



planning advisory service



Chief Planners Conference

14th & 15th March 2019

www.pas.gov.uk

Introductions.....

- Who are the Planning Advisory Service?

*“PAS exists to support local planning authorities in providing effective and efficient planning services, to drive improvement in those services **and to support the implementation of changes in the planning system**”*

- Funded by the Ministry of Housing Communities and Local Government (MHCLG)
 - Part of the Local Government Association (LGA)
-

Purpose of next two days

- Time away from the office to generate new ideas and enthusiasm
 - To hear about and share ideas on the implementation of the NPPF
 - To hear from other organisations about their current work programmes and projects
 - A chance to find out about opportunities that your authority could take advantage of
 - Networking with your peers to share ideas and to build lasting networks
-

Session 1

Finn Williams, Public Practice



PUBLIC PRACTICE

2010/11



£2,057m

LOCAL AUTHORITY NET SPEND
ON PLANNING & DEVELOPMENT



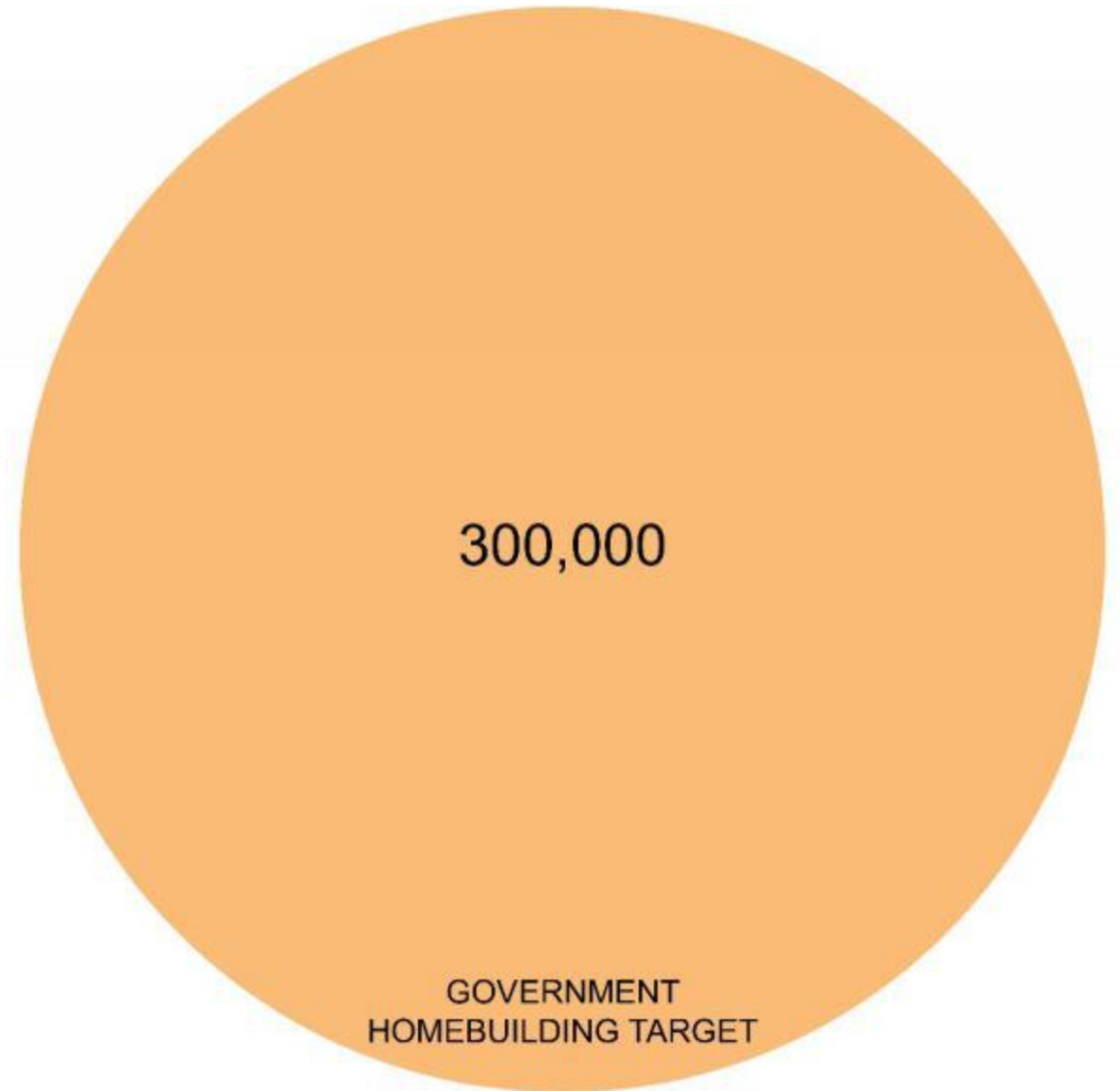
107,890

HOUSING
COMPLETIONS

2017/18

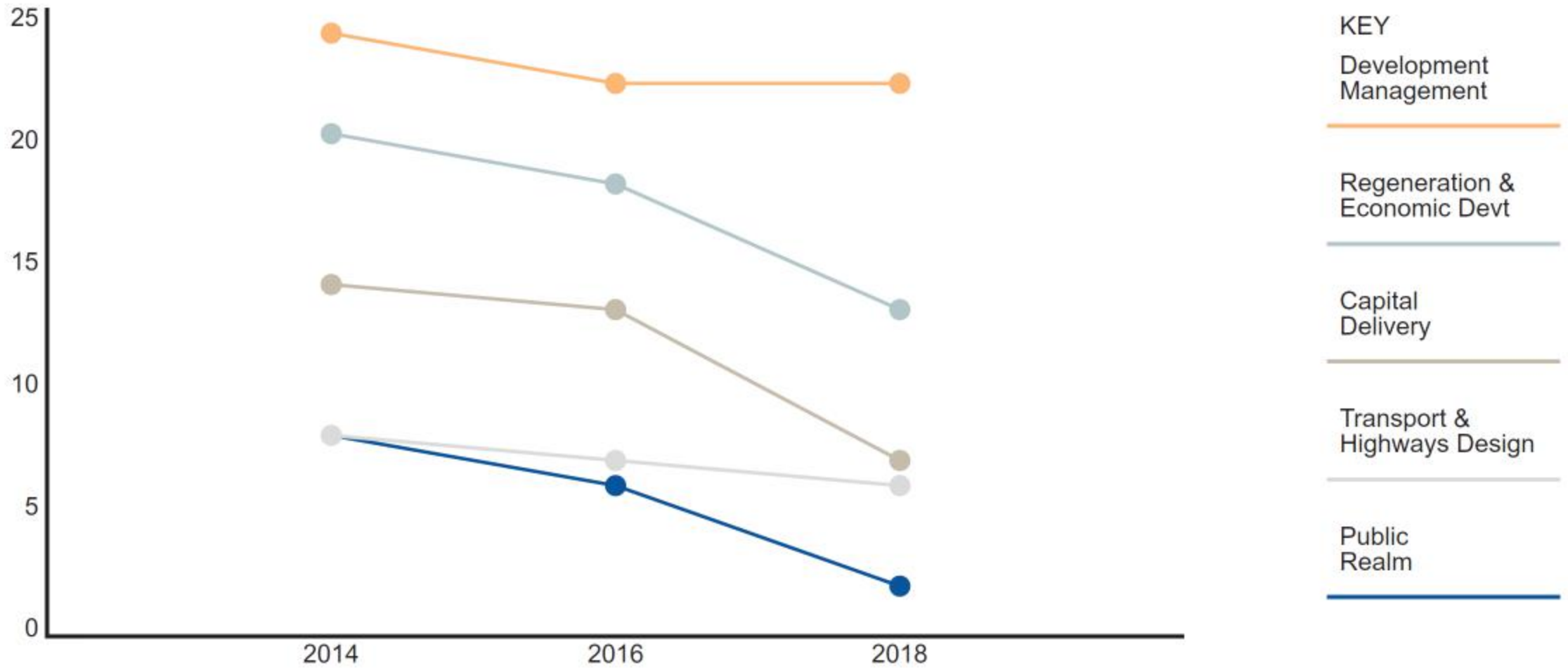


LOCAL AUTHORITY NET SPEND
ON PLANNING & DEVELOPMENT

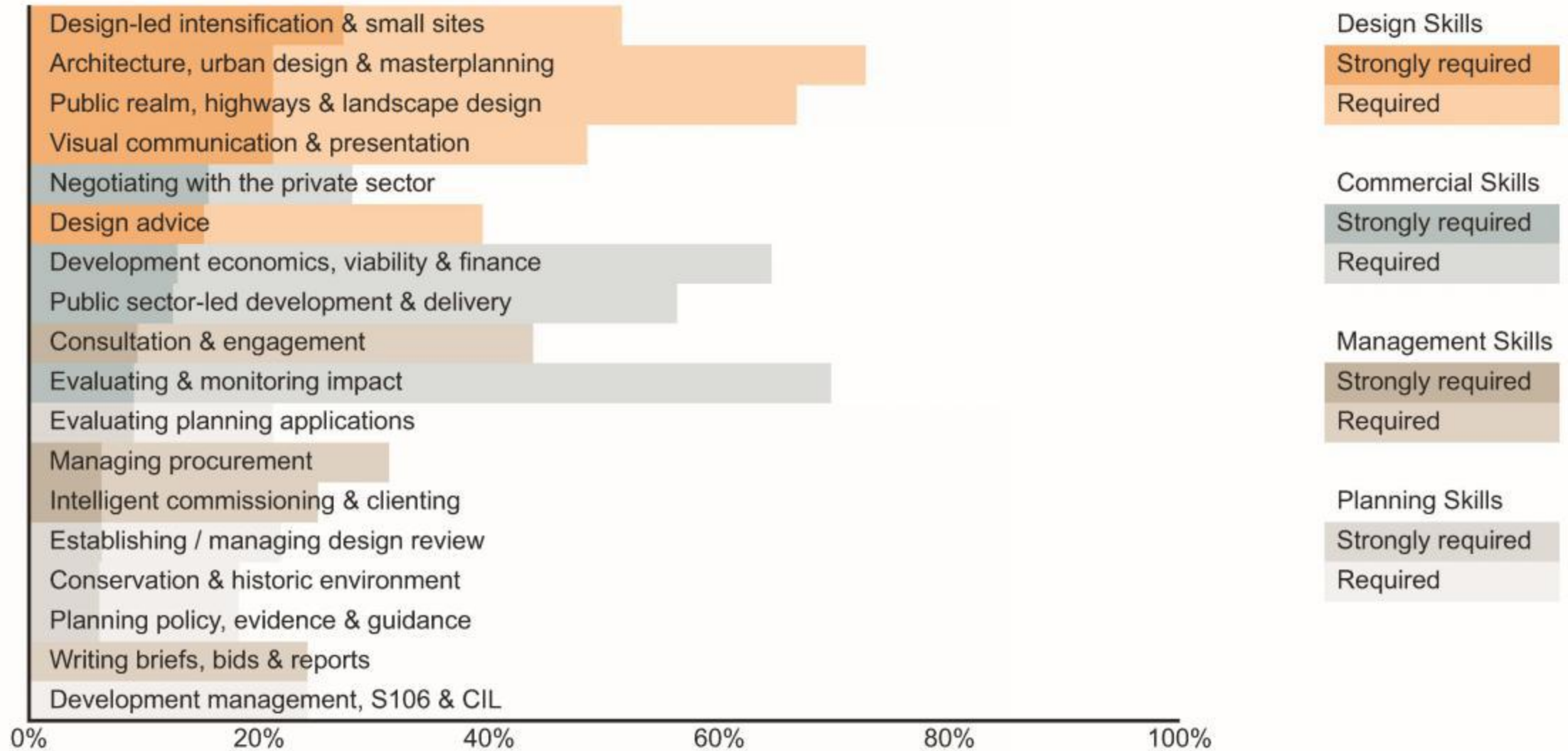


GOVERNMENT
HOMEBUILDING TARGET

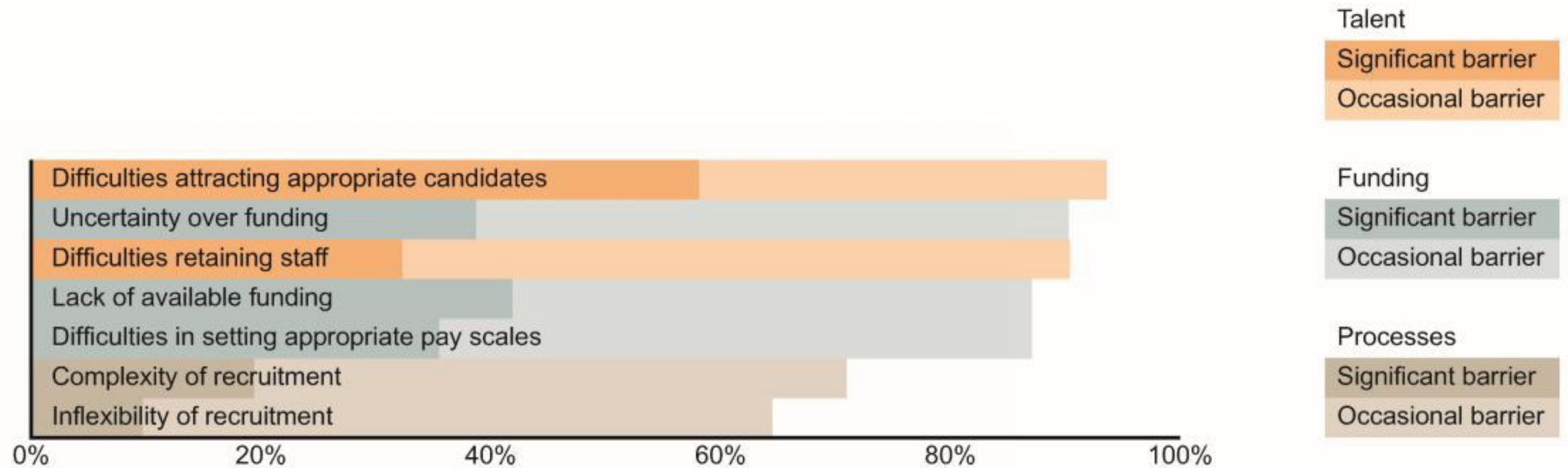
CHANGES IN AVERAGE CAPACITY OVER TIME



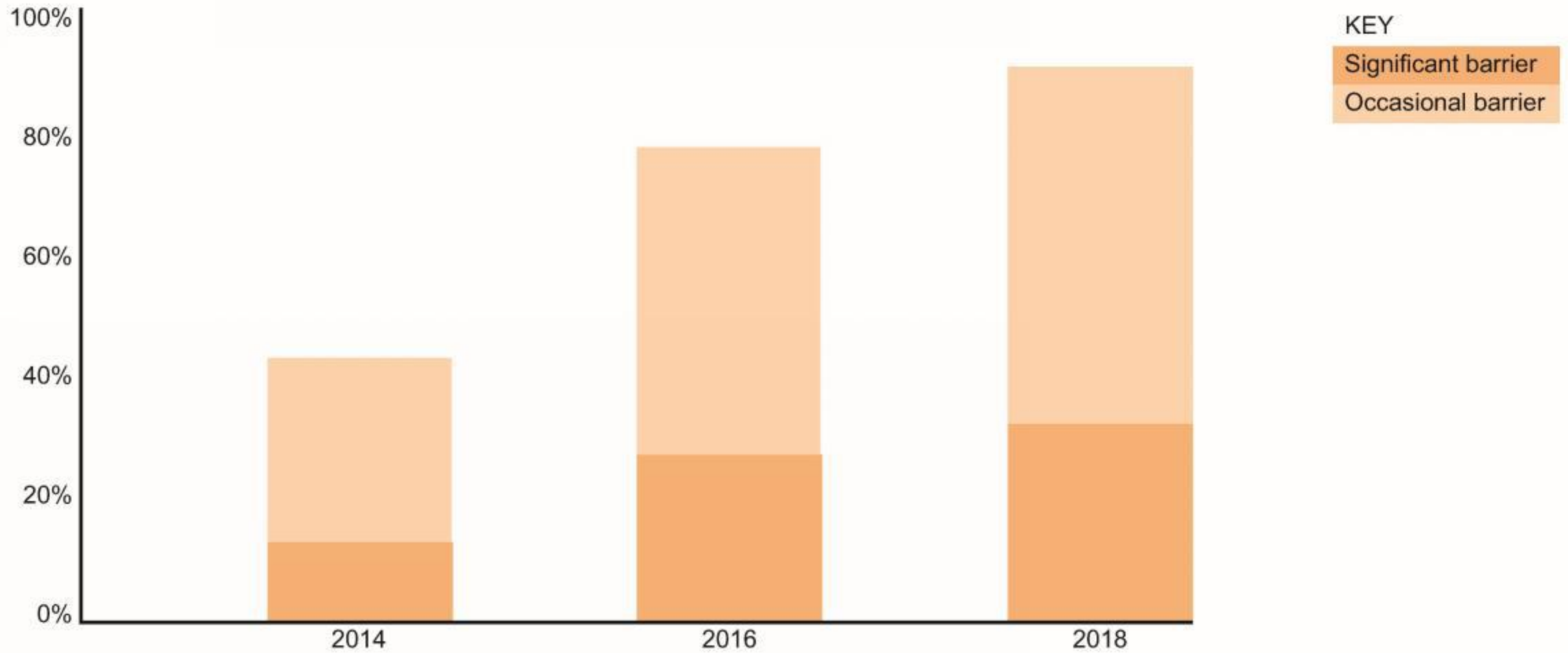
CAPACITY NEEDS: STRONGLY REQUIRED



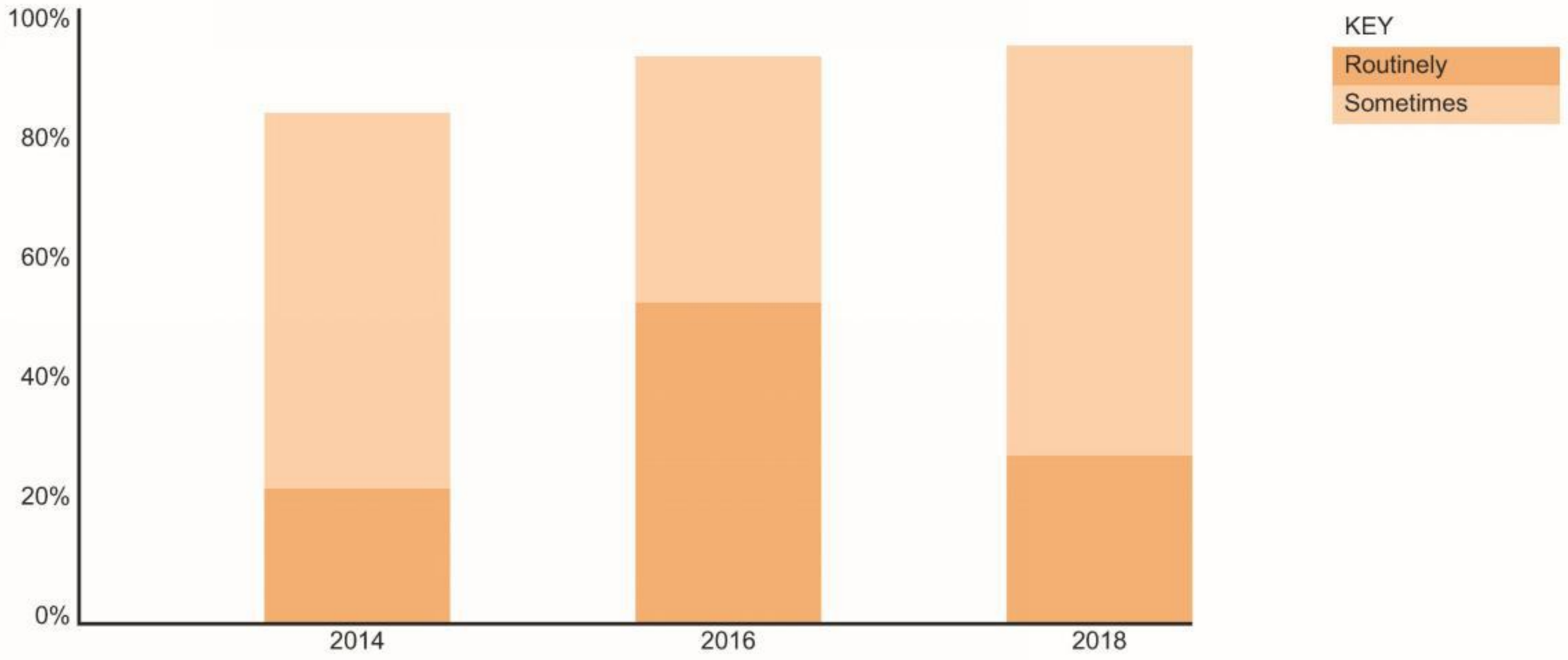
BARRIERS TO MEETING CAPACITY NEEDS



DIFFICULTIES RETAINING STAFF



USE OF AGENCY STAFF OVER TIME



CONTINUITY OF RESOURCING



292

Annual turnover of staff



287

Current vacancies



492

Temporary posts

WE ARE NOW IN THE AGE OF
“RELUCTANT OUTSOURCING”

· LPAS ARE INCREASINGLY ACTING LIKE
THE PRIVATE SECTOR TO SURVIVE

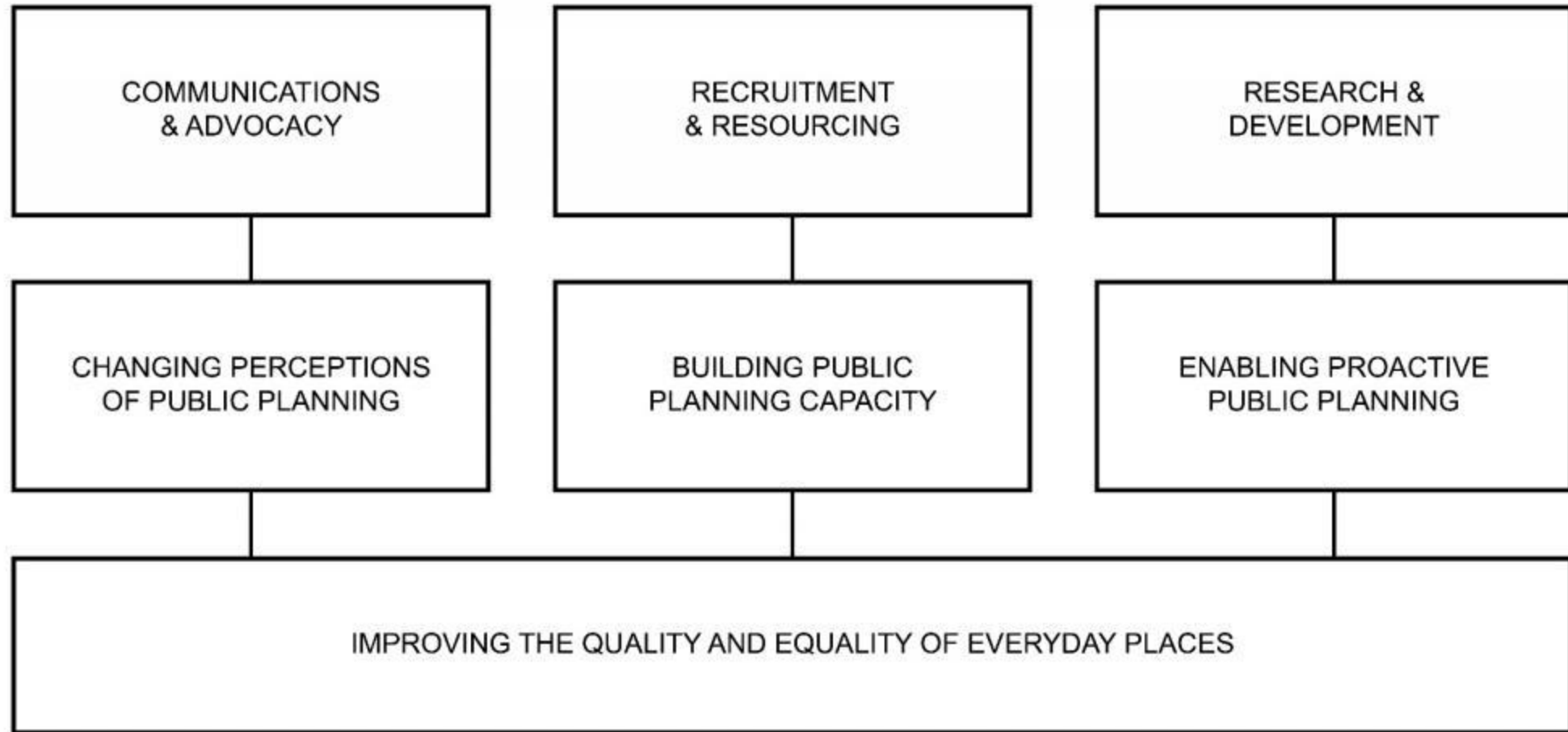
· “BOX-TICKING” IS UNDERMINING PLANNERS’
· ABILITY TO WORK IN THE PUBLIC INTEREST

· CONCERNS ABOUT PUBLIC SECTOR
LEADERSHIP ARE WIDESPREAD

THE RISE OF THE “AUSTERITY PLANNER”

