

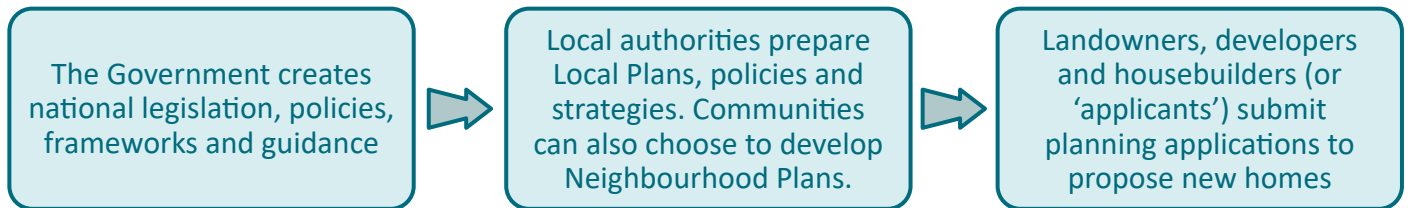


Fact sheet 2: How new homes are planned

This fact sheet considers the process of planning for homes, including who is involved and when. If you are reading this online, please click on the hyperlinks for further information. See the full New Homes Fact Sheets series [here](#).

What is the process for planning new homes?

The process for planning and building new homes is set out in national policy and law. Local planning authorities have a statutory duty to plan for new homes and other development in their local area, which takes into account the views of the local community. In this way, the process for planning new homes reflects the needs and priorities of local areas.



A range of specialists work together to make sure that building new homes balances local priorities with the need to comply with national legislation and frameworks. Within this plan-led process, there are opportunities for communities to shape plans for building homes in local areas.

Further information can be found in the [Plain English Guide to the Planning System](#) and the [Housing Information Hub](#).

Where are new homes needed?

Local authorities review suitable locations for new homes when they are preparing their Local Plans. They usually consider factors such as transport links, nearby employment opportunities, land availability and financial viability of sites.

How can communities get involved and shape the development of new homes?



Local Plans: Set out where new homes will be built to deliver what the community needs. [Local Plans should be reviewed and/or updated at least once every five years](#). In England, planning must be evidence-led, so research is gathered to help to understand local needs. Local Plans bring together advice from a range of specialists - from natural environment specialists to engineers, transport planners and economists.

There will be multiple rounds of public consultation for Local Plans, during which the community can provide their views. Once a Local Plan is adopted by the local authority, it helps everyone to understand the local authority's priorities, and it is used to determine the outcome of planning applications.



Neighbourhood Plans: Introduced by the Localism Act (2011), [neighbourhood planning](#) gives communities direct power to develop a shared vision and shape the development and growth of their local area.

For instance, communities can choose where they want new homes, shops and offices to be built, have their say on what those new buildings should look like and what infrastructure should be provided, and grant planning permission for the new buildings they want to see go ahead.

