensure landowners progress their alternative proposals within certain timescales, which would be made clear when an individual CPO is conditionally confirmed. Where they fail to do so, CPO powers could then be switched on. Secondary legislation for this is promised by the end of the year.
- Exploring proposals for a Delayed Homes Penalty, which would allow LPAs in very specific circumstances to charge developers for homes which are delivered very significantly behind schedule without sufficient justification. This would not be implemented without further detailed consultation.

Planning Reform Working Paper Reforming Site Thresholds - Closing Date: 9th July 2025

[Planning Reform Working Paper: Reforming Site Thresholds - GOV.UK](#)

Summary of the contents

The Working Paper primarily explores the simplification of planning requirements for the smallest of sites and the introduction of a medium-sized site threshold within the planning system with an emphasis on help small and medium builders (SMEs) deliver the homes our communities need.

Development Categories – Current Position

Currently the planning system identifies two development categories:

- Major development for housing as development with 10 or more houses, or, if the number is not known, a site of over 0.5ha.
- Minor development is not formally defined but is taken to be anything below this threshold.

Two new categories of development are proposed which would have adjusted policy requirements so as to be proportionate to the scale of development:

- “very small sites” - those less than 0.1 hectare in size; and
- medium development” which would capture sites of between 10 and 49 homes and/or sites that are up to 1.0 hectare in size.

Development Categories – Proposed Position

Minor Residential Development – fewer than 10 homes /up to 0.5 hectare (ha)

The Working Paper proposes the following in relation to this category of development:

- streamlining requirements on Biodiversity Net Gain (BNG) including the option of a full exemption;
- Retaining the position that affordable housing contributions are not generally required on minor development;
- Retaining the position that sites are exempt from paying the proposed Building Safety Levy (BSL);
- Retaining the shorter statutory timeframe for determining minor development at 8 weeks;
- Reducing validation requirements;
- Requiring that all schemes of this size be delegated to officers and not put to planning committees as part of the National Scheme of Delegation;
- Reviewing requirements for schemes of this size for consultation with statutory consultees – instead, making use of proportionate guidance on relevant areas.

For very small site under 0.1ha

The Government will consult on a new rules-based approach to planning policy later this year. The Government is proposing to further support the delivery of very small sites through:

- providing template design codes that can be used locally for different site size threshold and typologies – which will take a rules-based approach to design to help identify opportunities and enable faster application processes;
- using digital tools to support site finding and checking compliance of design requirements on specific sites.

Medium Residential Development – between 10-49 homes/up to 1.0 ha

The Government proposes to introduce a medium category of between 10-49 homes/up to 1.0 ha. For medium developments, the working paper proposes:

- Simplifying BNG requirements;
- Exploring exempting medium sites from the proposed Building Safety Levy;
- Exempting medium sites from build out transparency proposals set out in the Technical Consultation on Build Out Transparency;
- Maintaining a 13-week statutory time period for determination;
- Including the delegation of some of these developments to officers as part of the National Scheme of Delegation;
- Ensuring referrals to statutory consultees are proportionate and rely on general guidance which is readily available on-line wherever possible;
- Uplifting the Permission in Principle threshold – (Presumably from 9 dwellings to 49 dwellings);
- Minimising validation and statutory information requirements.

Major Residential Development – 50 or more homes / 1 or more hectare

- The substantial changes is that major development would reflect 50 or more homes or 1 hectare or more of land.
- The Working Paper is seeking views on applying a threshold for mixed tenure requirements on larger sites. MHCLG is considering setting a threshold over which a development must be a mixed tenure development – including at 500 units.