PUBLIC PRACTICE

OUR PURPOSE



OUR OFFER

- A new pool of talented built environment experts
- A more affordable and sustainable way of building in house capacity
- A platform to share knowledge and practice across Authorities

ASSOCIATES

Architecture	Arts & Culture	Conservation & Heritage	Community Engagement	Digital Design & Data Science
Housing	Infrastructure Delivery	Landscape Architecture	Planning	Project Management
Property & Surveying	Public Policy	Regeneration	Sustainability	Urban Design & Placemaking

AUTHORITIES



CROYDON



LONDON LEGACY DEVELOPMENT CORPORATION

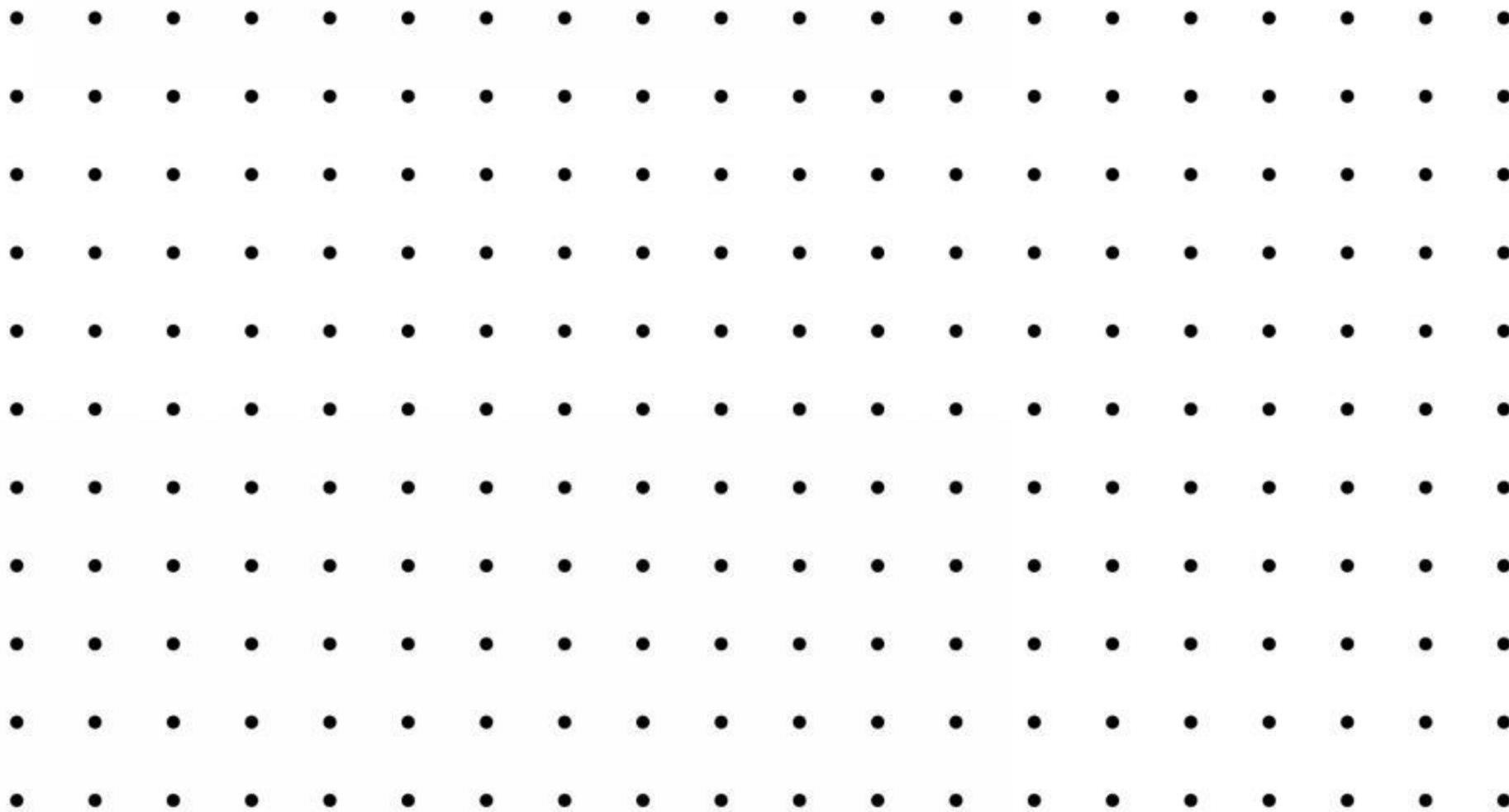


OPDC
OLD OAK AND
PARK ROYAL
DEVELOPMENT
CORPORATION





200+ APPLICATIONS



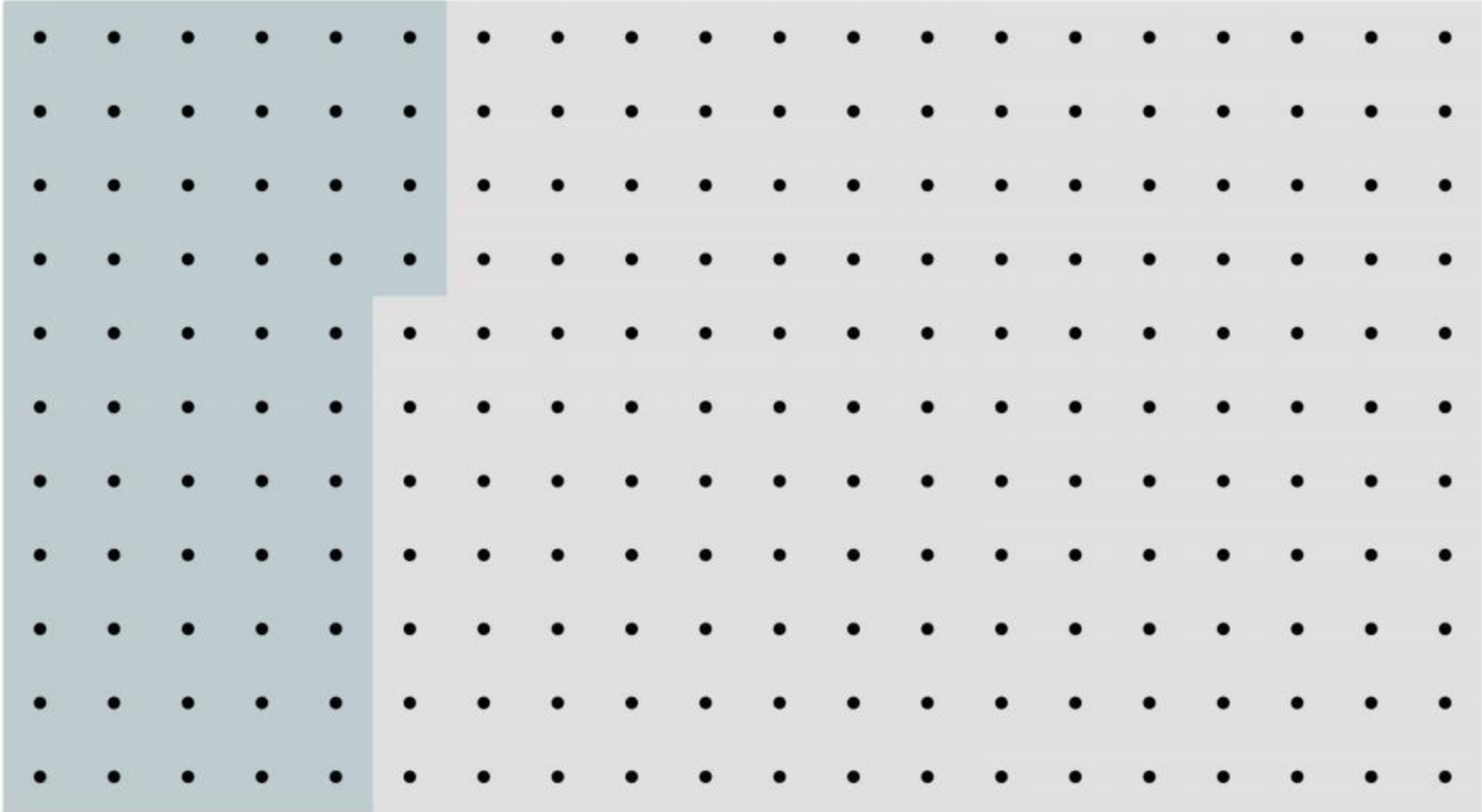
GENDER



FEMALE

MALE

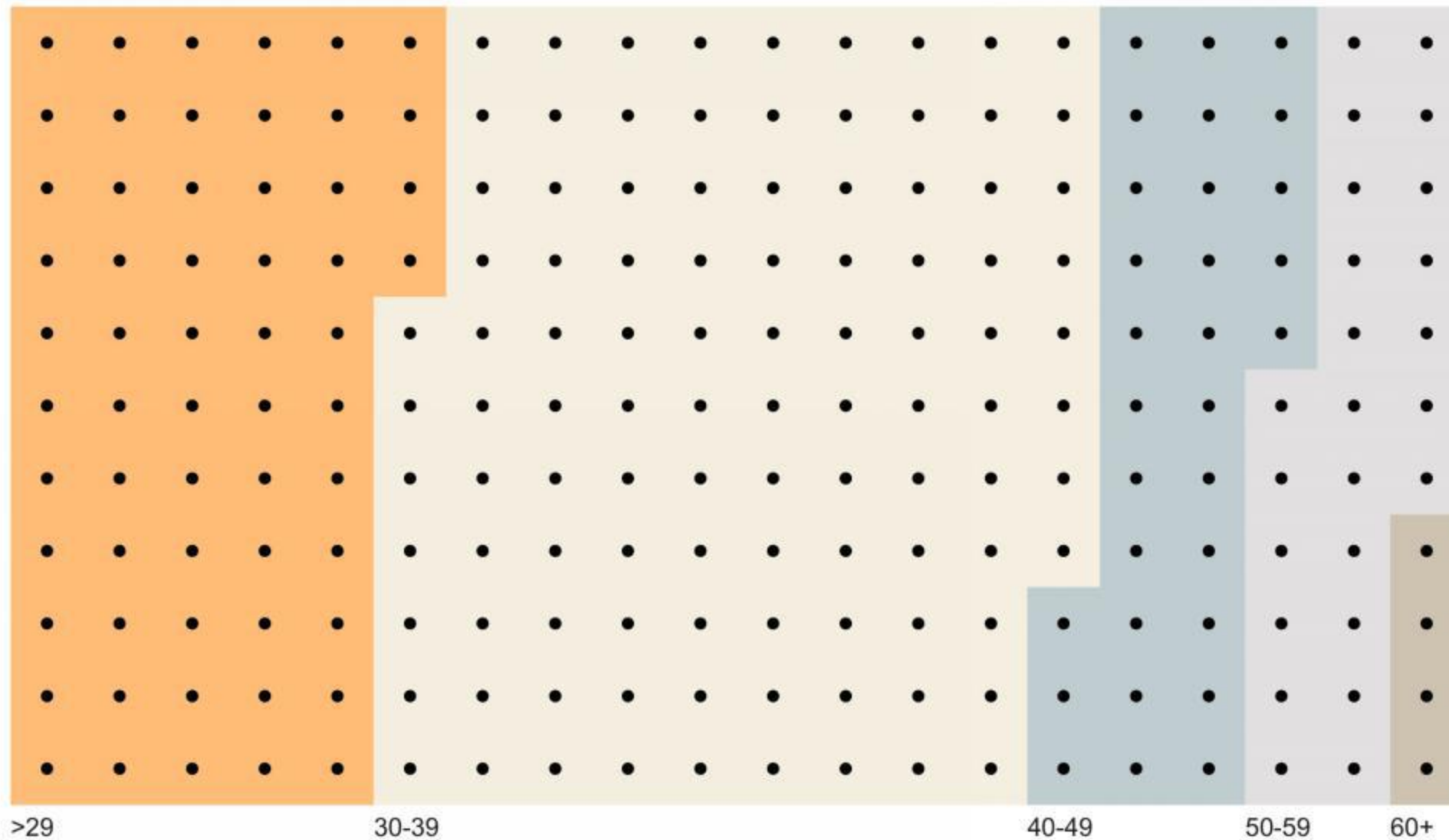
DIVERSITY



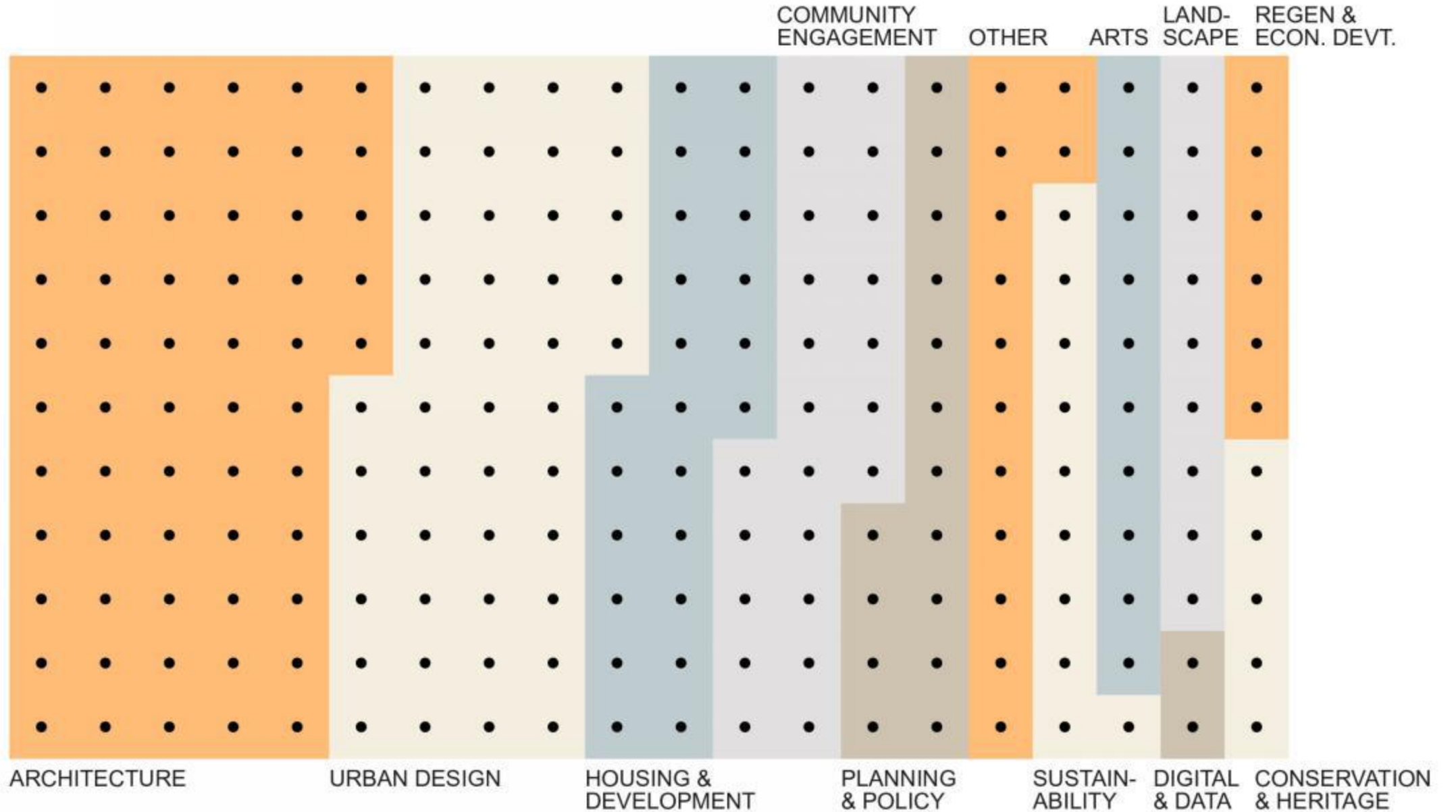
BAME

WHITE

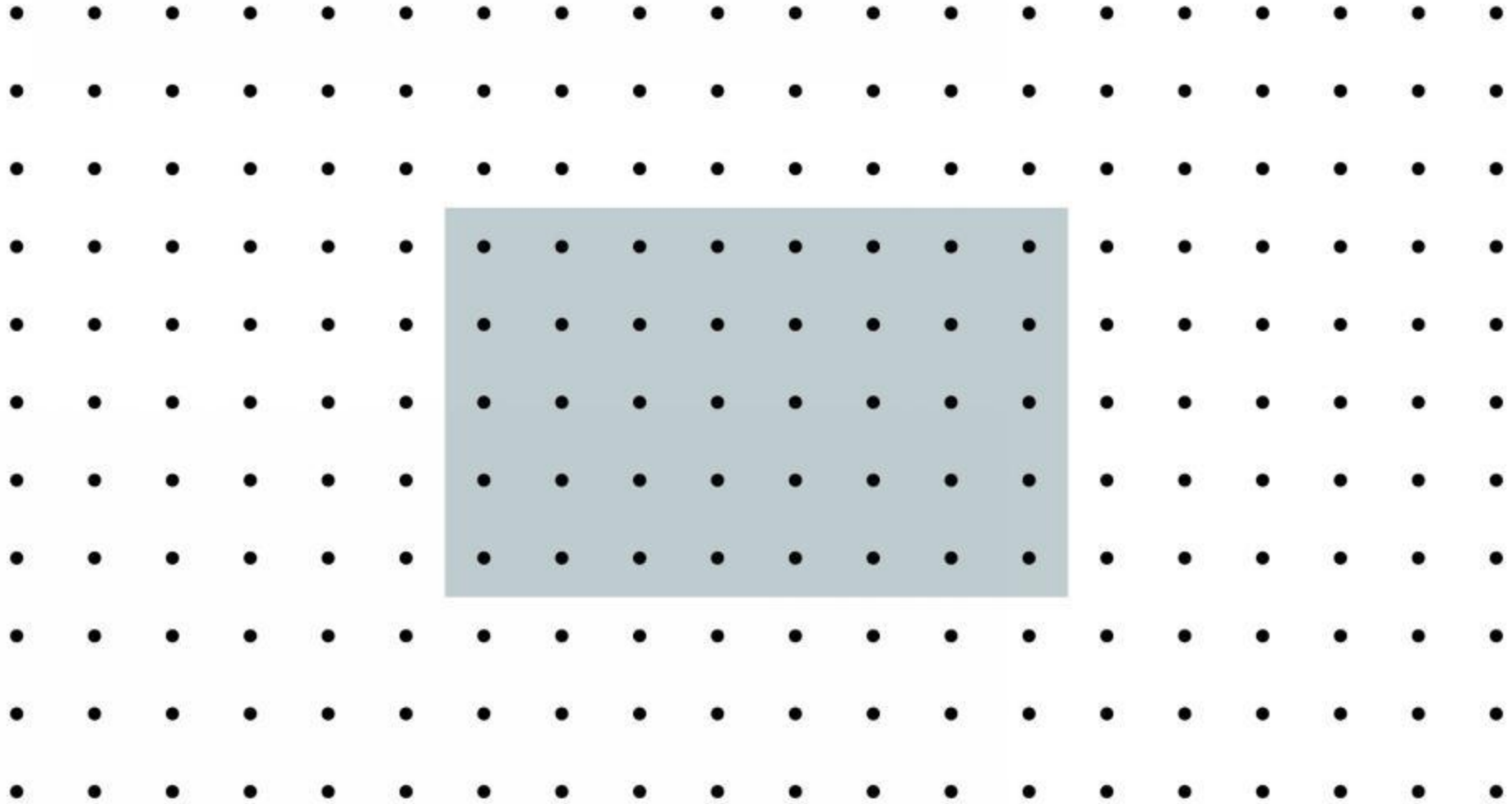
AGE



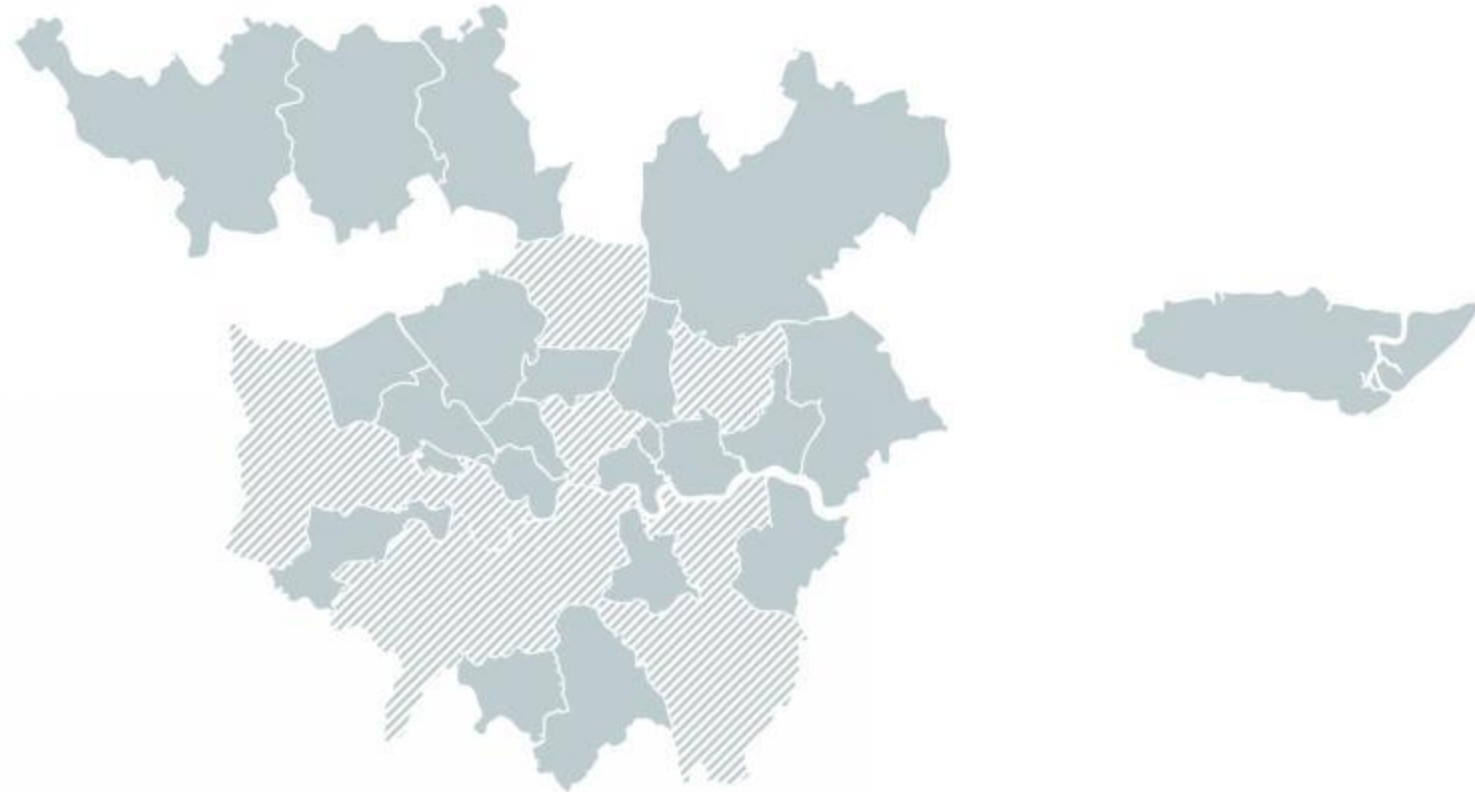
DISCIPLINES



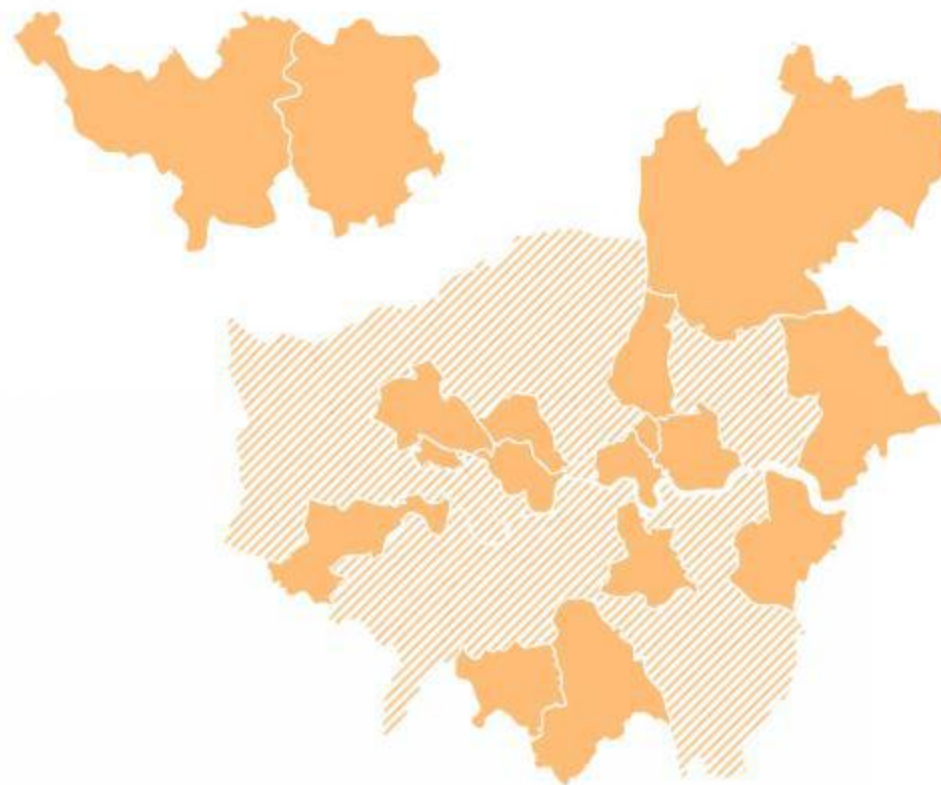
40 CANDIDATES SHORTLISTED



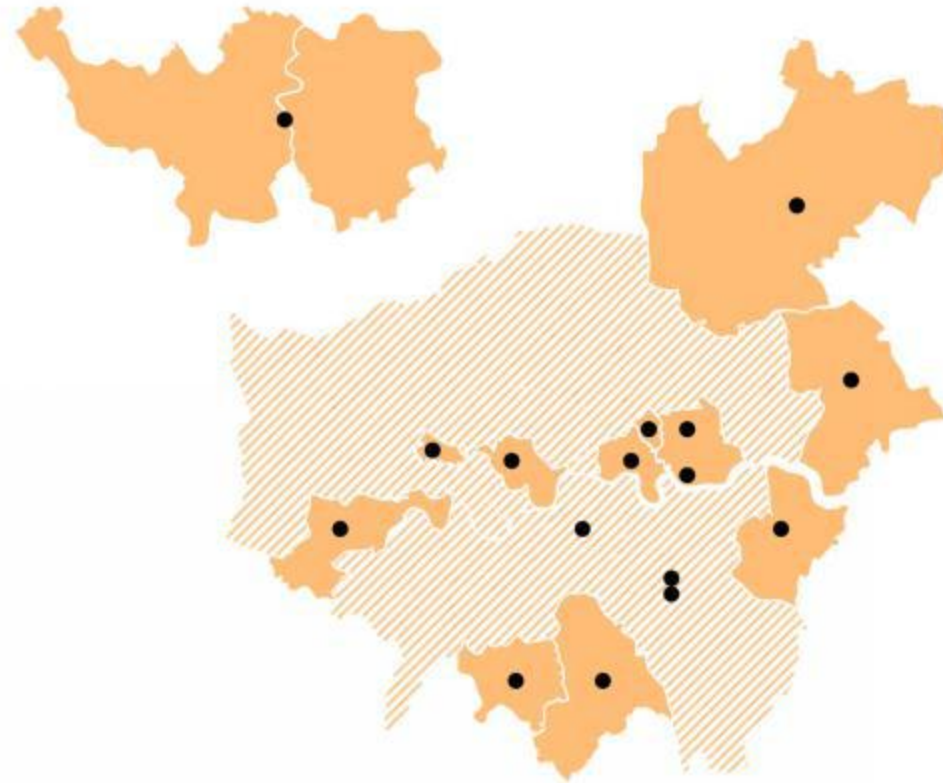
36 EXPRESSIONS OF INTEREST



PLACEMENTS SHORTLISTED FOR MATCHING



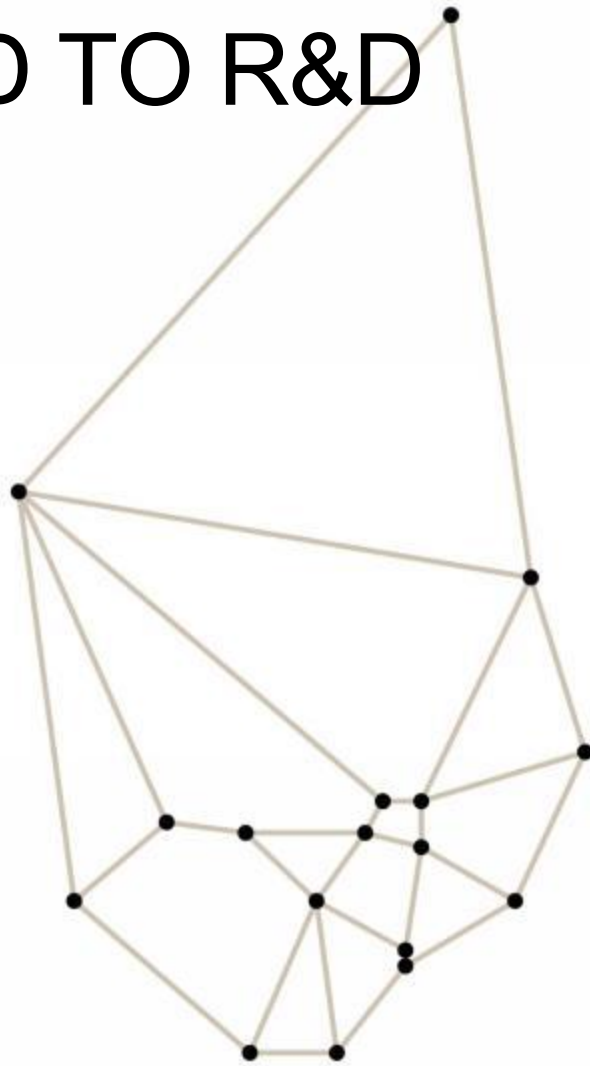
ASSOCIATES MATCHED TO AUTHORITIES



FIRST COHORT OF 17 ASSOCIATES



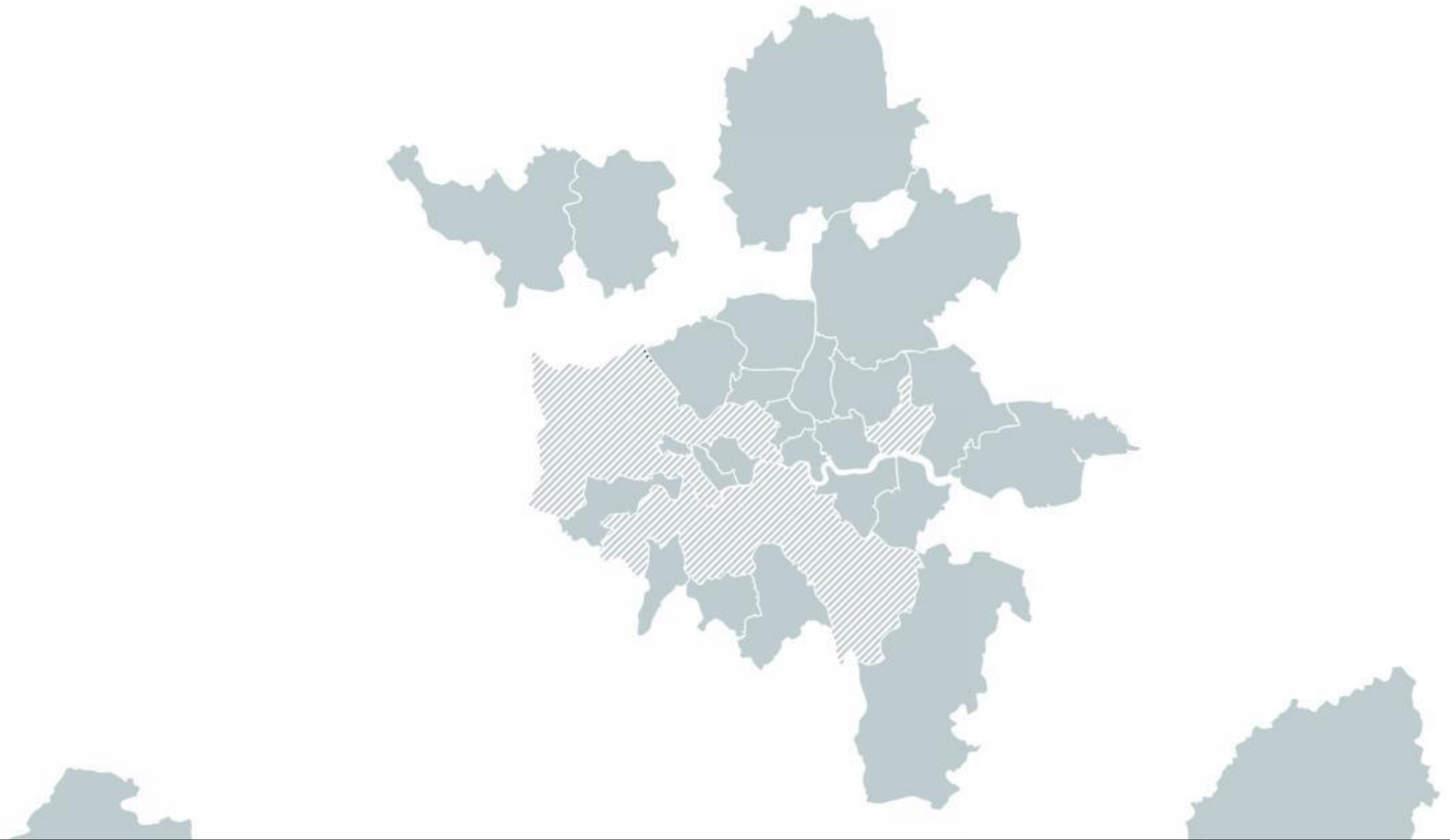
10% DEDICATED TO R&D



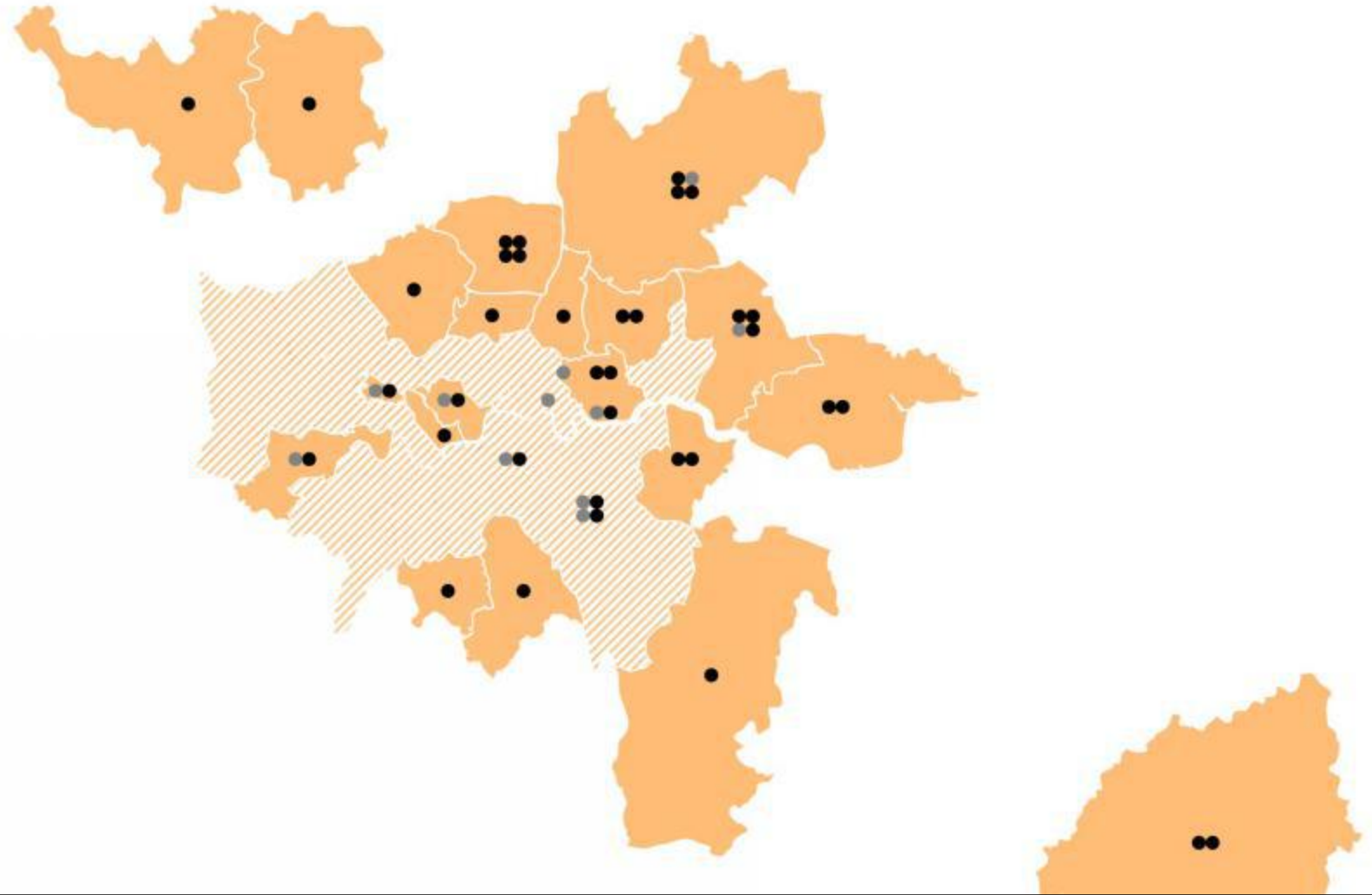
88% OF ASSOCIATES CONTINUING



75 EOIs FOR THE SECOND COHORT



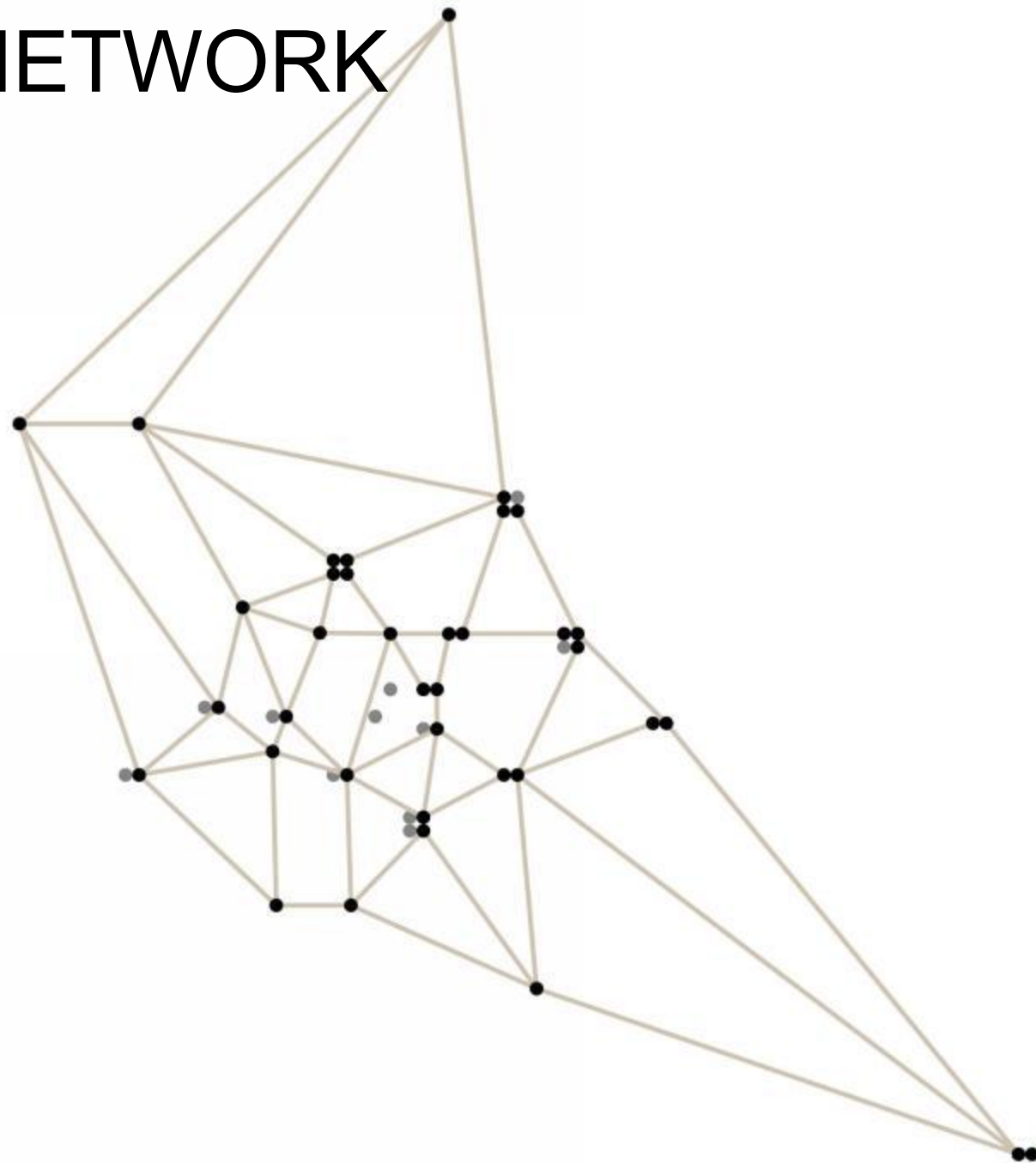
SECOND COHORT DOUBLING IN SCALE



37 ASSOCIATES ACROSS 24 AUTHORITIES



A GROWING NETWORK





#designreviewpanels

☆ | 👤 20 | 🚩 0 | ✎ Add a topic





Tuesday, September 11th

instance of where there was pre app statements between applicant and developer on the developer delivering key infrastructure (finishing the bridge over east Croydon station) and DRP facilitated a real push to insist the bridge was vital for the success of the development. Email Ruth: Ruth.coulson@croydon.gov.uk who is panel manager



Rachel 2:31 PM

[@Alpa Depani](#) I have some examples but there are all confidential unfortunately as I've only been doing it a few months and all the projects are still in planning. Hopefully some more established panels can help?



Jen Gutteridge 2:36 PM

Ooh also I can get the email of the panel manager for Islington if you want!



Kathy 3:08 PM

Enfield have a diagram about how the panel fits into their application process in their quick reference guide <https://new.enfield.gov.uk/services/improving-enfield/epdqp-quick-reference-guide-improving-enfield.pdf>



Alpa Depani 4:56 PM

[@Jen Gutteridge](#) thanks, that's great, yes please for the Islington connection! Thanks [@Kathy](#) and [@Rachel](#) !



Ione Braddick 6:00 PM

[@Jan](#) the diagram that Deborah Denner showed last week is the same as on p.6 of our QRP terms of ref: http://www.efdclocalplan.org/wp-content/uploads/2018/04/Epping-Forest-District-QRP_Terms-of-Reference.pdf

Message #designreviewpanels

About #designreviewpanels

Purpose

Discussion around using, setting up and running design review panels

Created

Created by Rachel on April 12, 2018

Related channels

#sideprojects 22

7 Highlights

Below are a few of the top messages in #designreviewpanels.

This month

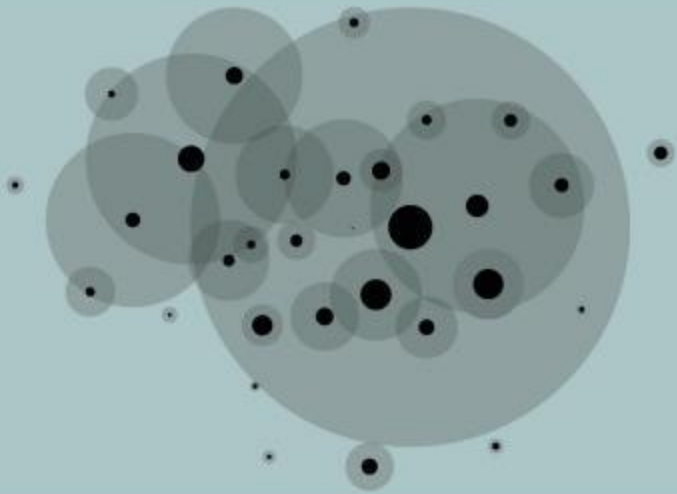


Nikki Linsell

Oct 15th at 9:33 AM
Will try and dig out an old Athens password and upload this onto the drive if that would be useful for people

PUBLIC PRACTICE

What are the best ways to structure the pre-app process to achieve design quality?



The highest major positive outcome from pre-applications (light grey) against London (the highest target) (dark grey) in both scenarios, also within quarters. This shows that for Boroughs with similar targets (light grey) there are very different funding potentials. The research of Boroughs have very similar to achieving and ability to protect quality.

RACHEL HEARS
LONDON BOROUGH OF HAVERING
Context One
London and the wider South East
Spring 2018

Given that the pre-application process often sets the key quality outcome for a building or place, it is fundamental that it is promoting the highest quality. Done well, it can lay the foundations for achieving award-winning buildings and places. Done poorly, the results are often hard to change and can leave a legacy of a poor built environment. Evaluating and refining the pre-application process is particularly pertinent given high housing targets being authorities and the challenge of resourcing planning services in the context of funding constraints. The emphasis the new NPP places on design quality and the request for Authorities to sign up to the London Review Charter are additional reasons why it is a relevant time to review the pre-application process. This research project explores strategies for locking-in design

quality at the pre-application stage. The first phase of the project involves interviewing and surveying stakeholders involved in the pre-application process to build a picture of what the current situation is like, what is working and what isn't. It also involves reviewing pre-app material via Authorities websites. Through the research, it is becoming clear that there is a wide range of different service qualities being offered, for widely varying prices, with variable processes and capacity in place to achieve quality. The aim of the research is to make a series of tangible and directly actionable recommendations – for the short and long term – that Authorities can use to ensure that pre-application process achieves the highest design quality.