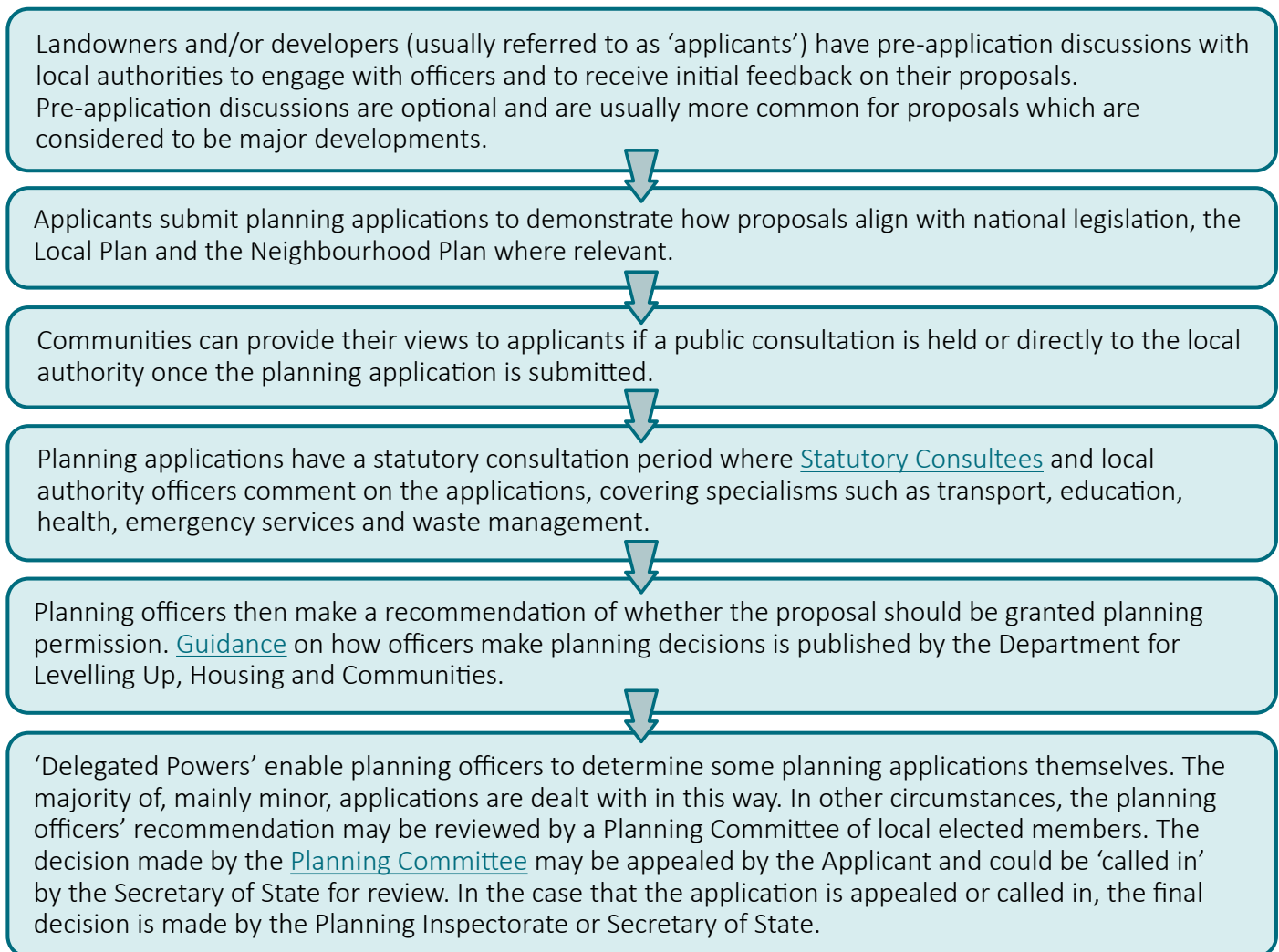


Planning applications: Decisions on planning applications are made in accordance with the development plan, including the Local Plan and Neighbourhood Plan, where relevant. The National Planning Policy Framework (NPPF) is also a material consideration in planning decisions. For further information on how communities can be involved, the Government provides [detailed guidance](#) on the consultation of planning applications.



What is the planning application process?

There are different types and scales of development, which includes minor and major developments as defined by the [Town and Country Planning Act](#). Housing and regeneration projects can be either minor or major developments, depending on their size and complexity. As such, they will require different levels of involvement from planning officers, the relevant Planning Committee, Statutory Consultees as well as public consultation.



What are Statutory Consultees?

A range of [Statutory Consultees](#) such as the [Building Safety Regulator](#), may be invited to comment on planning applications, to make sure that all areas of possible impact are considered, depending on the scheme's type, size and location.

Parish Councils: Should be informed of planning applications. They cannot approve or reject planning applications, but they can comment on planning applications.

Historic England: Consider the impacts on heritage assets.

National Highways: Assess impacts on the national road network and consider how best to deliver development and minimise adverse impacts.

Natural England: Consider impacts on the natural environment and achievement of sustainable development.

Environment Agency: Support delivery of climate resilient places and other environmental outcomes which enable sustainable development.

Local government representatives: Including transport, health, education, waste and recreation services.