

Response to the Letwin review into build out rates

Land banking: The LPDF supports Sir Oliver Letwin's conclusion that speculative land banking is not part of developers' business models and is not a factor in slowing build out rates. Land promoters and developers rely on the timely sale of land and the building of houses in order to be viable businesses.

Diversification: The LPDF welcomes Sir Oliver Letwin's aim to increase diversity of tenure on large sites.

Land promoters already do this by enabling a variety of housebuilders to come into the mix, including small and medium sized, by taking on the substantial risk of bringing land through the costly and time-consuming planning process, providing them with 'oven-ready' land. Smaller, regional housebuilders often do not have the skills, capacity or ability to promote strategic land, making our role a crucial one to ensure diversity in the housing industry.

Sir Oliver is right to specify that his recommendations apply to large sites in 'areas of high housing demand'. What works in one part of the country may not work in another, so it is right that the government builds in a degree of flexibility in planning policies to recognise differing local circumstances.

The LPDF looks forward to engaging again with Sir Oliver's work when the government responds in February 2019.