PUBLIC PRACTICE

What methods can Authorities use to ensure design quality is maintained through to completion and beyond?



Responses indicated through bar charts and pie charts with 50 Authorities. Data has been organized chronologically, following the planning process and addressing the point where the data was collected for each question to look at design quality.

LUCIA CERRAGA MORATO
LONDON BOROUGH OF TOWER HAMLETS
Context One
London and the wider South East
Spring 2018

The new London Plan emphasises the need to optimise housing densities in order to accommodate current and future demand. This translates into increasingly higher housing targets for local authorities. Good design becomes even more important in this scenario as higher densities can be accommodated while minimising negative impacts and delivering sustainable places. While it is recognised that the pre-application stage is fundamental to achieve good quality places, the post-application stage is often subject to less scrutiny and control. Yet what happens to a project after permission is granted is fundamental to the success of a design. The aim of the research is to provide Local Authorities with a toolkit to lock-in quality after planning permission

is granted. To produce this toolkit, the research involves conducting interviews and surveys with various stakeholders involved in the planning process. The research also seeks to understand what about the design quality currently the stage the post-application stage, both what is working well and where there might be opportunities for improvement. The research will develop methods to ensure design quality and test these with various stakeholders to produce a robust set of recommendations. Recognising the time constraints Local Authorities work within, the research will provide three effective methods to help Authorities monitor and better control the post-application stage.

PUBLIC PRACTICE

How can Authorities take a proactive approach to building homes on small sites?



ALFA DEPAWI
LONDON BOROUGH OF SUTTON
Cotton One
London and the wider South East
Spring 2016

Policy 10 of the draft London plan states that boroughs should apply a presumption in favour of small housing developments (between one and 25 homes) as a means of achieving housing targets, and identifying the types, locations and providers of housing. The policy acknowledges that its implementation will result in some change of local character and for some boroughs, particularly those in Outer London, there is a risk that this change is viewed as a threat to suburban identity. For London Borough of Sutton, 70% of the overall housing target of 520 homes is to be achieved through small sites, the highest proportion in London, and a substantial increase on historic commitments. This raises questions about how realistic the targets are, the methodology used to create

them, the impact of the policy on the provision of family homes and affordable housing and the effect on suburban character. At the same time, the borough is embarking on a programme for delivering housing to be realised by the construction of its own small sites and is presenting a site design code for smaller housing developments. Through analysis of representations made by boroughs (especially outer boroughs) in relation to policy 10, interviews with several small sites developers, and by appraising good and poor small schemes in Sutton that have already been built or are under way, the research aims to outline ways that boroughs can take a proactive approach to building homes on small sites.

PUBLIC PRACTICE

How should new family homes be designed in a high-density context?



Deborah Mack-Winterbottom
Access to the Molesley Arcade, Photographer: Nick Dow

MICHAEL JERRITT
LONDON LEGACY DEVELOPMENT CORPORATION
Cotton One
London and the wider South East
Spring 2016

London's growth means that much denser and more complex residential developments are coming forward than we have seen accustomed to. While there are benefits to living at high density, the success of these developments relies on their ability to meet the needs of a variety of households, including families. This raises the question of how local authorities are ensuring that these developments, and the homes within them, are suitable for family life. From a planning perspective, local authorities must provide careful guidance and scrutiny of design. Planning departments need to be equipped with the knowledge to assess the quality of high-density developments coming forward, and might consider encouraging best practice through their own guidance. From a client

perspective, local authorities that are building their own homes have an opportunity to set their own standards and even push the boundaries when it comes to family housing a legacy which the market is usually reluctant to provide. The research project makes a case for local authorities to look carefully at the way family housing is designed at high density and will examine strategies to do this. The research involves mapping how local authorities – as both planners and clients – currently manage housing design quality in relation to family housing, beyond the minimum standards of the NPPF and emerging London Housing SPG, including more qualitative attributes.

