**LMPC Responses to ‘Fixing our Broken Housing Market’ – Government White Paper Consultation**

**(https://www.gov.uk/government/consultations/fixing-our-broken-housing-market-consultation)**

**Agreed at LMPC meeting 13th April 2017.**

Councillors did not consider responses to all questions in the consultation. Responses are numbered in relation to the questions.

8c.We would not support any increase in the proportion of market housing allowed on rural exception sites. Any such increase would encourage building outside the settlement boundary without necessarily addressing local affordable housing needs. Indeed it would drive a cart and horse through the whole concept of a RES

10a. Authorities should amend green belt or **rural** **settlement** boundaries only when they can demonstrate that they have examined fully all other reasonable options for meeting their identified development needs and **Authorities should not amend rural settlement boundaries purely for the purpose of increasing numbers of market houses**

10e. Where a local or strategic plan has demonstrated the need for green belt or **rural settlement** boundaries to be amended. The detailed boundary **should** be determined through a neighbourhood plan(s) for the area in question

12a. We agree that planning authorities should provide **parish councils** and neighbourhood planning groups with an evidenced housing requirement figure where this is sought.

12b.We agree that local and neighbourhood plans are expected to set out clear design expectations

13c. We agree that development proposals should ensure that density and form should reflect the character, accessibility and infrastructure of **the local** area and the nature of the local **(ie parish)** housing need

25. We would welcome legislation that would **compel** local authorities to reduce permission for housing development from three to two years other than where this would hinder the viability or delivery of schemes by Small and Medium Enterprises including **community land trusts.**

26. We would welcome legislation to simplify and speed up the serving on completion notices by removing the requirement for the Secretary of State confirmation that such a notice can take effect.

31a.All affordable housing should remain affordable in perpetuity. In particular this should apply to all houses bought under a right to buy or other discounted government scheme. When offered for resale, such properties must be offered at a price no greater than the current market rate less the discount enjoyed by the person(s) who initially bought the property under the discounted government scheme. In the first instance when such properties are offered for resale, first refusal must be given to those with a strong and established local connection and who qualify for affordable housing. If no such qualifying offer is made then the property must then be offered to those with a strong and established local connection. In any event such properties may not be bought by anyone who would then own a second residential property or collectively with their partner would own two residential properties.