

## Planning Research Network 6<sup>th</sup> April 2004

### Housing supply & demand discussion

#### **1. DATA**

##### **i. Lack of data / understanding of complex issues**

Need to better understand implicit costs & benefits of development (eg: what is the effect of providing affordable housing next to owner occupiers? / what is the impact of development on land values / what are the benefits of development / not "concreting" the SE?)

##### **ii. Filling the data gap**

A sub-regional intelligence service is needed to fill the data gap (LPA research functions are weak and sub-regions better placed to understand wider issues)

##### **iii. Putting data knowledge into practice at the local level**

Data knowledge does need to be transferred down to LPAs. But, do LPAs really need so much information to inform their policy-making? We just need to improve their existing knowledge ie: doing it better is more important than getting it right.

#### **2. OTHER ISSUES ARISING**

##### **NIMBYISM**

There is a need to ensure communities don't see development as "taking something away" from them, but convince them it is something they can gain from. As such, Barker's Planning Gain Supplement is unworkable as it narrows the range of permissible impacts and is centrally collected, so of no directly benefit to local communities. It therefore removes incentives for LPAs to negotiate hard over S106.