RESEARCH NETWORK



PARTNERS

SUPPORTED BY
MAYOR OF LONDON

CATAPULT
Future Cities



Karakusevic Carson Architects

REWRITING THE JOB DESCRIPTION



IONE BRADDICK

EPPING FOREST



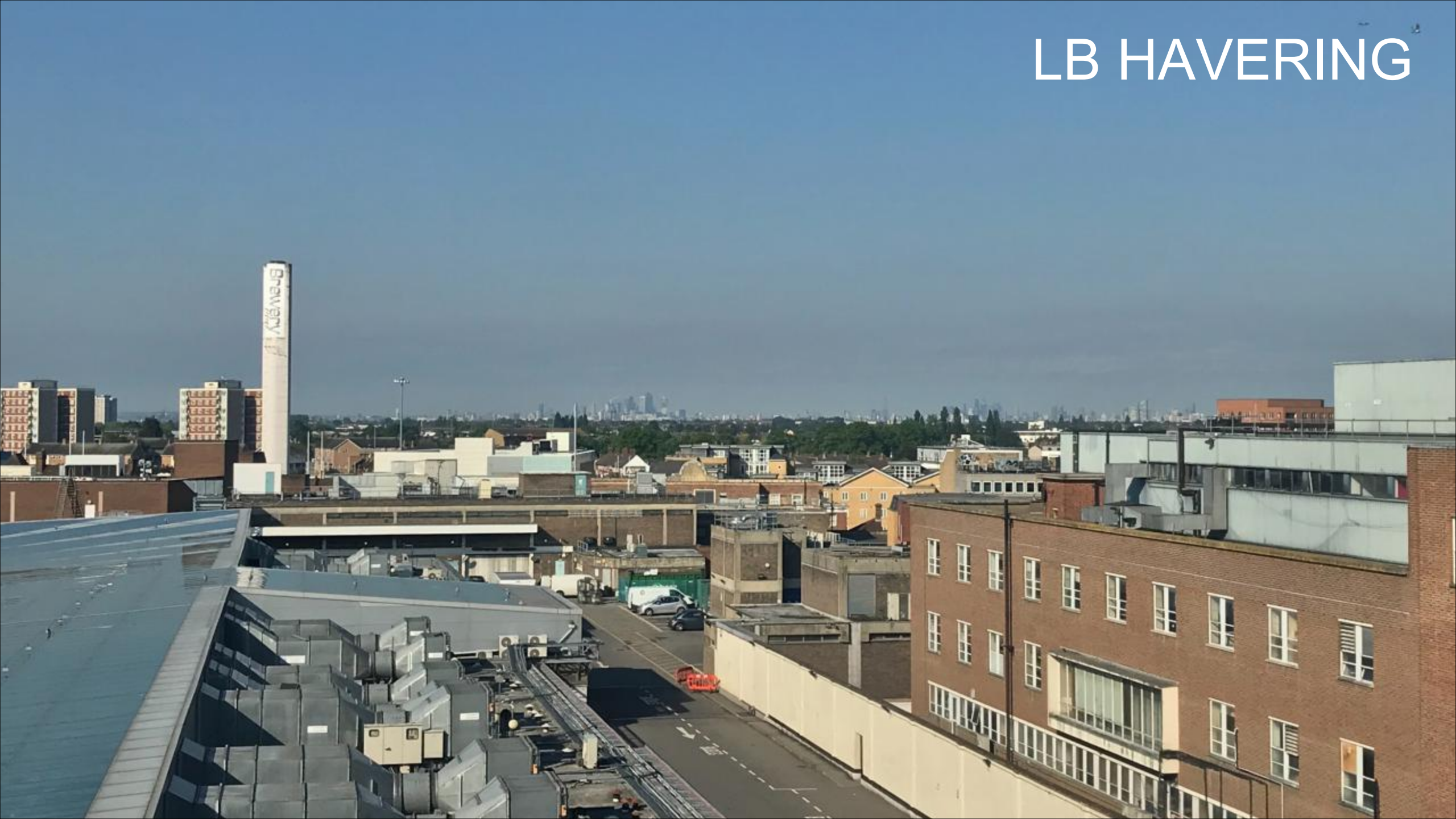


EMPOWERING THE PLANNERS
WE ALREADY HAVE

RACHEL HEARN



LB HAVERING



TOM SYKES





TRANSPORT FOR LONDON



SHAKING UP SILOS



KATHY MACEWEN

LB HOUNSLOW





A NEW OPPORTUNITY TO COOPERATE



TOM FOX

ST ALBANS & DACORUM







LYN CHIA & SOPHIE PALMER



GREATER LONDON AUTHORITY & LB BEXLEY



RECONNECTING PLANNING AND DELIVERY



HANNAH LAMBERT

LB NEWHAM



NORMAN Y TERRACE

Golden Sands

Rosetta Trading

02074267704 GOLDEN SANDS

AFRICAN FOOD STORE

A man and a woman walking with a stroller on the sidewalk.

Green utility boxes with numbers 0 71 and 23.





AKIL SCAFE SMITH

LB CROYDON





ENTERING THE AGE OF INSOURCING



LUCIA CERRADA MORATO



WARD

LANDMARK
PINNACLE

LB TOWER HAMLETS

[Home](#)[Services](#)

What's it like to live in a high density building?

[Introduction](#)[Entrance and approach](#)[Storage facilities](#)[Communal amenities](#)[Courtyard](#)[Roof terrace](#)[Indoor communal areas](#)[Private space](#)[Quality of living](#)[About you](#)

We are carrying out this survey to understand people's experience of living in high density and tall buildings in Tower Hamlets and how this impacts on your welfare. This will help the council make better decisions about how this kind of building is planned in future.

This survey is anonymous and only takes 10 minutes. Your data won't be shared for anything other than the stated purpose of this survey. Find out more about [how we store your data](#).

Firstly, we need to know a bit about your living situation so we can identify trends and make sure we're only asking you relevant questions.

Postcode *

What floor do you live on? *

How long have you lived in your current flat? * Under 6 months

· ADVOCATING FOR WORKING IN THE PUBLIC INTEREST





CONTACT US

info@publicpractice.org.uk

www.publicpractice.org.uk

[@PRACTICEPUBLIC](#)

Session 2

Lindsey Richards, Homes England



Homes
England

Homes England- Accelerating Housing Delivery

Lindsey Richards; Head of Planning, Enabling and Design



Homes England

We were first referenced in Government's Housing White Paper in February 2017. Chancellor Phillip Hammond included us as part of the November 2017 budget. We launched in January 2018 at Alconbury, Cambridgeshire

We're the government's housing accelerator. We have the appetite, influence, expertise and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities. So we welcome partners who share our ambition to challenge traditional norms and build better homes faster

Ministers have given us a unique opportunity to make a difference

The housing market in England is broken

England has some of the highest house price inflation and worst affordability in the OECD

An average home now costs almost eight times average earnings

And the supply of housing across the country is far below its historic peak

There is a huge shortage of affordable, secure rented accommodation for both general and specialist needs

The government is committed to fixing this

The Housing White Paper and Budget committed the government to

- Planning for more homes in the right places
- Ensuring permissioned homes are built faster
- Increasing investment in housing

Homes England is critical to solving the problem

“This government is committed to delivering 300,000 homes a year by the mid-2020s and help more people get on the housing ladder. **Homes England is at the heart of these plans.**”

“I welcome their **comprehensive vision** that sets out how through their powers and expertise they will **maximise government investment to deliver the homes communities need.**”

—Communities Secretary Rt Hon James Brokenshire MP, Oct 18

Our new mission and objectives, launched in October 2018, will guide our work over the long term



Mission: We will intervene in the market to ensure more homes are built in areas of greatest need, to improve affordability. We will make this sustainable by creating a more resilient and diverse housing market

To achieve this we will



Unlock public and private land where the market will not, to get more homes built where they are needed



Ensure a range of investment products are available to support housebuilding and infrastructure, including more affordable housing and homes for rent, where the market is not acting



Improve construction productivity



Create a more resilient and competitive market by supporting smaller builders and new entrants, and promoting better design and higher quality homes



Offer expert support for priority locations, helping to create and deliver more ambitious plans to get more homes built



Effectively deliver home ownership products, providing an industry standard service to consumers

Investing in our People

- We are also strengthening our people, systems and governance – recruiting at pace to grow teams of experienced highly talented staff and ensuring the right technical and local skills are in place to tackle the housing crisis.
- Our ambition is to create a new type of organisation, underpinned by a modern working culture and digital operations
- 230 new starters across Homes England in 2018;
- Ambition to grow by 50%

Driving Delivery through the Planning System

Land Owner & Master Developer

Enabler

Policy Leader

How the Land Business will deliver the mission



Expanded remit to be **much more active in the land market as a master developer** to drive delivery of 300,000 homes a year:

- Increased resources via the Land Assembly Fund to ramp up our **direct acquisition, de-risking and disposal of land** supplementing the **Public Sector Land** programme
- Create **partnerships** and other delivery solutions with **other government departments/public sector bodies** to increase delivery
- Deliver revenue and capital grant funding programmes to unlock land owned by others via Local Authority Accelerated Construction, Small Sites Fund and Garden Communities
- Support cross-cutting policy objectives – increased **pace** of build-out, **MMC, diversification** of housebuilders, **affordable housing and design quality**

While:

- ✓ **Ensuring delivery**
(focus on starts & completions)
- ✓ **Achieving Value for Money**
- ✓ **Realising land receipts**

Composition of our Landholdings

4,351 ha
developable
land. Of which

3,672 ha
Residential for
c60,000 homes

679 ha
for other uses
(e.g. commercial)

2,932 ha
developable
land already in
contract
(where freehold
retained)

1,281 ha
Non-
Developable

- c600 projects/ sites at all stage of the development cycle
- Around a dozen large strategic sites (Northstowe, Burgess Hill etc.)
- Growing portfolio of high quality sites such as Upton Lodge, Hardingstone, Spencer's Park, Tattenhoe Park, Park Prewett, Lea Castle, Cherry Knowle, Coypool, King's School, Harrogate Police
- Still quality sites and value to realise in the undeveloped former new town land – e.g. South Warrington, Crawley, Peterborough
- Former RDA assets and employment sites are not core business, Legacy hospital sites – Stretton Hall and Lea Castle
- Few legacy remediation projects left e.g. Avenue Coking Works
- Circa 70 OGD transfers since 2015 from DfT, MoJ, DHSC and large former MOD sites (Lodge Hill, Chalgrove) .
- More recent Starter Homes acquisitions are beginning to start on site

Market value: estimated £1.2bn April 2018

Development value: Currently being assessed for April 2019 valuation

The most respected master developer Aim for the Homes England.

- Lead and collaborate from concept to legacy

Create place and Value



#MakingHomesHappen



- Take responsibility and de risk.
- Shape the scheme.
- Progress the scheme securing the planning framework to achieve planning certainty.
- Progress the development contract to achieve an unconditional sale.
- Deliver the scheme.
- Ensure scheme quality.

...together with our expertise enables Homes England to...



- ✓ Identify land suitable for housing but unattractive or commercially unviable for the market to develop



- ✓ use our investment to enable the site for housebuilding, accelerating the supply of homes whilst achieving our policy objectives (pace, MMC, design quality, supporting SMEs)



- ✓ generate value for communities through the provision of quality homes, amenities and infrastructure
- ✓ generate a financial return for future re-investment

Homes England – as an Enabler

- **Supporting Garden Towns and Villages**

Existing programme 23 projects

1 Garden City – Ebbsfleet

9 Garden Towns

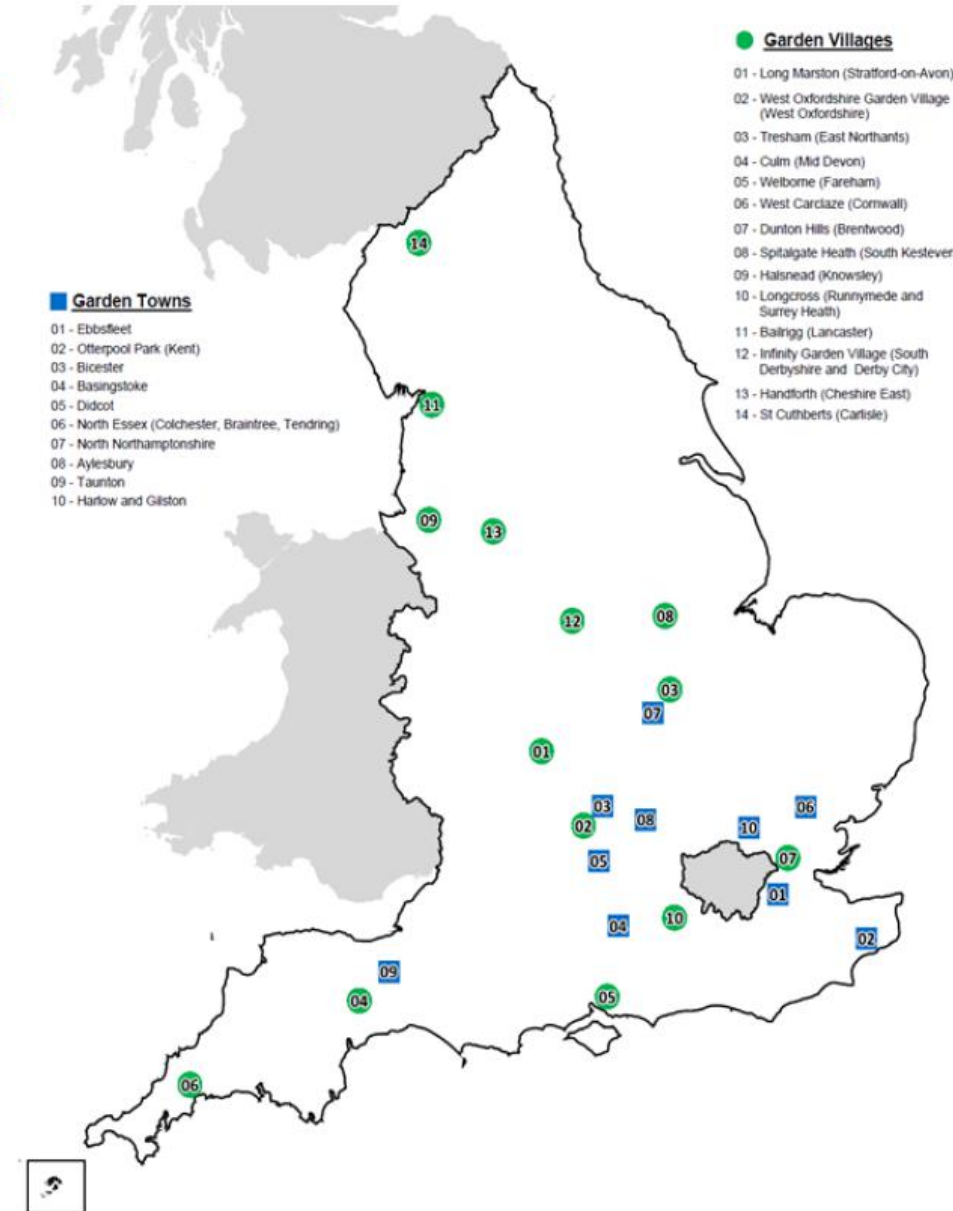
14 Garden Villages

Capacity to Deliver 200,000 homes

New Prospectus – 100 Bids

First announcements on bids selected to join programme likely in March 2019

Homes England supports delivery of the projects in the programme via bespoke packages of enabling support



Housing Infrastructure Fund

- Launched July 2017 - £2.3bn grant fund, additional funding Nov 18
- Margin Viability – Bids up to £10m
- 133 projects announced Feb 18,
- £188m up to 200,000 new homes
- Forward Fund – Bids up to £250m
- Shortlist of 44 projects, £4.1bn up to 400,000 new homes



Aylesbury Vale GT – Highway Infrastructure £9.5m

Home Building Fund

- Home Building Fund (further £1.5 Billion was announced at the Budget) to support housebuilding in England, providing loans targeted at supporting SMEs who cannot access the finance they need to build
- Diversifying the market to increase numbers of players



Whinberry Place, Rossendale, Lancashire. Loan of £1.7m has unlocked the development of 29 new homes for sale using 1.55 acres of brownfield land

Small sites Fund

- Small Sites Fund - £630m to deliver 44,000 homes by 2020/21
- public landowners and local authorities
- On site infrastructure and land remediation- unlocking third party sites.



Homes England – Policy Leader

Driving Design Quality

- “ I have got no doubt that a focus on quality can drive up the quantity of new homes delivered “
- “ Design Matters. It lies at the heart and soul of the housing challenge”
Dominic Raab
- We will take the lead in delivering better quality homes and great places that set the bar high for others”
Nick Walkley

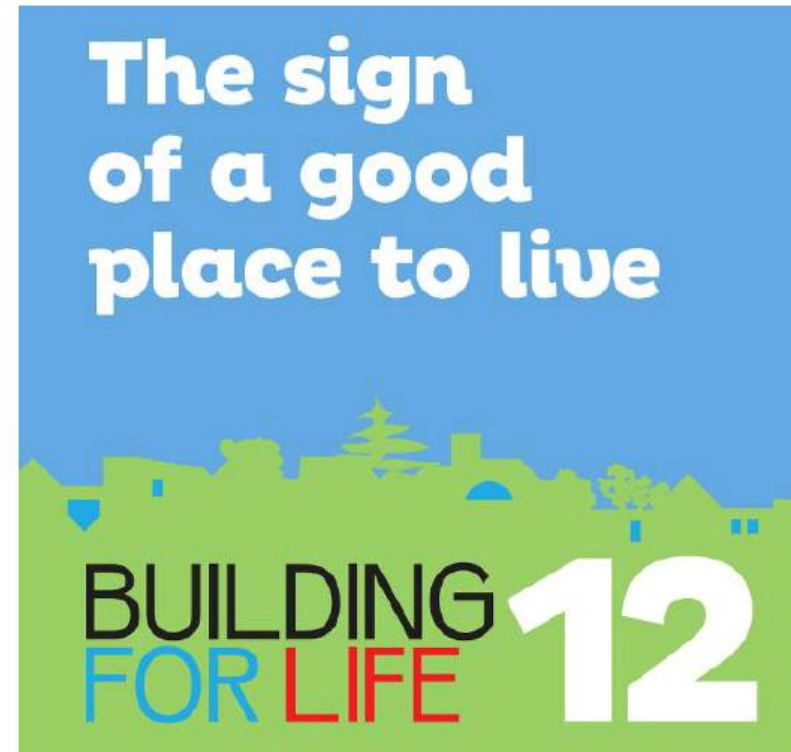
Homes England 'toolkit' methods and techniques

- Building for Life 12
- Building with Nature
- Design Review
- Design Codes
- Manual for Streets
- Secured by Design
- guidance, eg. Qualityreviewer &
- Urban Design Compendium



proposed assessment

- assessment using Homes England Land Programmes as a first phase
- then to Affordable Housing Programme and Investment
- wider role of design influence
- based on the Building for Life 12 criteria, plus other 'tools' available
- pursued throughout the 'whole life' of a project, including beyond construction
- tailored to agency processes (Gateways)



Doing things differently

Burgess Hill, Sussex

Context

- A major strategic site in Mid Sussex split across a number of ownerships
- Capacity for 3,500 homes in an area with acute affordability issues

What have we done differently?

- Used our commercial skills to acquire the entire site
- Purchases have involved direct acquisition of land & buying out of option agreements



Burgess Hill, Sussex

What impact have we made?

- Outline planning application for the entire site now submitted
- £60m Infrastructure contract to be let
- First phase of land now on the market, with substantial offers received

What would have happened without our different approach?

- The existing owners could not coordinate their efforts and work collaboratively to begin delivering homes – and could not meet the cost of infrastructure
- Without our intervention – the site would have remained stalled

Kings School, Macclesfield

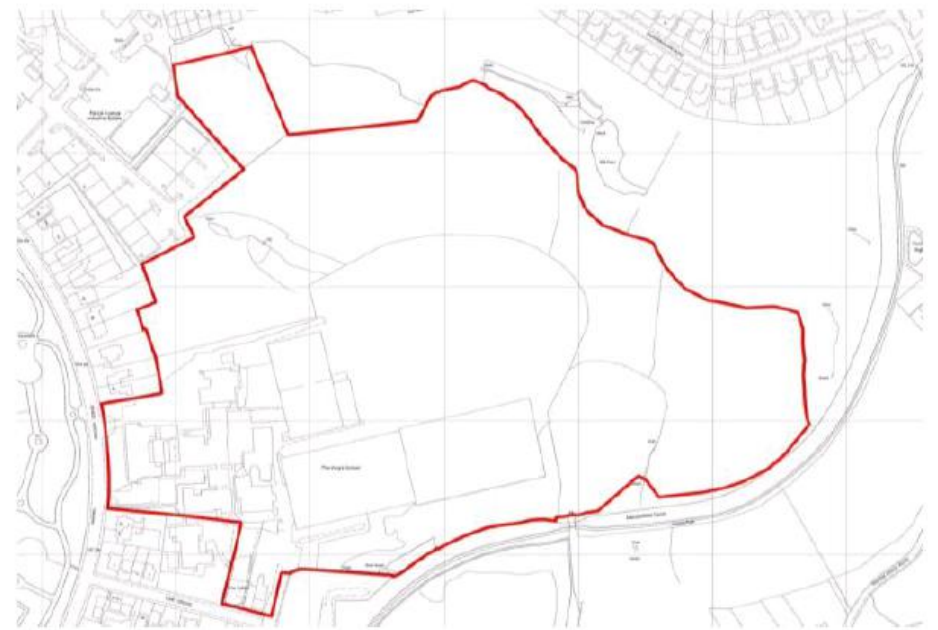
Context

- Private school operating over 4 separate campus sites; fragmented estate created operational issues – and caused downturn in pupil intake
- School made strategic decision to relocate to a new purpose built school (on a single site) on the edge of Macclesfield
- Sought to sell their 4 existing campuses to raise funds to build their new school, and secure leasebacks from the buyers to maintain school operation whilst their new facility constructed



Kings School, Macclesfield

- Sale and leaseback terms were agreed for the 3 smaller campuses – however no developer prepared to buy and leaseback the largest site
- Homes England acquired largest site (June 2018) and enabled the three other deals to proceed
- Technical work undertaken – technical pack, planning brief, soft market testing and opportunity advertised via DPP3 (Nov 18)



Festival Gardens, Liverpool

- Acquired by LCC for £6m in 2015
- Lack of funding
- prohibitive levels of contamination
- £10m grant to LCC from LAAC fund
- Will deliver 1500 new homes inc PRS
- First homes occupied by 2022
- Shared office space with Liverpool City Region CA



Strategic Housing Partnerships

- Homes England has agreed to 23 Partnerships with 28 housing associations, in three phases since July 2018.
- **£1.74 billion** of grant investment will deliver an additional **39,400 homes** by March 2022.
- Range of affordable housing across England, including homes for social rent, supported living and shared ownership.
- Strategic partnerships provide housing associations with the investment, flexibility and resources to significantly increase the supply of new homes and to move away from a project-by-project approach to funding affordable housing



Joint Ventures – Barclays Housing Delivery fund



- In September 2018, **£1bn of development finance** was announced by Housing and Communities Secretary James Brokenshire, Chairman of Barclays Bank John McFarlane, and Homes England Chairman Sir Edward Lister.
- Barclays is providing £875m and Homes England £125m
- The fund will help build **thousands of new homes** across England and help to increase the pace and volume of housing provision in areas that need them most.
- Loans of **£5m to £100m**
- Key priorities to **support SMEs** to develop **homes for rent or sale**, including **social housing, retirement living** and the **private rented sector**, while also supporting innovation in delivery – such as brownfield land and urban regeneration projects.



Housing Delivery Fund

Barclays and Homes England are working together to provide £1bn of residential development debt funding to help build more homes, more quickly.



Homes England: Our Commitment

Our commitment

We cannot deliver the homes England needs alone. That's why it's our job to work with partners across the sector.

We will:

- Aim investments at smaller builders – helping them to scale up so they can access funding, grow and expand
- Work with local authorities and housing associations to help them make their vision a reality
- Help housing associations through strategic partnership deals – in return for being more ambitious with their delivery
- Work closely with housebuilders to promote better design and higher quality homes through Build for Life
- Work collaboratively with local areas to help them grow by identifying and overcoming barriers to growth



Questions?

Lindsey.richards@homesengland.gov.uk

Session 3

Richard Crawley, PAS



planning advisory service



Housing Delivery Test What is it going to do ?

Richard Crawley

14th March 2019

www.local.gov.uk/pas

This session

Part 1 “The official line”

1. Recap - what is the HDT ?
2. The first cohort of “failures”

Q How is this really going to work ?

Part 2 “Action Plans”

1. Recap - Action Plans from the pilots
2. Timetable and support

Q What is going to come out of the HDTAP?

Recap - HDT is new

Greater responsibility and accountability for housing delivery from councils and developers

From November 2018 councils will have a [Housing Delivery Test](#) focused on driving up the numbers of homes **actually delivered in their area, rather than how many are planned for.**

In addition, to make sure that the necessary infrastructure and affordable housing is delivered to support communities, clearer guidance for both developers and councils will also be published today.

Meaning that developers will know what is expected of them up front, even before they submit a planning application and councils have greater power to hold them to these commitments.

24th July 2018 - NPPF published

Recap

- The HDT is a performance regime:
 - Deliver and be left alone, or
 - Fail to deliver and
 - make more land available, and perhaps
 - lose local control of what happens to it
 - “Presumption in favour of sustainable development”
 - Tilted balance ... demonstrate adverse impact
 - Unless special designation (eg green belt)
-

Housing Delivery Test

$$\text{HDT} = \frac{\text{Total net homes delivered over 3 yrs}}{\text{Total homes required over 3 yrs}}$$

- In principle, simple concept
 - Produces a result as a %age
 - With consequences if the % is below certain levels
 - with a stepped introduction of a floor target
-

Recap - consequences ?

- Pass the test ?
 - no action
 - Below 95% ?
 - make an Action Plan [HDTAP] within 6 months
 - Below 85% ?
 - make an HDTAP and extra 20% immediately
 - Below “floor” [currently 25%] ?
 - “presumption” applies immediately
 - the same “presumption” if no 5yrHLS
 - 25% -> 45% -> 75% over 3 years (!)
-

Navigating the HDT

- “Homes delivered” (net)
 - this is already reported by councils
 - “Homes required”
 - might be in a new plan
 - else uses new “standard method”
 - phased in over next 3 years
 - Transition + changes to inputs + age rules + passporting
growth - standards - reporting = a simple concept
beastly in execution
-

Cohort 1

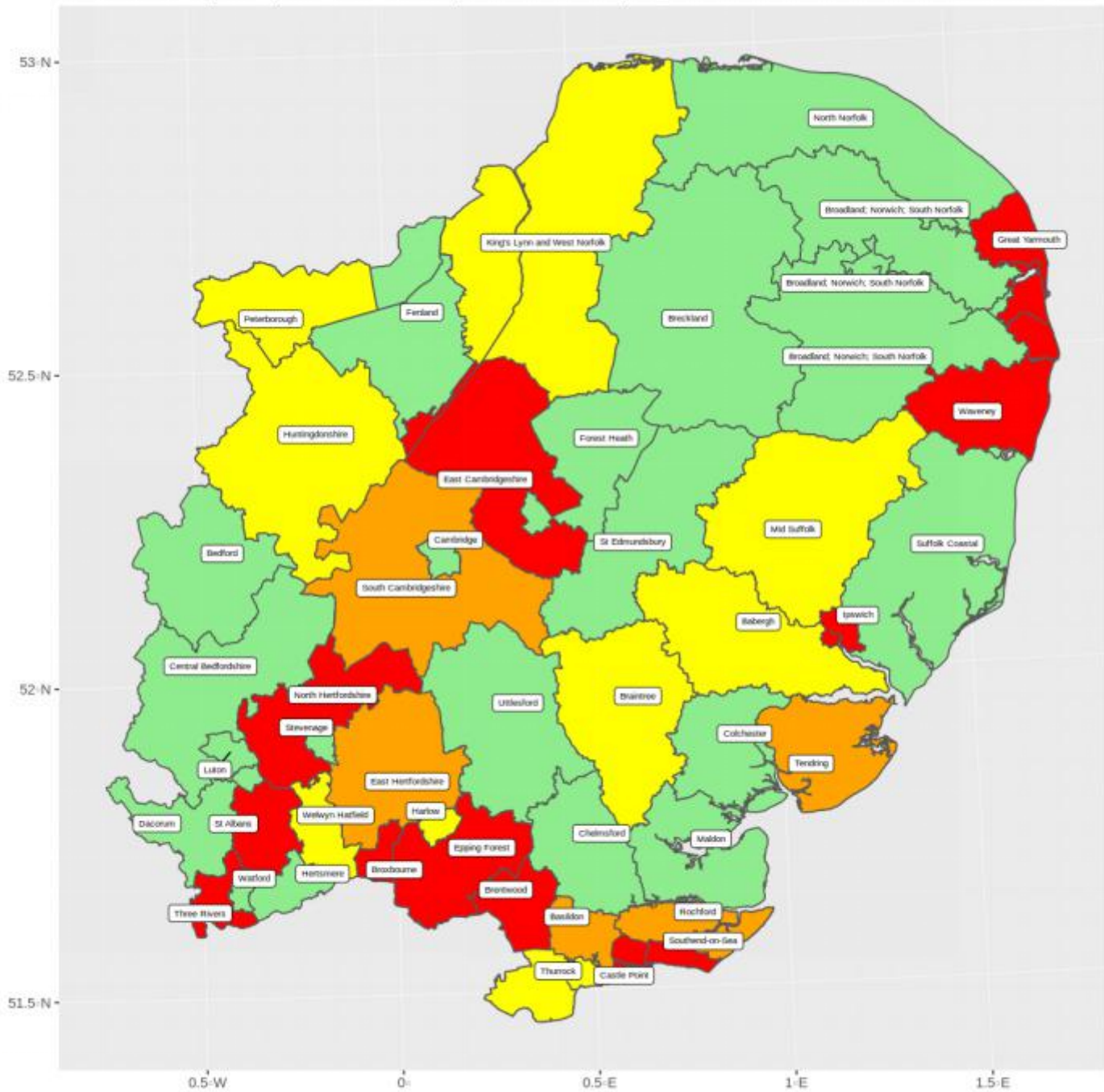
- On Feb 19th MHCLG published the first HDT results
 - no workings, just results
- 108 councils need to respond with an action plan of whom 87 need to find an extra year of supply
 - New Forest (35%) to Redditch (2046%)
 - Haringey (-2400) to Cheshire W & Chester (+4800)

Area Name	Number of homes required			Total number of homes required	Number of homes delivered			Total number of homes delivered	Housing Delivery Test: 2018 measurement	Housing Delivery Test: 2018 consequence
	2015-16	2016-17	2017-18		2015-16	2016-17	2017-18			
Adur	177	177	177	531	39	64	114	217	41%	Buffer
Allerdale	132	125	108	365	357	195	462	1,014	278%	None
Amber Valley	390	383	363	1,136	431	563	654	1,648	145%	None
Arun	610	866	947	2,423	902	616	696	2,214	91%	Action plan
Ashfield	437	426	471	1,334	561	582	401	1,544	116%	None
Ashford	695	688	753	2,136	1,055	701	591	2,347	110%	None
Aylesbury Vale	960	944	1,055	2,959	1,191	1,323	1,414	3,928	133%	None
Babergh	220	292	300	812	157	226	331	714	88%	Action plan
Barking and Dagenham	1,222	1,236	1,236	3,694	583	583	413	1,579	43%	Buffer
Barnet	2,322	2,022	2,203	6,547	1,467	1,793	2,125	5,386	82%	Buffer

Handouts ...

- A list of everyone in the room
 - A region (or two) for your table to try and empathise with
-

HDT result using 2020 performance levels (95% / 85% / 75%)



Cohort 1

region	Presumption	Buffer + Action plan	Action plan	None	Wow	Grand Total	pass
NE England		1		1	10	12	92%
W. Midlands		3	2	13	12	30	83%
E. Midlands		7	1	18	14	40	80%
York & Hum		4	1	6	10	21	76%
SW England		7	2	10	18	37	76%
NW England		13		9	17	39	67%
SE England		20	6	23	18	67	61%
London		13	2	7	12	34	56%
E. England		19	7	8	13	47	45%
	0	87	21	95	124	327	67%

Strong regional flavour

“Wow” = 400+ over requirement

Cohort 1

6 months

4 phases

first time for many

week	w/c	note	phase
week01	18/02/2019	HDT announced. Spring half term	data gathering and summarise
week02	25/02/2019		
week03	04/03/2019		
week04	11/03/2019		
week05	18/03/2019		
week06	25/03/2019	Brexit ? Purdah ?	
week07	01/04/2019		
week08	08/04/2019	Easter 1	
week09	15/04/2019	Easter 2	
week10	22/04/2019	B/H	
week11	29/04/2019	local elections ?	
week12	06/05/2019		
week13	13/05/2019		
week14	20/05/2019		
week15	27/05/2019	Summer half term	root cause analysis
week16	03/06/2019		
week17	10/06/2019		
week18	17/06/2019		action planning
week19	24/06/2019		
week20	01/07/2019		consult, signoff and publish
week21	08/07/2019		
week22	15/07/2019		
week23	22/07/2019	Summer hols	
week24	29/07/2019	Summer hols	
week25	05/08/2019	Summer hols	
week26	12/08/2019	6 month deadline	
week27	19/08/2019	Summer hols	

So ...

- What questions should sensible councils (groups of councils) ask themselves at this point ?
 - Councils that have passed the test ... ?
 - Councils that have failed the test ... ?
 - On your table. Top 3 from your region
-

For councils that pass the test

- What are our neighbours up to ?
 - passing unmet need our way ?
 - What about future years ?
 - trajectory
 - What about over delivery ?
 - “too much growth” ... problems with allocations ?
 - Our new local plan ?
 - ambition / range
-

For councils that fail the test

- Do we engage with this ?
 - Fragile HDT will not do well under challenge
 - What will an Action Plan achieve?
 - No sanctions
 - Do we ever intend “passing” the test ?
 - do the sanctions hurt us ?
 - What does this mean for our plan targets ?
-

Action Plans

- How to make an action plan ?
 - We have some samples
 - And a guide
 - And some £help
- Not a new industry (we hope)

Housing Delivery Test: Preparing Effective Action Plans Resource Pack – SECOND DRAFT

15th January 2019



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THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

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Cohort 1 HDTAP

- Each council creates
 - A summary of what is going on (& not going on)
 - What the underlying causes might be
 - Some things to try and improve delivery
 - Together, can we collate a bigger picture ?
 - What is going on in regions
 - What is going on in typologies
 - Behaviour of other parties
-

Kübler-Ross and HDT

Stage	Behaviour
Denial	
Anger	
Bargaining	
Depression	
Acceptance	

Kübler-Ross and HDT

Stage	Behaviour
Denial	Delivery is nothing to do with us
Anger	Who's stupid idea is this ?
Bargaining	But to do this would distract us from our new local plan !
Depression	But we can't do anything to influence delivery. Developers have all the cards.
Acceptance	Perhaps we should ask a few more questions and think about delivery.

Imagine you have got to acceptance ...

- Widespread presumption within 3 years - what are the risks and unforeseen consequences ?
 - Thinking about delivery in a coordinated and collaborative way - what good things are going to happen ?
-

Risks / unforeseens

- Presumption
 - vs London Plan ?
 - vs CaMkOx ?
 - vs HS2 ?
 - Councils “over-delivering” pressured to scale back
 - Esp green belt release
 - Emphasis on numbers and land supply
 - Vs design, tenure, location etc
-

Positives

- It's a feedback loop !
 - Hooray !
 - Evidence about each actor
 - councils, builders, agents, owners
 - Bigger than planning
 - housing, regen, assets, delivery
 - Bigger than councils
 - Regions, typologies
-

Key messages

1. Thinking about delivery isn't new
 - Most of this task is already underway at good councils who monitor their plan(s)
 2. Will the “punishment” matter ?
 - Greenbelt / underbound / protected
 - Greenfield / sequencing / pepperpot
 3. This is bigger than planning
 - Coordinating housing, regen, assets
 - Leadership and relationship mgmt
-

Key messages

4. There are two ways to “pass” the test

- deliver more, or reduce the requirement (in a plan)

5. Unforeseen consequences

- Presumption at scale within 3 years
- HS2 ? CaMkOx ?

6. There is no sanction for non compliance (or bad faith compliance)

- But perhaps link will form with “up to date”?
-

Key messages: LGA

“It is wrong to impose unfair and undeliverable targets which fail to take into account the complexity and unique needs of local areas. This risks leading to a housebuilding free-for-all with councils and residents powerless to ensure the right homes are built in the right places in their communities.”

Cllr Martin Tett, Housing spokesman at the Local Government Association

Key messages: planning committee

- The HDT removes the question “is my under-delivery persistent ?”
 - Only add 20% buffer if hdt < 85%
 - The HDT creates a new route to presumption
 - If under the 25% > 45% > 75% floor
 - But it is the same “presumption” and the same “tilted balance” if without a land supply
 - But less arguable and fixed for 12 months, rather than at appeal
-

We are at local.gov.uk/pas

PAS

We provide high quality help, advice, support and training on planning and service delivery to councils. We help local government officers and councillors stay effective and up to date. We have a 'sector led' improvement approach, where local authorities help each other to continuously improve.



Bulletin

Sign up for our Bulletin, which brings news of our latest support, case studies, events and muses.

PAS Forum

Ask, learn and network with other planners and councillors across England.





!! Feedback forms !!

Email pas@local.gov.uk

Web www.local.gov.uk/pas

Phone 020 7664 3000

Twitter [@Pas_Team](https://twitter.com/Pas_Team)

Session 4

Toby Forbes-Turner, Lincoln City

Central Lincolnshire Local Plan



The Good, the bad and the ugly....

Toby Forbes Turner
Principal Planning Policy Officer
City of Lincoln Council



Introduction

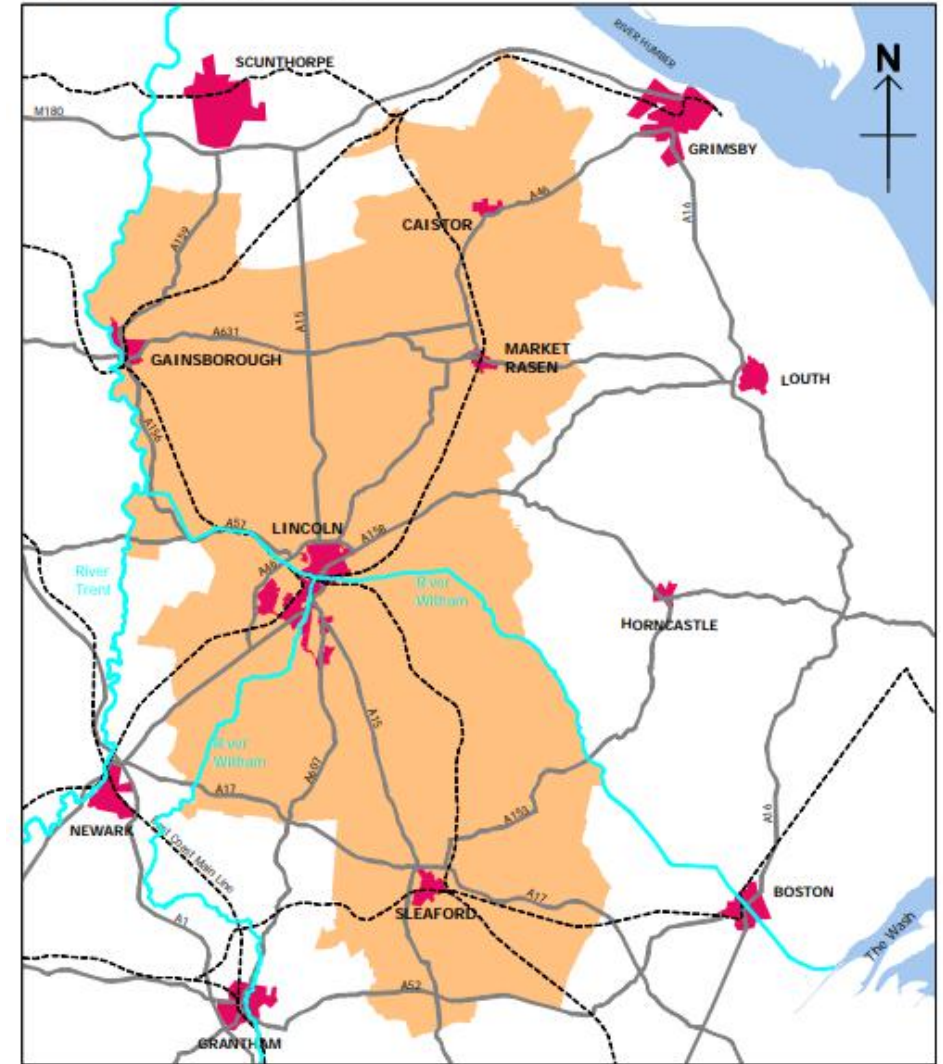
1. Background to Joint Working
2. Central Lincolnshire Local Plan
3. Approach to CIL
4. Reviewing the Plan
5. Reflections on Joint Working & Issues to consider when joint working



1 Background to Joint Working



Central Lincolnshire



- Combined area of the City of Lincoln, North Kesteven, and West Lindsey
- Area of 2116 sq.km. (same as Nottinghamshire!)
- 290,500 pop



1 Background to Joint Working

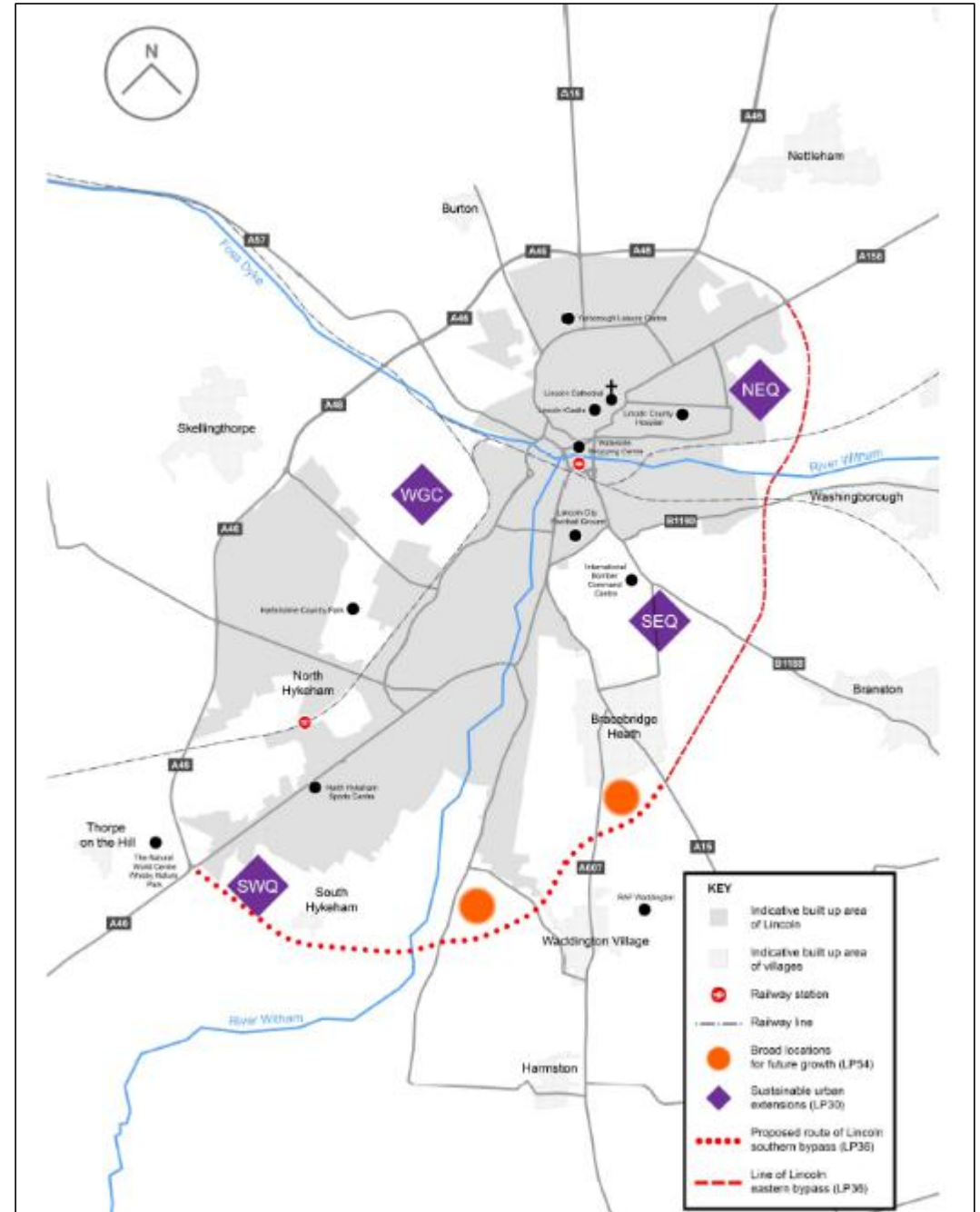
- Long history of joint working prior to formal partnership
- LASPJAC advisory committee formed circa 2000
- Key Partners:
 - City of Lincoln
 - North Kesteven
 - West Lindsey
 - Lincolnshire County Council

 - Environment Agency
 - Natural England

1 Background to Joint Working

Rationale for joint approach:

- Tight urban boundary
- Regional Plan
- Growth
- Resources
- Stronger Together



1 Background to Joint Working

- Decision taken in 2009 to form a statutory joint planning Committee for Central Lincolnshire
- Deliver a Core Strategy for Central Lincolnshire
- Memorandum of Intent
- Statutory Instrument
- Establish CL Joint Strategic Planning Committee
- CL Joint Planning Unit

1 Background to Joint Working

- Core Strategy Work 2010-2013
- Core Strategy effectively withdrawn in Dec 2013
- Move straight to deliver a new 'Local Plan' as recommended in the 'new' NPPF

2 Central Lincolnshire Local Plan

- Entered into a SLA with Peterborough City Council to help deliver CLLP
- Developed set of key principles
- Committed resourcing from the Districts & LCC!

2

Central Lincolnshire Local Plan



Central Lincolnshire Local Plan: LDS

Table 1: Timetable for Production of Development Plan Document

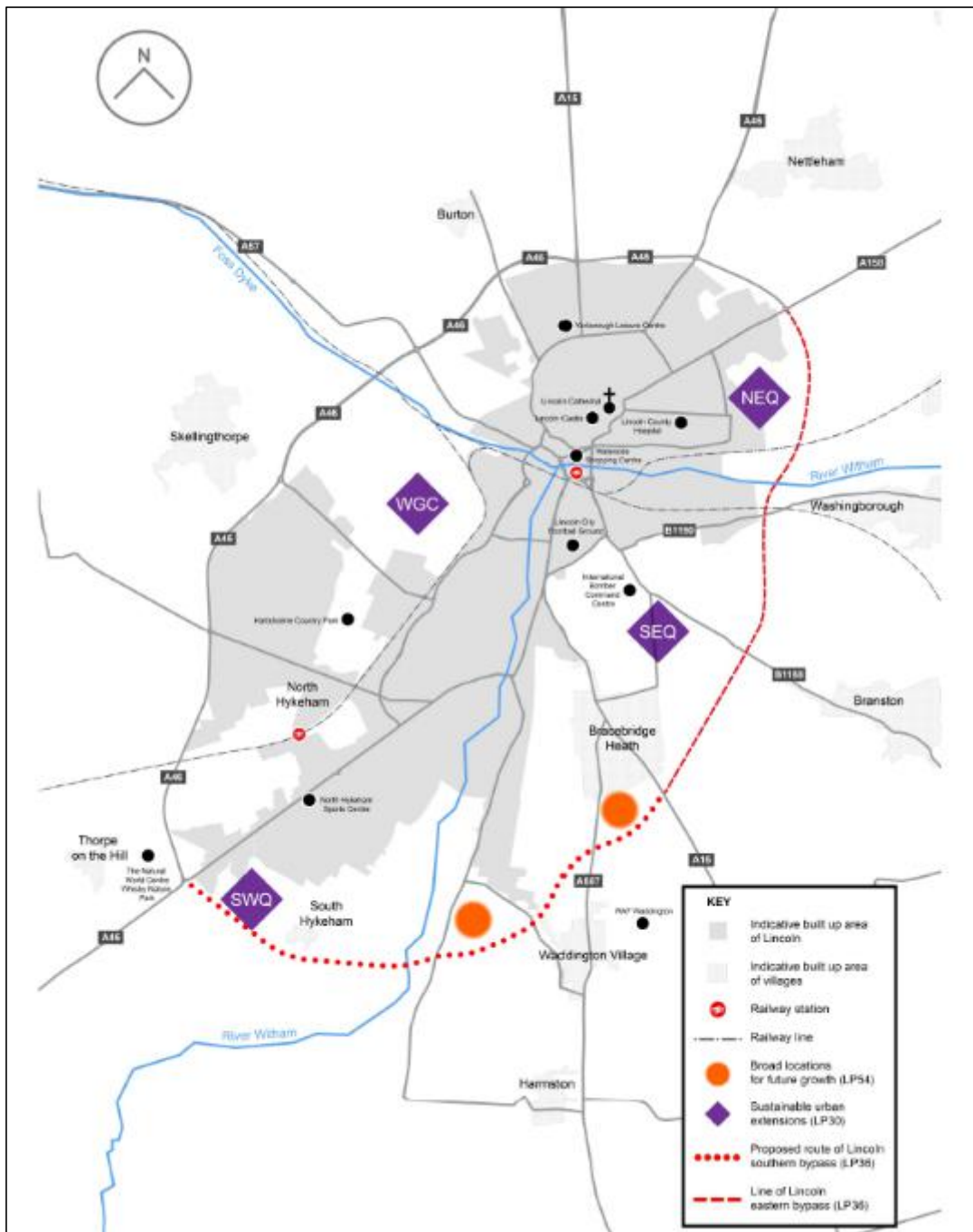
	2014							2015							2016							2017													
	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	April
Central Lincolnshire Local Plan		1			2										2							3	4				5			6	7				

Start to finish
3.4
Years

No.	Stage	Description	Dates stage proposed to take place
1	Consult on a sustainability appraisal (SA) / Integrated Impact Assessment (IIA) scoping report	The IIA scoping report sets out the sustainability and other objectives proposed to be used to appraise the economic, social and environmental effects of the emerging Local Plan policies. The IIA scoping report is subject to consultation.	Complete: July 2014
2	Public participation (Regulation 18)	Opportunity for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage may involve one or more public consultation rounds. We intend two rounds for the new Central Lincolnshire Local Plan.	Complete: Oct – Nov 2014 Oct – Nov 2015
3	Pre-Submission Publication (Regulation 19)	The Joint Committee publishes the Local Plan which is followed with a 6 week period when formal representations can be made on the Local Plan.	Mar – April 2016
4	Submission (Regulation 22)	The Joint Committee submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage.	May 2016
5	Independent Examination Hearing	Held by a Planning Inspector into objections raised at Regulation 19 stage on the Local Plan	Aug - Sept 2016 (estimate: dates set by Inspector)
6	Inspector's Report	This will report whether if the Plan is 'Sound' or 'Not Sound'. The Inspector may make recommendations to make the plan 'sound'	Nov 2016 (estimate)
7	Adoption of DPD (Local Plan)	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.	Dec 2016

On time
On time
On time
April-June '16
June '16
Oct-Dec '16
April '17
April '17





Headline Figures

38,000 new homes
64% in Lincoln Area

12,000 FTE jobs

OAN 1,540 per annum

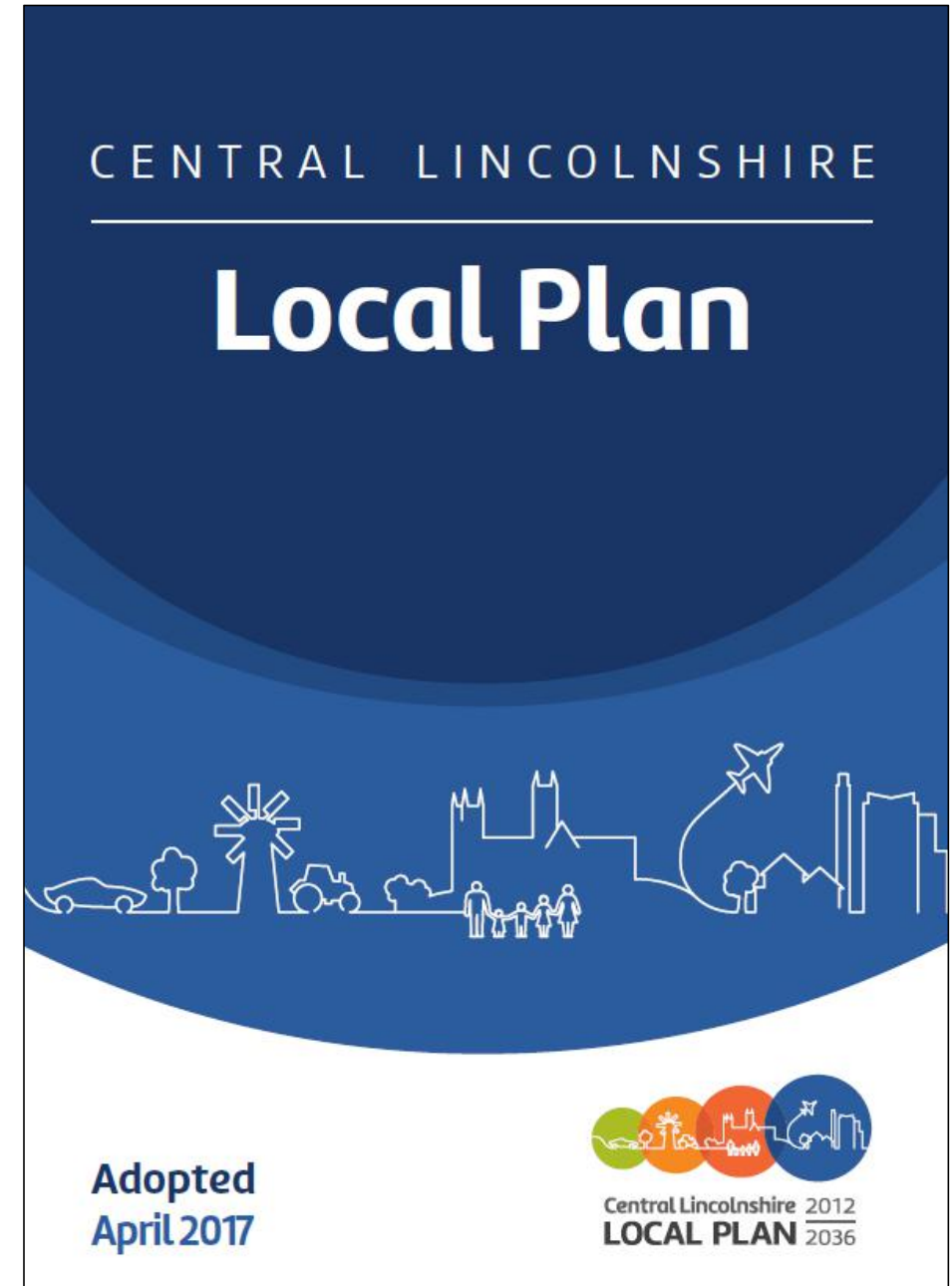
8 proposed SUES

Ambitious levels of
Growth

2 Central Lincolnshire Local Plan

Key Issues:

- Growth Figures & Evidence (SHMA/ENA)
- Settlement Hierarchy
- Sustainable Urban Extensions



2 Central Lincolnshire Local Plan

Growth Figures & Evidence (SHMA/ENA)

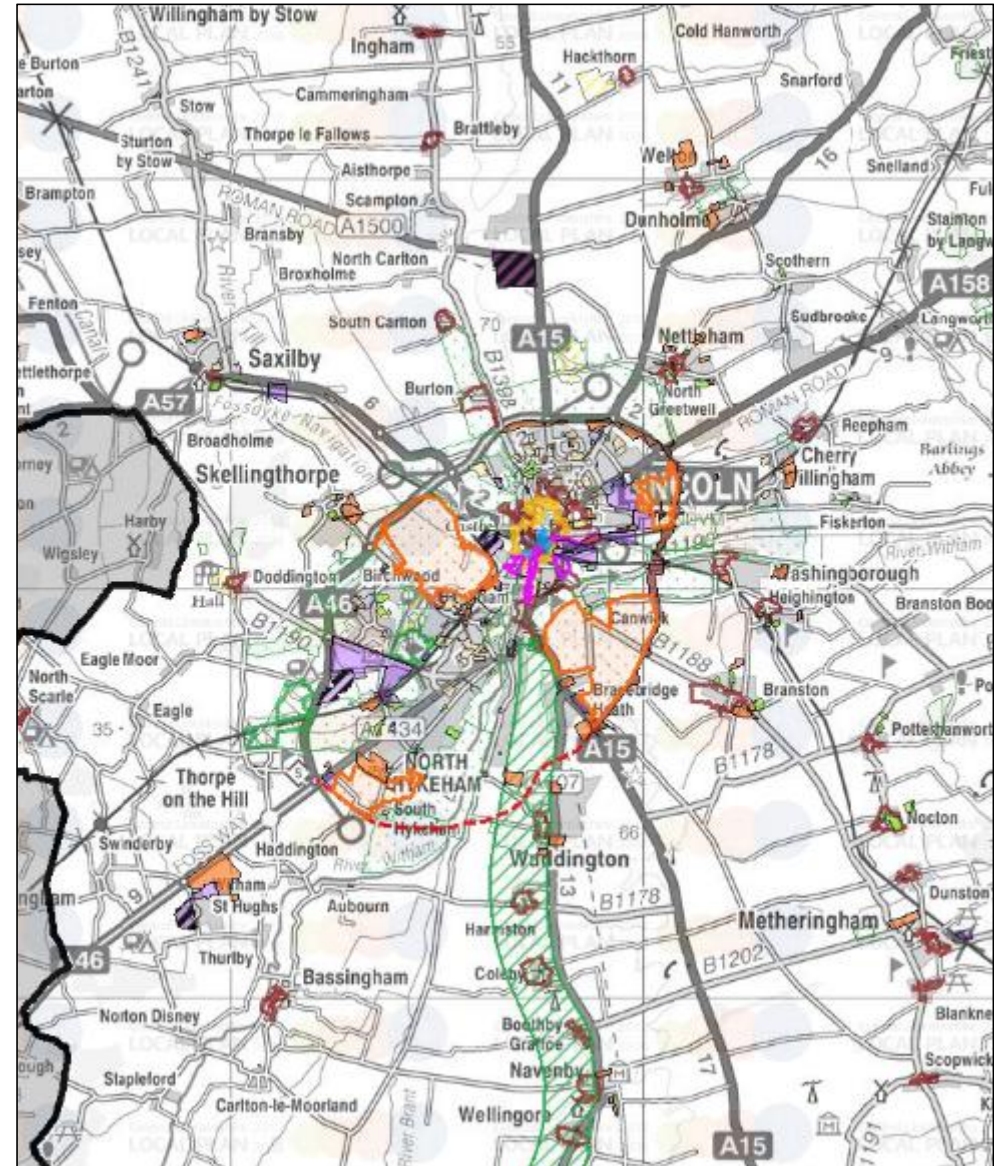
- Pressure on Lincoln fringe villages
- Jobs & economic growth forecasting
- Compromise approach!



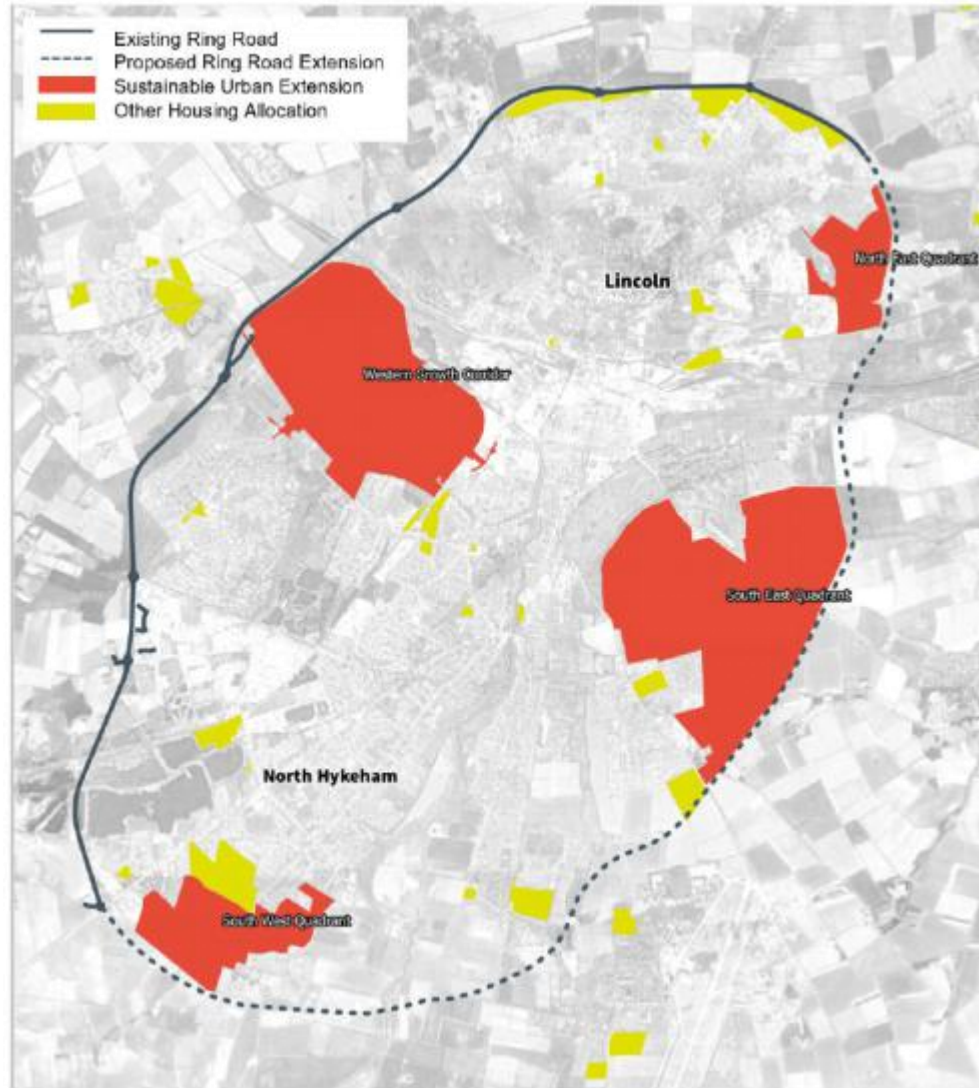
2 Central Lincolnshire Local Plan

Settlement Hierarchy(LP2)

- Lincoln Urban Area
- Main Towns
- Market Towns
- Large Villages
- Medium Villages
- Small Villages
- Hamlets
- Countryside



2 Central Lincolnshire Local Plan



Lincoln Sustainable Urban Extensions

North East Quadrant 1,400 homes

Western Growth Corridor 3,200 homes

South East Quadrant 3,500 homes

South West Quadrant 1,600 homes

3 Community Infrastructure Levy

- CIL developed alongside the CLLP
- CIL charge aims to support the infrastructure requirements of the Local Plan
- CIL Officer Working Group (CL partners & LCC) established to do the work
- Initial long list of CIL priorities-through discussion led to agreeing to focus on big strategic items
- Approach agreed individual LPA's & CLJSPC

3 Community Infrastructure Levy

Charging Rates

- Aligned CIL for City, NKDC & WLDC
- Implemented Jan/Feb 2018
- Strategic Infrastructure: LEB & Secondary Education

CITY OF LINCOLN COUNCIL CIL Charging RATES (£ per Sqm)

CITY OF LINCOLN COUNCIL CIL CHARGING SCHEDULE RESIDENTIAL CHARGING RATES			
		Dwellings excluding apartments	Apartments
Zone 1	Lincoln Strategy Area	£25	£0
Zone 2	Developments at Western Growth Corridor and North East Quadrant sustainable urban extensions	£20	£0

CITY OF LINCOLN COUNCIL CIL CHARGING SCHEDULE COMMERCIAL CHARGING RATES (APPLICABLE TO WHOLE DISTRICT)	
Convenience retail	£40
All other uses*	£0

*All other uses' and the £0 rate include comparison retail and retail warehousing.

4 Reviewing the Plan

Why now?

Accumulation of factors including NPPF:

- Changes to national context significant-LP policies out of date
- Local Housing Need Figure
- HDT
- Clearer on types homes required
- 10% housing on sites 1ha or smaller
- Infrastructure & viability demands
- 5 Year HLS requirements
- End of Liverpool method Dec 2020

4 Reviewing the Plan

Review brings opportunities!

- Allocations sites review
- Reflect on current policies to ensure working correctly
- Much of the plan working well-streamlined review
- Review provide greater clarity for Neighbourhood Planning Groups
- Proactive not reactive

Central Lincolnshire Local Plan Review: LDS

Table 1: Timetable for Production of Development Plan Document

	2019									2020												2021										
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	
Central Lincolnshire Local Plan		1								1								2		3									4	5		

No.	Stage	Description	Dates stage will/ is proposed to take place
1	Public Participation (Regulation 18)	Opportunities for interested parties and statutory consultees to consider the options for the plan before the final document is produced. This stage can involve one or more public consultation rounds. We intend two rounds for the Central Lincolnshire Local Plan.	June-July 2019 & February-March 2020
2	Pre-submission Publication (Regulation 19)	The Joint Committee publishes the Local Plan which is followed with a 6 week period when formal representations can be made on the Local Plan.	October – November 2020
3	Submission (Regulation 22) and Independent Examination Hearing	The Joint Committee submits the Local Plan to the Secretary of State together with the representations received at Regulation 19 stage. This is followed by an Independent Examination by a Planning Inspector into objections raised at the Regulation 19 stage on the Local Plan.	December 2020 onwards
4	Inspector's Report Issued	This will report whether if the Plan is 'Sound' or 'Not Sound'. The Inspector may make recommendations to make the plan 'sound'	August 2021 (estimate)
5	Adoption of DPD (Local Plan)	Final stage, the Council will formally need to adopt the Local Plan and it will then be used in making planning decisions.	September 2021 (dependent on timescales for examination)

5 Reflections of Joint Working-Issues to Consider

- Clear priorities on what a joint plan will and won't deliver
- Equal commitment from all partners
- Clear reporting and management structures in place
- Member buy-in and support to help deliver the message
- Secure wide corporate understanding/support back at respective LPA's for joint planning process

5 Reflections of Joint Working

- 1 plan for Central Lincolnshire was/is a challenge
- High growth figure proved contentious
- Political priorities differing between partners
- Demanding timetable
- Committee Reporting Timing & Alignment

5 Reflections of Joint Working

- Practical's around joint working is tricky e.g. IT, Lead Officer contacts
- Keeping members on board with joint approach-focus minds
- Trust developed through Joint Working
- Infrastructure delivery is challenging-SUEs'
- Have to accept compromise along the way
- Joint Working is worth the effort!

Session 5

Mark Dickens, Liverpool Combined Authority



**LIVERPOOL
CITY REGION**
COMBINED AUTHORITY

Strategic Planning Liverpool City Region Spatial Development Strategy

Mark Dickens, Lead Officer – Spatial Planning

(the comments and opinions given in this presentation are mine and do not necessarily represent those of the LCRCA)

LCR Spatial Development Strategy

Where did we start ?

Published 2008

Abolished May 2010

LCR context 8 pg; 4 policies plus one for West
Cheshire

- Priorities
- Regional Centre and Inner Area
- Outer Part
- Remaining Rural Parts



LCR Spatial Development Strategy

Devolution Deal (2015)

Para 22(a) - Development of a Spatial Development Strategy

“Development of a **Single Statutory City Region Framework (i.e. Spatial Development Strategy)** supporting the delivery of strategic employment and housing sites throughout the City Region. Such a Strategy would require approval by **a unanimous vote** of Members appointed to the Combined Authority by the constituent Councils. This approach **must not delay** the development of local plans....”



LCR Spatial Development Strategy

Key Statutory Requirements

LCR Spatial Development Strategy

The Liverpool City Region Combined Authority (Functions and Amendments) Order 2017

PART 2 Planning - Spatial Development Strategy, Section 3(b)

In exercising its functions The Combined Authority shall have regard to—

- (a) the **National Planning Policy Framework**;
- (b) the effect that the proposed spatial development strategy or revision would have on —
 - (i) the **health of persons** in the Liverpool City Region;
 - (ii) **health inequalities** between persons living in the Liverpool City Region;
 - (iii) the achievement of **sustainable development** in the United Kingdom;
 - (iv) **climate change** and the consequences of climate change;
 - (v) the need to ensure that the strategy is **consistent with national policies** and the EU obligations of the United Kingdom; and
- (c) such **other matters as the Secretary of State** may prescribe.

LCR Spatial Development Strategy

NPPF Strategic Policy Coverage

20. Strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

- a) housing (including affordable housing), employment, retail, leisure and other commercial development;
- b) infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat);
- c) community facilities (such as health, education and cultural infrastructure); and
- d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

The rest is up to the Combined Authority

LCR Spatial Development Strategy

The Combined Authorities (Spatial Development Strategy) Regulations 2018

PART 1 - FORM AND CONTENT OF THE SPATIAL DEVELOPMENT STRATEGY

4(1) The spatial development strategy shall contain **a reasoned justification of the combined authority's strategy for spatial development** in the combined authority area.

5(4) **No** key diagram or inset diagram contained in the spatial development strategy **shall be on a map base**.

5(6) The spatial development strategy may include diagrams in addition to the key diagram and the inset diagram, which identify **strategic allocations**; such diagrams **may be on a map base**.



LCR Spatial Development Strategy

Where to begin?

LCR Spatial Development Strategy



The London Plan (SDS)

- 18 years experience
- Now on their third plan (plus several interim alterations)
- Established team and resources
- Latest version 108 policies 529 pages

LCR Spatial Development Strategy



Greater Manchester Spatial Framework

- Initial consultation 2015 (work began prior to this)
- Had established joint working (AGMA)
- **Not** currently an SDS (as proposes de-designation of GB land)
- Last consultation attracted 27,000 responses

LCR Spatial Development Strategy



A plan for Liverpool City Region
Combined Authority
2018-2020



Ministry of Housing,
Communities &
Local Government

National Planning Policy Framework

July 2019
Ministry of Housing, Communities and Local Government

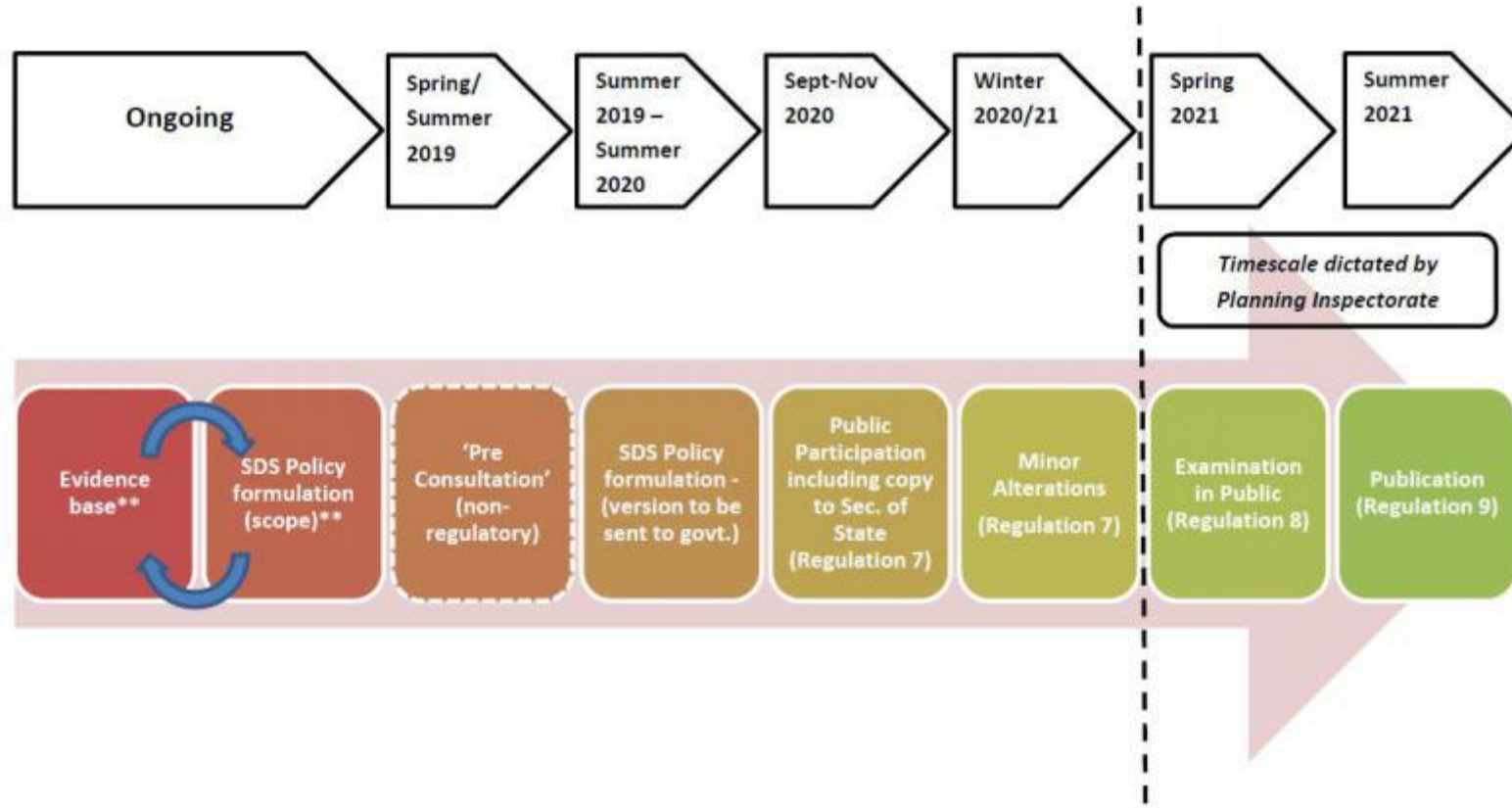
LCR Spatial Development Strategy

Additional Supporting Assessments

- Sustainability Appraisal
- Health Impact Assessment
- Equalities Impact Assessment
- Habitats Regulations Assessment
- Viability Assessment
- Social Value Evaluation (*to be discussed later*)

LCR Spatial Development Strategy

Summary of Stages & Indicative Timeline



*Based on Town & Country Planning, England - The Combined Authorities (Spatial Development Strategy) Regulations 2018 (as amended)

**These two stages are iterative with one informing the other

LCR Spatial Development Strategy

Consultation or is it Engagement ?

- Only required once (not very inclusive)
- Usual consultation usual respondents ?
- Consult in summer as part of a wider engagement
- Disenfranchised communities
- Young people

LCR Spatial Development Strategy

Partnership Working

- PAS Peer support
- RTPI Research – Climate Change Resilience
- NIC – Infrastructure Plan
- Northern / Mersey Forest - GI evidence base
- EA – evidence base and policy development
- Homes England – housing evidence base
- Nature Connected – GI policy development
- Welsh Government – cross boundary issues

Session 6

Andrew Seaman, IPe

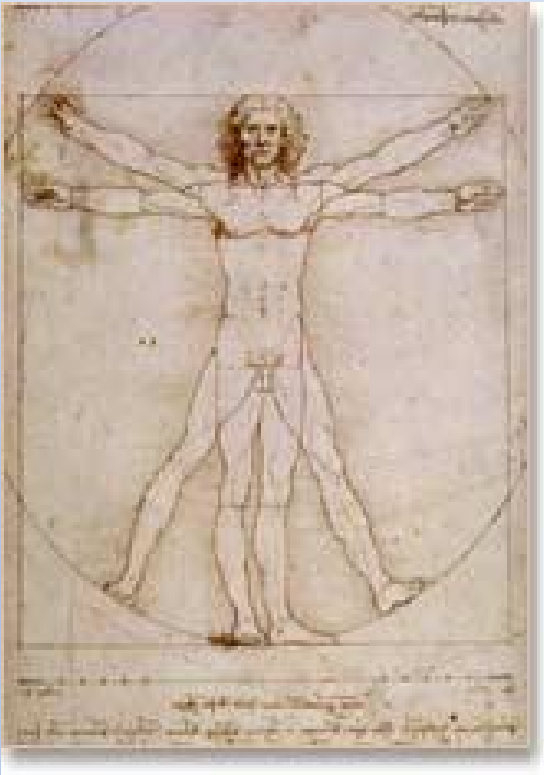
A Proportionate Evidence Base

Local Plans

Andrew Seaman

Lead Advisor – Intelligent Plans and
Examinations

What is proportion?



How many of you will be publishing a new plan in the next 12 months?

How challenging has it been to assess the priority for and adequacy of your supporting evidence? (Straightforward/Difficult)

Do you have the in-house resources to produce the necessary evidence in a timely and robust fashion?

Has anyone in the room produced/is producing a plan without commissioning evidence from outside the authority?

Is the operation of the Duty to Cooperate proving effective in practice?

Background

“The most savage controversies are about matters as to which there is no good evidence either way.”
Bertrand Russell

Planning Advisory Service and Intelligent Plans and Examinations – how to develop a suitable Plans’ evidence base.

The project involves the following main elements:

- An audit of what advice is available
- To work with volunteer pilot authorities to explore and understand the approaches taken towards formulating an evidence base in support of Plans
- To identify and publish case studies describing best practice
- To develop a ‘tool’ to assist in developing an appropriate evidence base

Context

National Planning Policy:

“The planning system should be genuinely plan-led.”

*“The preparation and review of all policies should be underpinned by **relevant and up-to-date** evidence. This should be **adequate and proportionate, focused tightly** on supporting and justifying the policies concerned, and take into account **relevant market signals.**”*

Context

NPPF 2019 - Local plans and spatial development strategies are examined to assess whether they have been prepared in accordance with legal and procedural requirements, and whether they are sound...ie

- positively prepared,
- justified,
- effective,
- consistent with national policy

Context

Planning Practice Guidance

- Policies need to be justified. Evidence to underpin policies can be taken from a wide variety of sources... Strategic policy-making authorities will need to consider carefully the need to commission evidence that will add delay and cost to plan production.
- Wherever possible, authorities may wish to prepare evidence in-house or jointly to speed up the process, and obtain best value for the taxpayer.
- Strategic policy-making authorities may wish to seek advice on this, for example, from the Planning Advisory Service as part of their ongoing plan-making support.

Context

Planning Inspectorate

- only evidence that informs the content of the plan is needed.
- The evidence base will be subject to scrutiny only to the extent of how adequate it is to justify what is in the plan. It should answer the 'what, where, when and how' effectiveness questions about delivery of development.
- Local circumstances will be directly relevant.
- Evidence base documents relating to retail, employment & housing that date from 3 or more years before the submission date are at risk of having been overtaken by events.
- conflicts within the evidence base must be explained.

The Plan Making Process

The PAS Local Plan Legal Compliance Checklist identifies 5 stages in the preparation of a plan:

1. Early stages – planning the production of the plan
2. Preparation – frontloading phase
3. Preparation – formulation phase
4. Publication – to enable representations to be made
5. Submission – to the SoS/examining body

What are characteristics of good evidence?

Good evidence will contain a well-defined focus, reliable, objectively collected recent data and cogent analysis. It will be clearly presented, contain a summary and use plain English as far as possible.

- Baseline data – what is the situation in the plan area at a given point in time
- Trend data – what have been the trends within the plan area over a preceding time period
- Assumptions – logical and transparent assumptions should be clearly identified within any evidence analysis
- Predictive data – what are the anticipated outcomes of change over time
- Recommendations – good evidence will often incorporate recommendations and/or options for setting strategy or policy making.

What evidence is required?



Emerging Advice (IPE)

Key questions of analysis:

- What is relevant?
- What is up to date?
- What is adequate?
- What is proportionate?
- What is an appropriate focus?
- What are market signals?

Emerging Advice (IPE)

Stages for Evidence Consideration

1. Prioritise topics for evidence gathering relevant to the plan under production
2. Evidence audit
3. Develop action plan for evidence gathering
4. Seek to quality control evidence sources
5. Analyse evidence to inform plan options/content

Emerging Advice (IPE)

Stages for Evidence Consideration

- 1. Prioritise topics for evidence gathering relevant to the plan under production**
2. Evidence audit
3. Develop action plan for evidence gathering
4. Seek to quality control evidence sources
5. Analyse evidence to inform plan options/content

Emerging Advice (IPE)

Stages for Evidence Consideration

1. Prioritise topics for evidence gathering relevant to the plan under production
2. **Evidence audit – necessary, desirable, supplementary, unnecessary**
3. Develop action plan for evidence gathering
4. Seek to quality control evidence sources
5. Analyse evidence to inform plan options/content

NPPF Topic ^[1] and key issues for the Plan area ^[2]	Evidence Source ^[3]	Date	Necessary ^[4]	Desirable	Supplementary	Unnecessary	Notes	Action required ^[5] including gap analysis
Vision and Objectives	Community Strategy	2017	Y				Community Strategy is current and espouses the objectives for the Council.	None
Housing	Wattage Local Plan	2002			Y		Out of date and based on draft RSS. Contains some site allocations reflected in the SHLAA.	None
	SHLAA	2012	Y				Current SHLAA is 7 years old and not based on permissions granted or known site availability	Update/complete a new SH&ELAA within 6 mths
	AMR	2014/15	Y				AMR data not fully analysed for 2015/16 onwards	Need to update AMR
	SHMA	2013	Y				New SHMA 'lite' commissioned; allowing for standard method,	Due to report within 6 mths; need to expedite.
	Housing Viability Study	2016	Y				Published Nov 2016; considered robust.	Need to update to reflect current market signals
	Estate Agent Survey of letting properties	2007				Y	Old.	Covered in SHMA.
Economy	Retail and Commercial Study	2017	Y				Current study considered robust	Update to reflect current market signals and post Brexit scenarios
Town Centres	Town Centre Health Checks	2012/2013		Y			Town Centre vitality unknown albeit covered in the Retail Study of 2017	Submit as supplementary info/ update if time allows.

Emerging Advice (IPE)

Stages for Evidence Consideration

1. Prioritise topics for evidence gathering relevant to the plan under production
2. Evidence audit
- 3. Develop action plan for evidence gathering**
4. Seek to quality control evidence sources
5. Analyse evidence to inform plan options/content

Action Plan Template

Framework Theme	Evidence	Owner	Note	Action	Timescale	Status
Housing	SHLAA	Head of Planning Policy	Call for sites undertaken in 2015 but data not analysed	Policy Team to create new SHLAA: produce brief, undertake data collection and analysis	May to Nov - call for sites Draft report by Dec Final report by Jan	On schedule
Implementation	District Whole Plan Viability Study	Head of Finance	External tender process underway; Tender process slipped due to consultation error.	Shortlist tenders Let contract	Tender deadline March 1 st Contract to be let March 14 th Contract complete July 21 st	Revised targets set. Review quarterly.

Emerging Advice (IPE)

Stages for Evidence Consideration

1. Prioritise topics for evidence gathering relevant to the plan under production
2. Evidence audit
3. Develop action plan for evidence gathering
4. **Seek to quality control evidence sources**
5. Analyse evidence to inform plan options/content

Emerging Advice (IPE)

Stages for Evidence Consideration

1. Prioritise topics for evidence gathering relevant to the plan under production
2. Evidence audit
3. Develop action plan for evidence gathering
4. Seek to quality control evidence sources
5. **Analyse evidence to inform plan options/content**

Conclusion and next steps

- Conclusion – understand the Framework, the plan area and the plan purpose to prioritise a proportionate evidence base.
- Finalise the drafting of PAS guidance note (spring 2019)
- Provide independent advisors to pilot authorities for (spring 2019)
 - evidence base review;
 - discussion on best practice;
 - Testing the utility of emerging evidence ‘tool’
- Work with LPAs as required to support plan production 2019/20
- Publication of advice

Thank you for listening

If anyone considers that they have any best practice examples or methodologies in relation to evidence gathering that they would be happy to share please send the details to me via enquiries@intelligentplans.co.uk

Questions?

Session 7

Steve Rose, The Active Wellbeing Society

&

Mark Dickens, Liverpool Combined Authority

Happy, healthy
people living
active and
connected lives

Steve Rose
Director TAWS



PAS Chief Planners
14 March 2019

Who we reach

BAME %

61%

42%

Population

Deprivation
Bands 1 & 2 %
Children
U16 %

82%

77%

Population

Female %

52%

51%

Population

70+ %

13%

5%

Population

November 2018

What I will cover

- Happiness as an outcome
- Context
- Guiding principles
 - Doing with communities
 - Listen
 - Distribute Power
 - Holistic approach
- Practical takeaways for planners
- Examples abound....!



What do we mean by happiness?



.....but happiness is not escape

What does happy mean?

- Living in a state of challenged thriving with the physical energy and social capacity to achieve the following;¹

Self acceptance

how well you know and regard yourself

Environmental

mastery your ability to navigate & thrive in the world

Positive relations

with others (having someone to count on)

Personal growth

throughout your life

Sense of **meaning** and **purpose**

Feelings of **autonomy** and **independence**

- We aim for physical and mental health wellness and it is through individual or population level agency and self-efficacy empowering a state of challenged thriving that health and happiness are achieved.

¹Ryff & Davidson (University of Wisconsin)

2018

WEL
World Happiness Report

John F. Helliwell, Richard Layard and Jeffrey D. Sachs

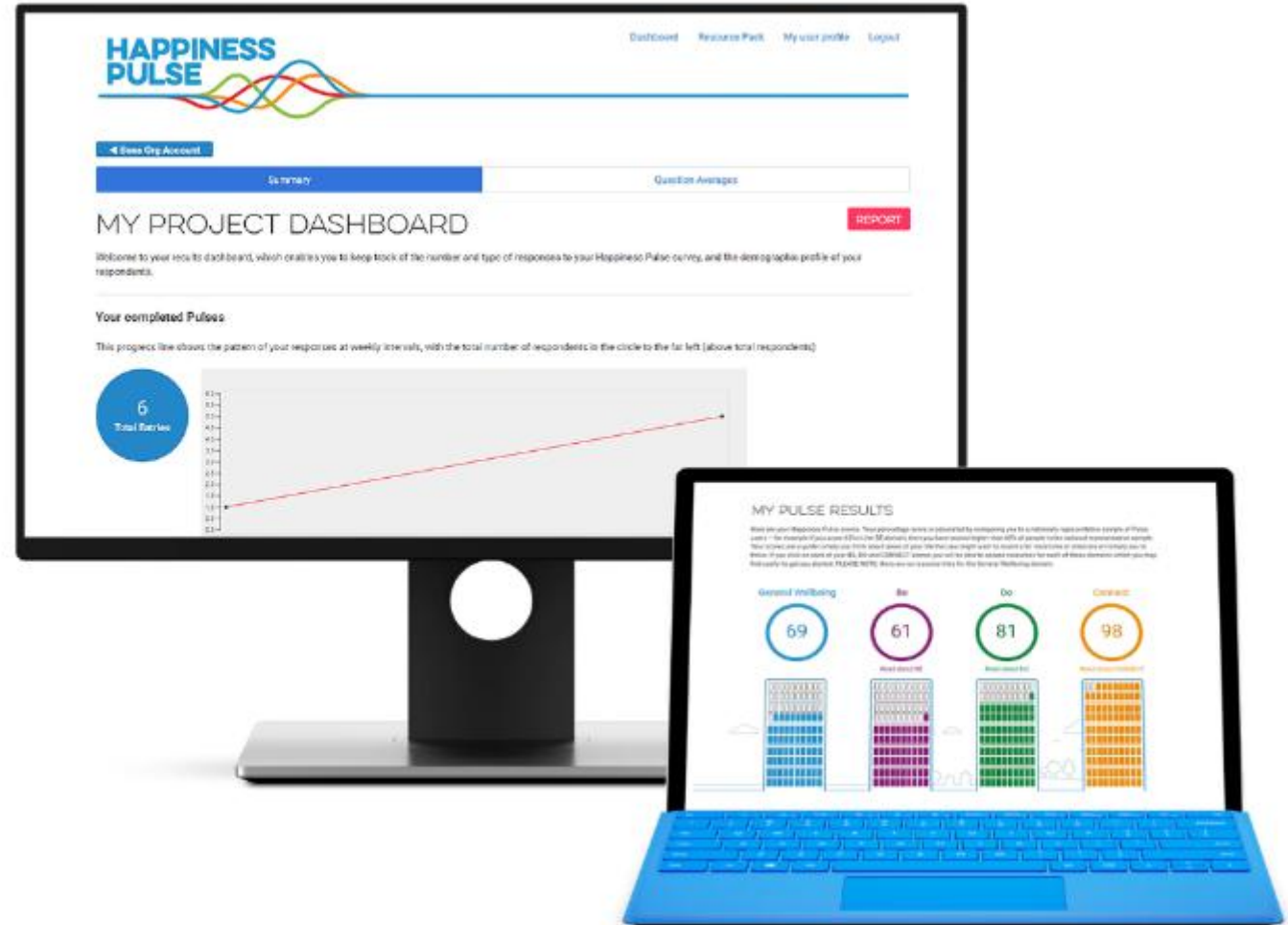
John Helliwell

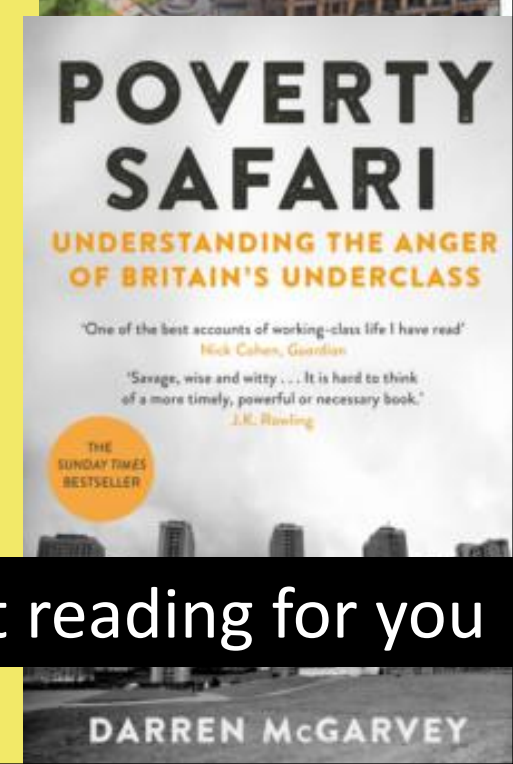
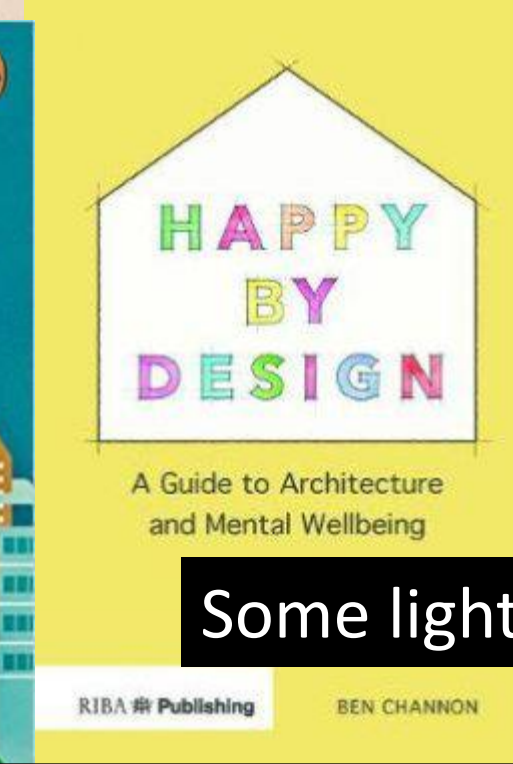
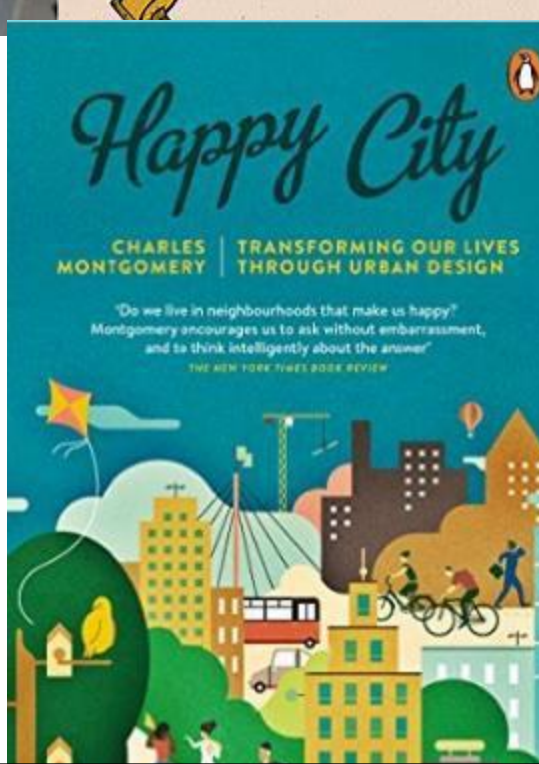
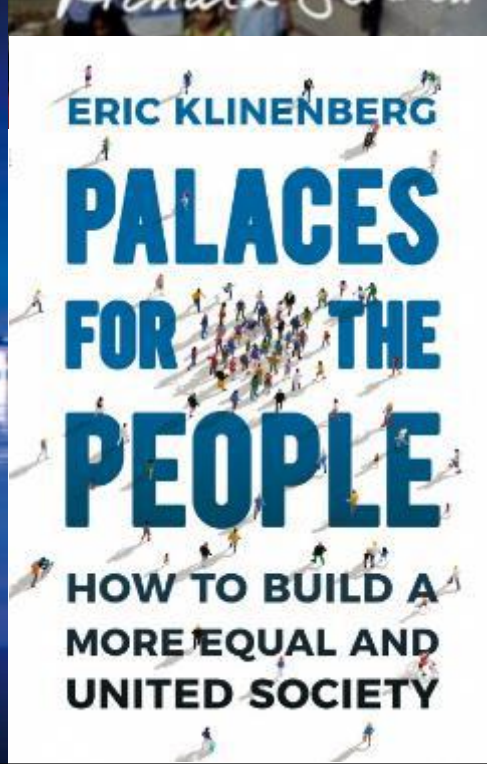
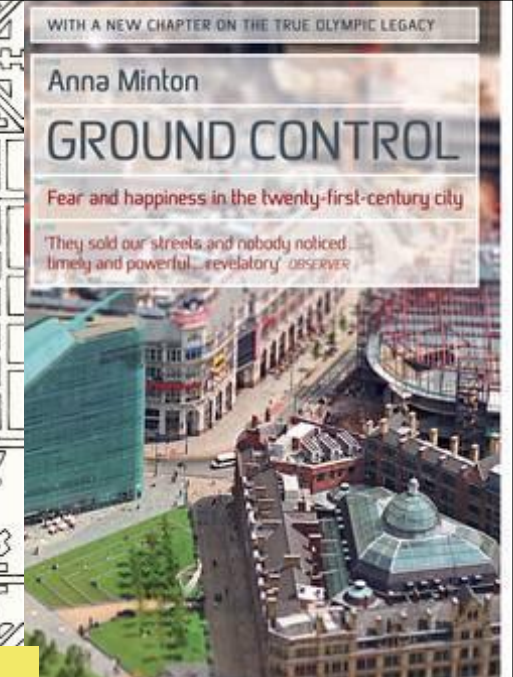
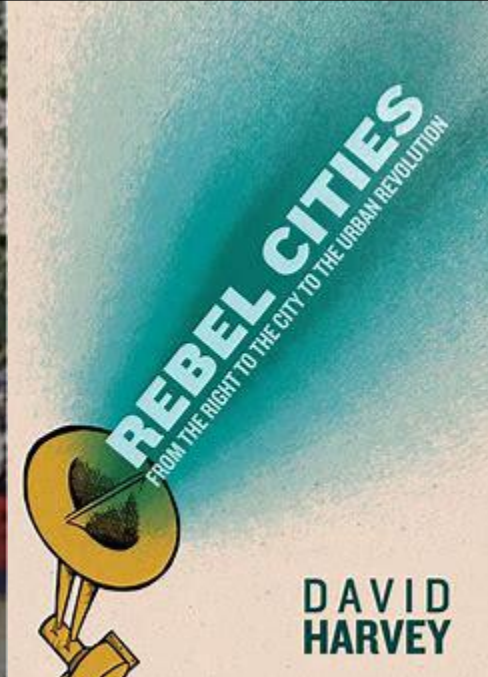
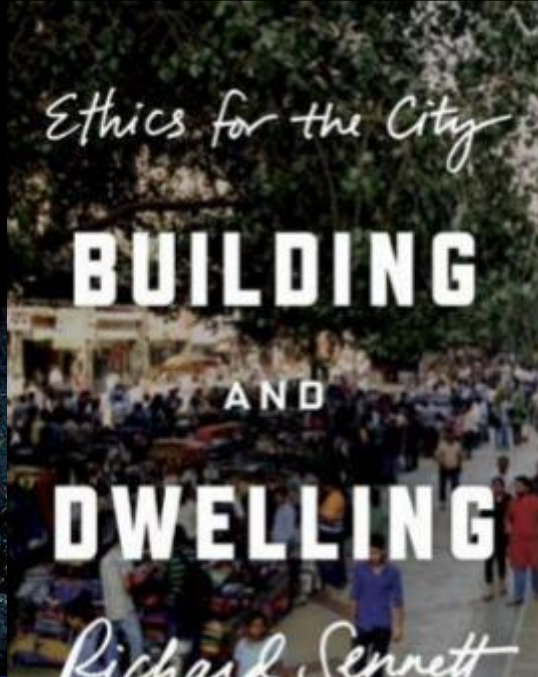
Professor Emeritus of the
Economics Department at
University of British
Columbia

50% rise in GDP
equivalent boost to happiness as a
10% rise in having someone to rely
on



Five Ways to Wellbeing



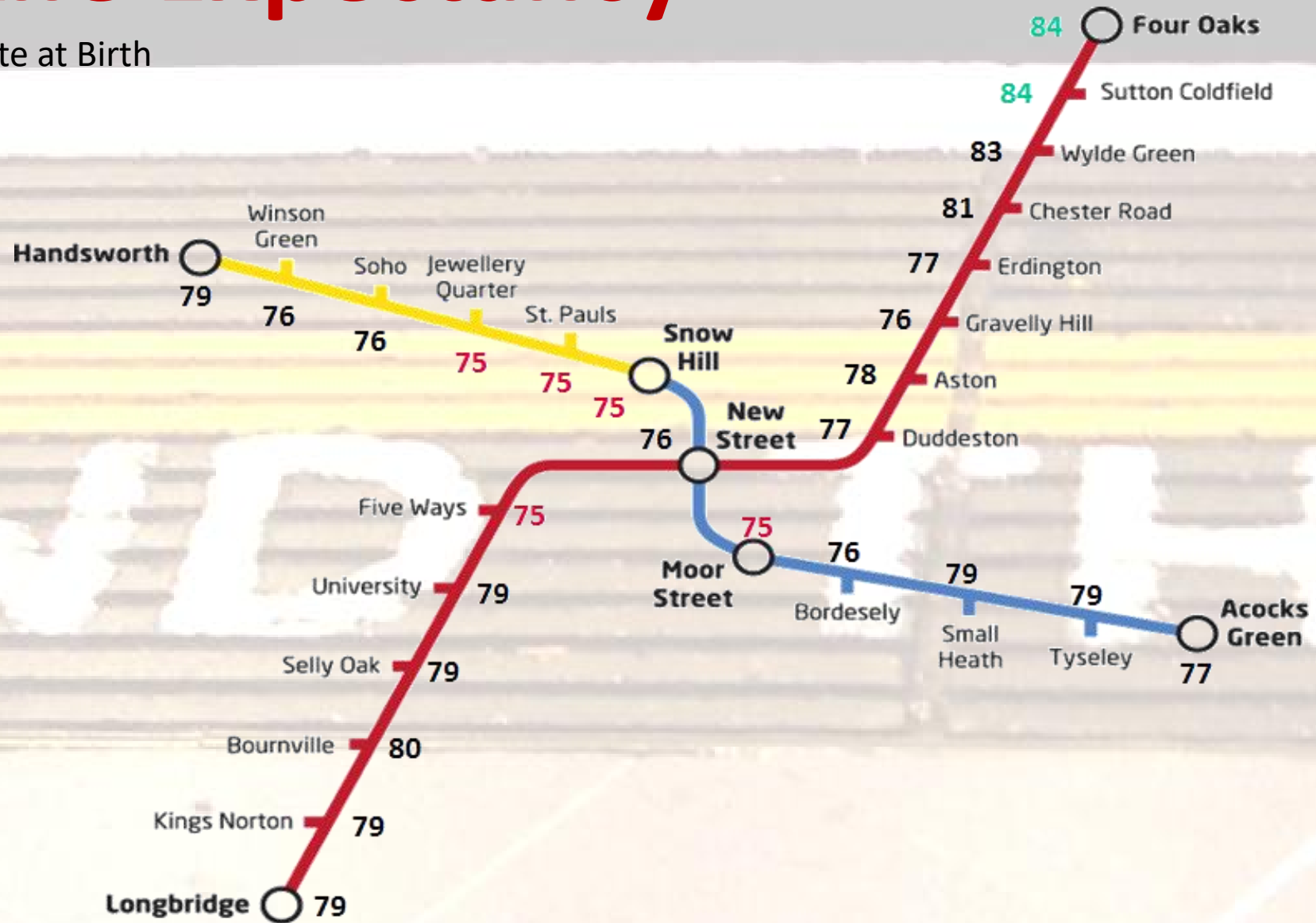


Some light reading for you

On our watch.....

Life Expectancy

Rate at Birth



Social Deficit & Loneliness



Socially prescribed knit & natter session

9 million people in the UK across all adult ages are either **always** or **often lonely**.

(A study by The Co-op and the British Red Cross)

43% of **17 – 25** year olds who used their service had experienced problems with loneliness

(Action for Children)

Loneliness, living alone and **poor social connections** are as **bad** for your health as smoking **15 cigarettes a day**.

(Holt-Lunstad, 2010)

Quality of the Environment e.g. Air Quality



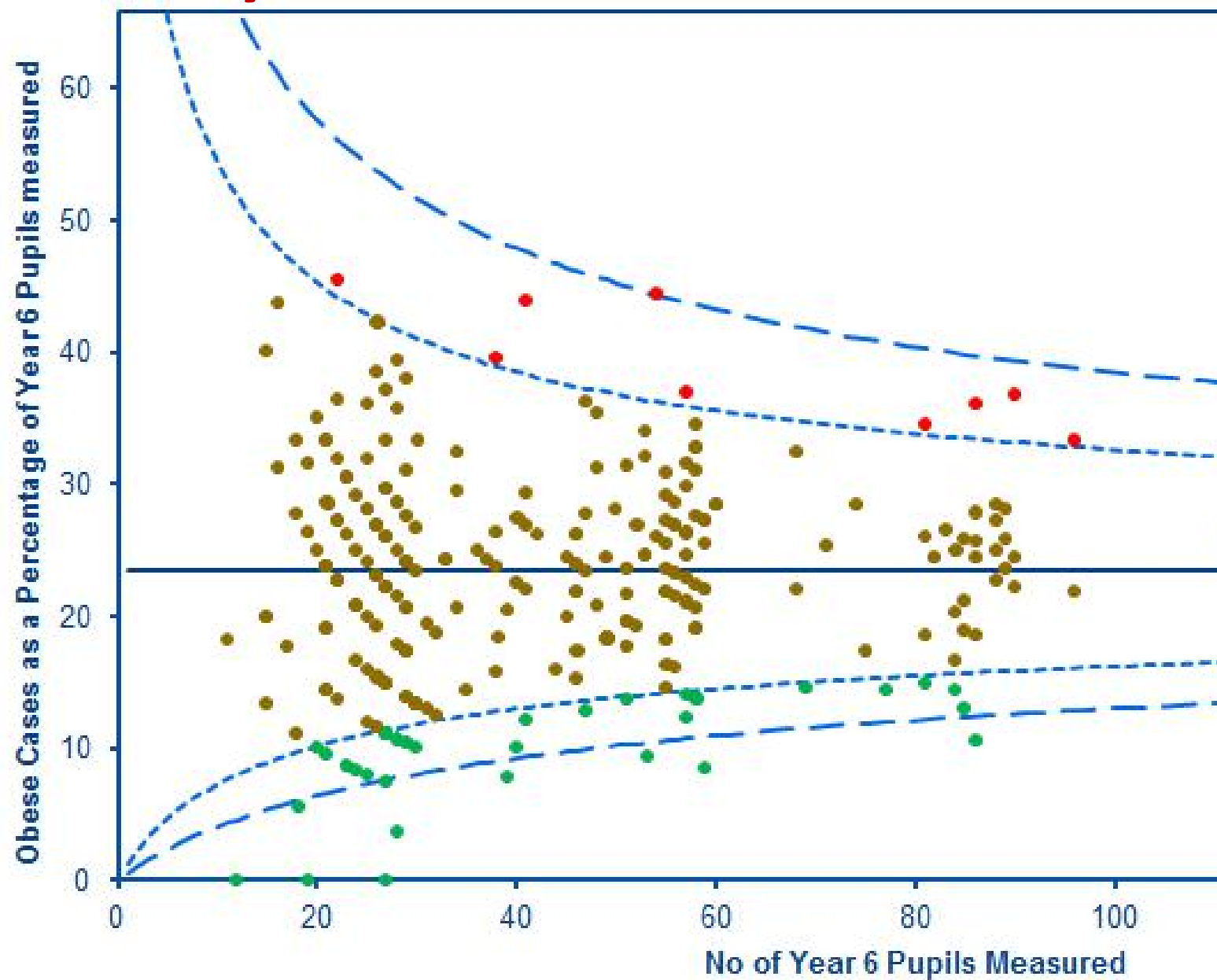
900 deaths per year linked to man made air pollution

x4 Children in high pollution to have reduced lung function in adulthood

The main killer is the Nitrogen Dioxide and PM2.5 particulates pumped out by car and lorry exhausts

"I pledge to cycle to school everyday...unless its very rainy"

Sedentary Lives



1 IN 4 10-11 YR OLDS ARE **OBESE**

(1)

26.8% live in most DEPRIVED areas

Third OF ALL ADULTS are **INACTIVE**

(5) Eng av. 28.7%%

Source: Birmingham NCMP school obesity data collection exercise for Year 6 in

Homelessness



12 homeless people **died** every week in 2018.
(ONS Estimates)

78,000 homeless families and individuals placed in temporary accommodation 2018
(Crisis and JRF)

Civic Activation



Community involvement in master planning in Solihull

20% have given unpaid help in last 12 months

7% Agree they are involved in local decision making

13% able to correctly name one or more of their local ward councillors

Community involvement in
Birmingham
(Council Survey 2017)

Doing with communities.....



I WISH THIS WAS
a place where
women could be
socially active!

Lozells women wish they could be more socially active.

Tactical Urbanism & placemaking



Open Cinema Lausanne (Flon)



Waltham Forest Mini Hollands



Temporary Parklet

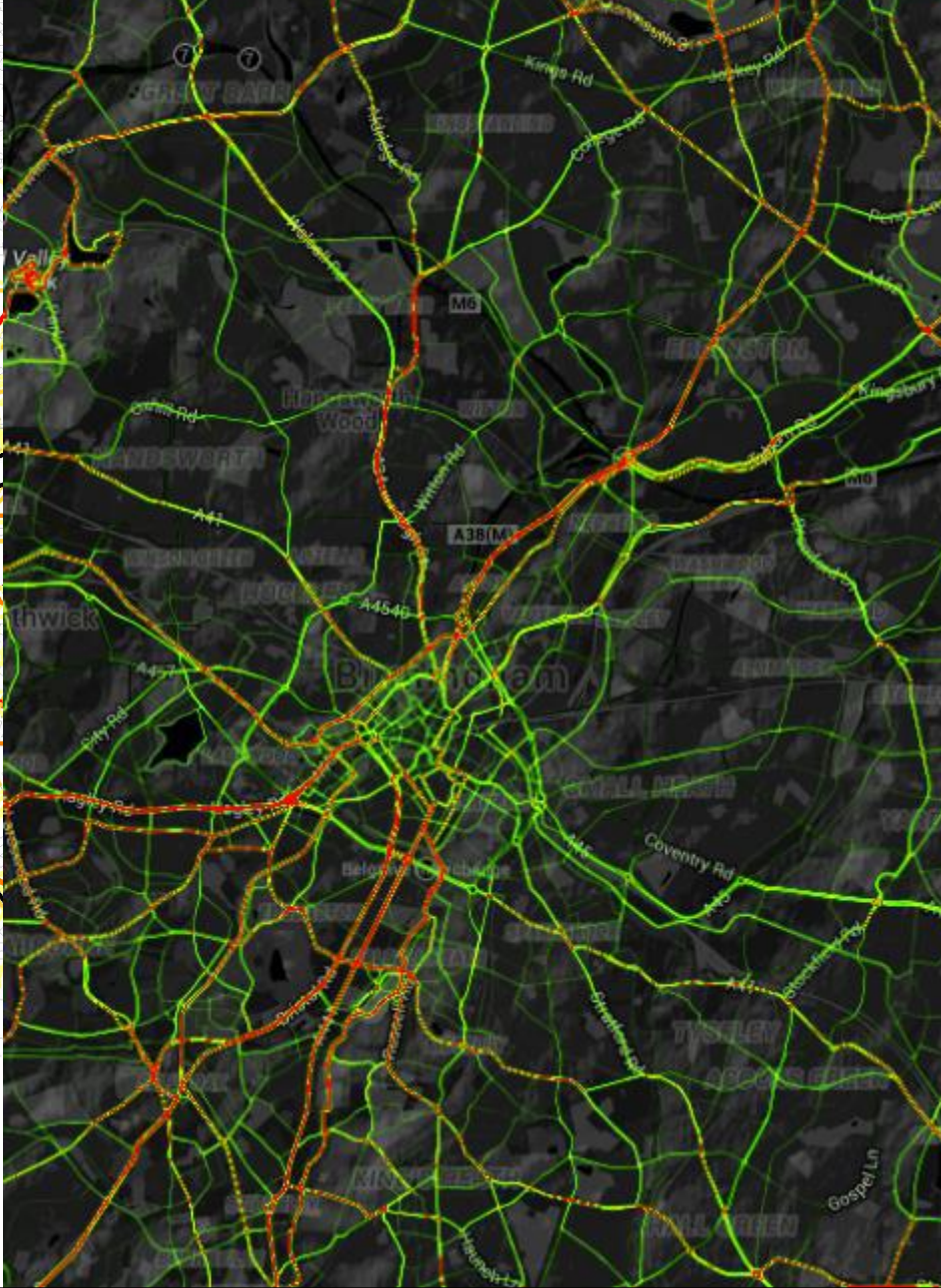
Shift the mind set, start the conversation, let it come.....

Feedback & Listening.....

Our GPS Bikes



Strava



Data and the Advent of Citizen Science

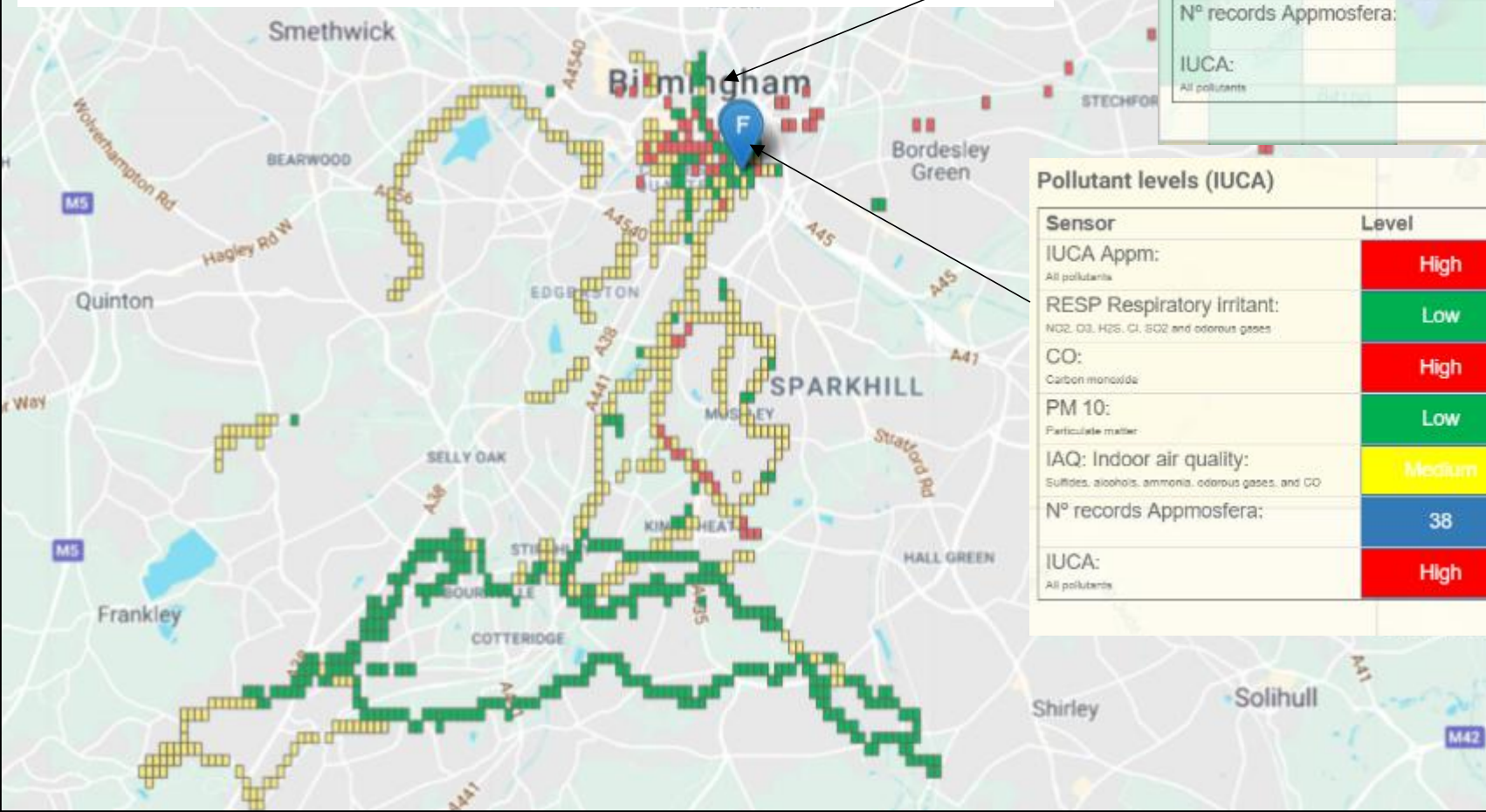
Data is hugely important

- Busts myths
- Challenges perceived wisdom
- Can distribute power to unheard voices
- Have the plans worked?

Jan Gehl major advocate of this – get out there and count people

Air Quality Data

We have been working with Urban Clouds, using their fixed and mobile air quality monitors to 'map the city'. We are going to use this information to understand the levels of pollution around schools in Solihull and Birmingham and therefore barriers this may present to young people being active in their communities.



Pollutant levels (IUCA)	
Sensor	Level
IUCA Appm: All pollutants	High
RESP Respiratory irritant: NO2, O3, H2S, Cl, SO2 and odorous gases	Low
CO: Carbon monoxide	High
PM 10: Particulate matter	Low
IAQ: Indoor air quality: Sulfides, alcohols, ammonia, odorous gases, and CO	Low
N° records Appmosfera:	49
IUCA: All pollutants	High



Pollutant levels (IUCA)	
Sensor	Level
IUCA Appm: All pollutants	High
RESP Respiratory irritant: NO2, O3, H2S, Cl, SO2 and odorous gases	Low
CO: Carbon monoxide	High
PM 10: Particulate matter	Low
IAQ: Indoor air quality: Sulfides, alcohols, ammonia, odorous gases, and CO	Medium
N° records Appmosfera:	38
IUCA: All pollutants	High

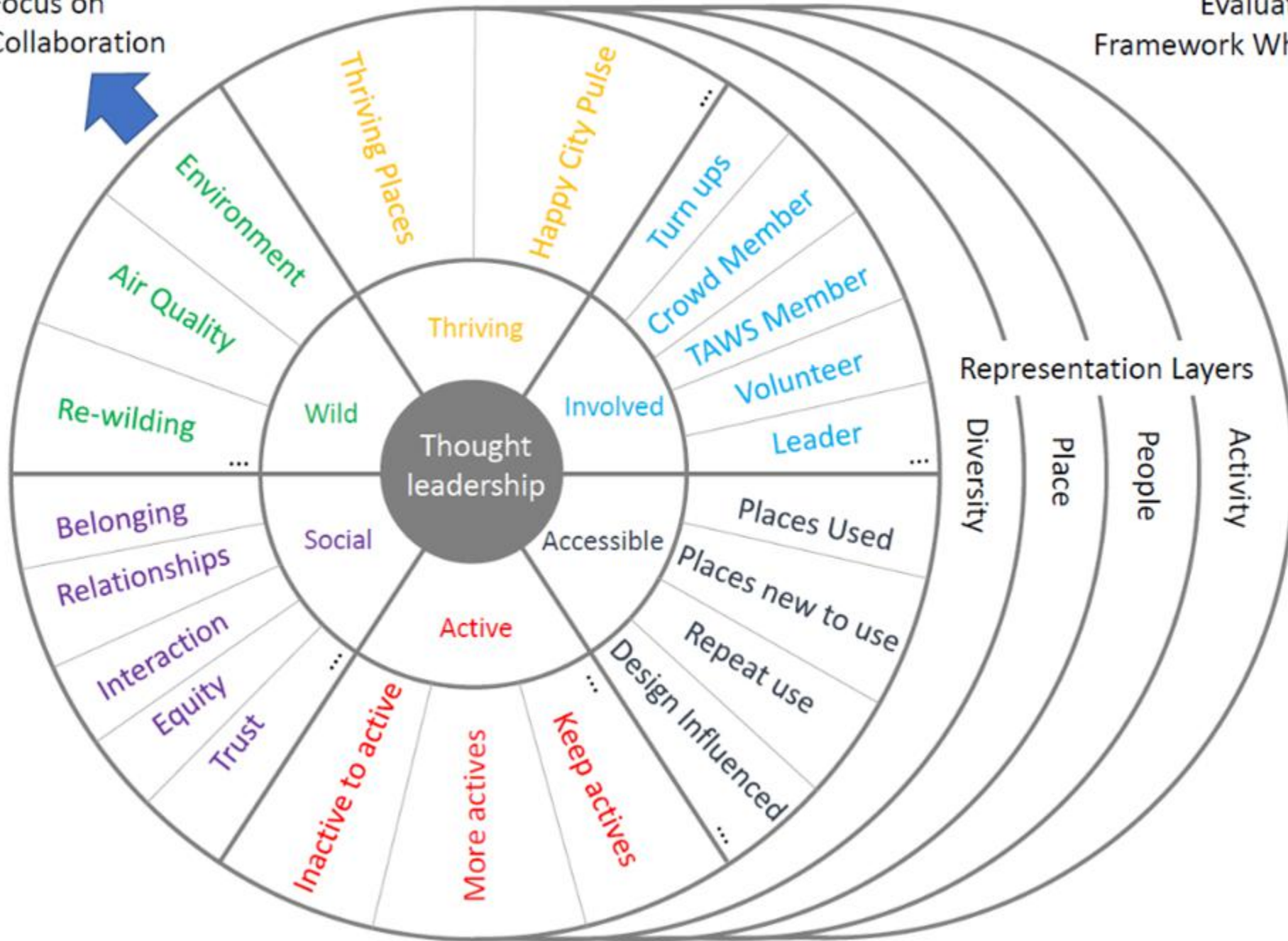




Focus on
Collaboration

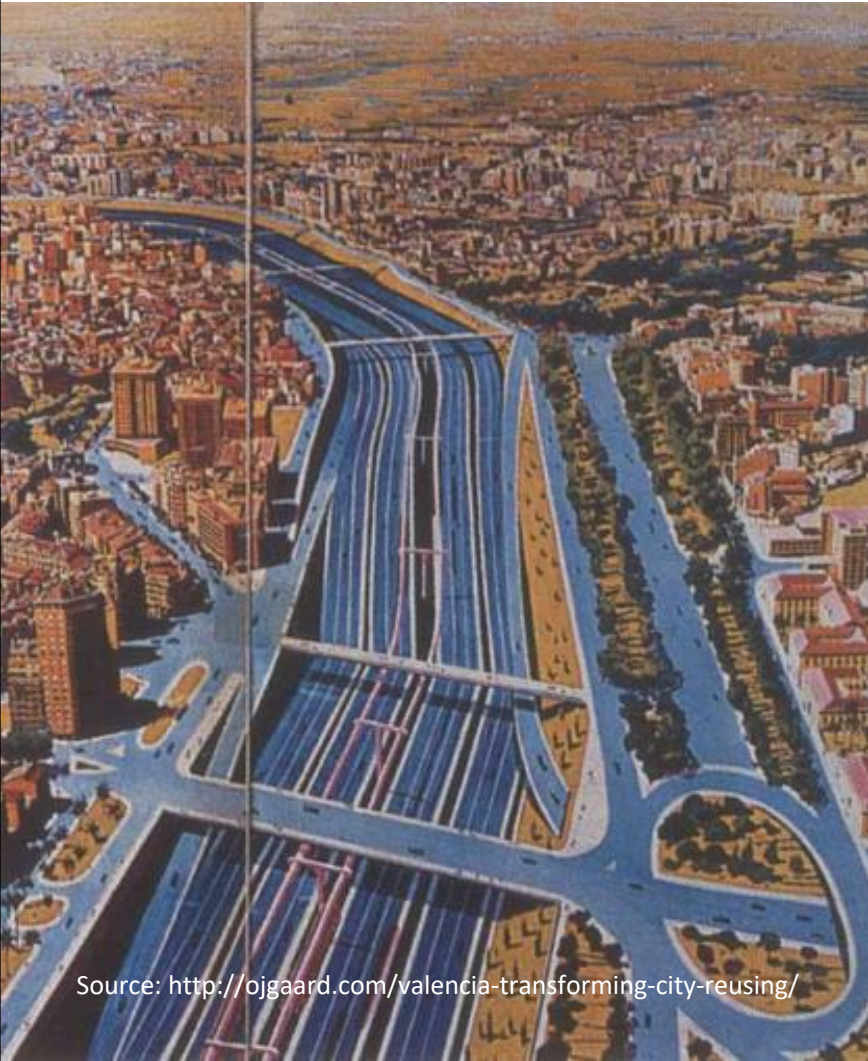


Evaluation
Framework Wheel



Distributing Power.....

Jardin del Turia, Valencia



Source: <http://ojgaard.com/valencia-transforming-city-reusing/>

Original Plans – Superhighway



Source: Route 66 Idiomas Language School in Valencia

Turia Park today

Birmingham: Motorcar Supremacy

Aston Expressway A38



M6 Motorway in Birmingham



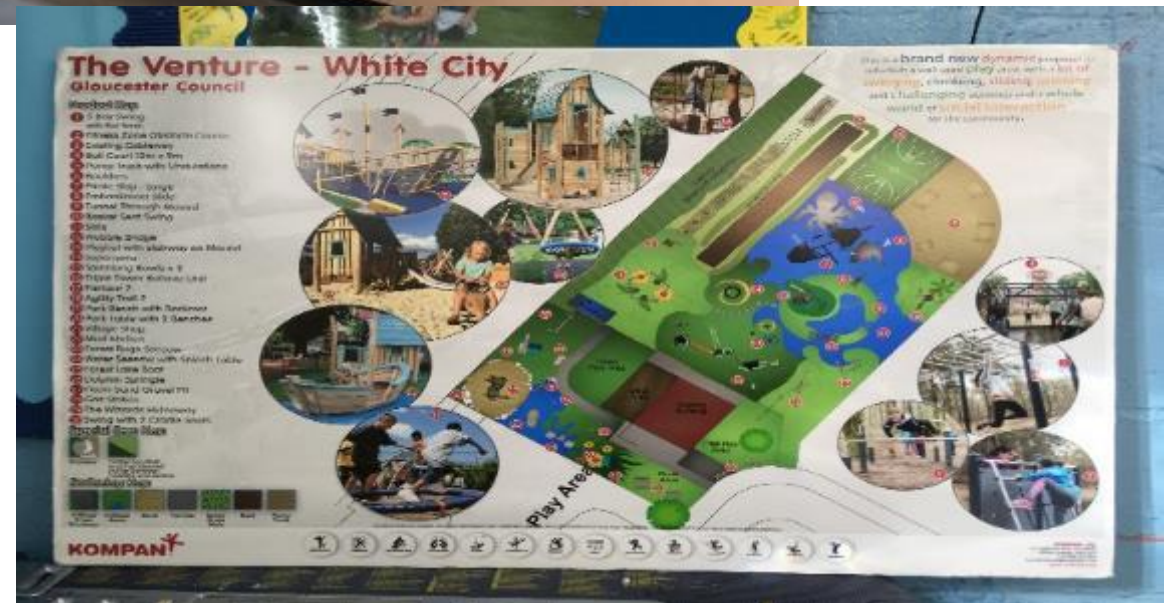


Ciclovía, Bogota

Gloucestershire Gateway Trust



3p from every £1 spent goes to the local white city, Matson and Robinswood community



Matson Gloucs,
Sheep grazing on Common land



Reclaiming the Commons

Holistic Approach

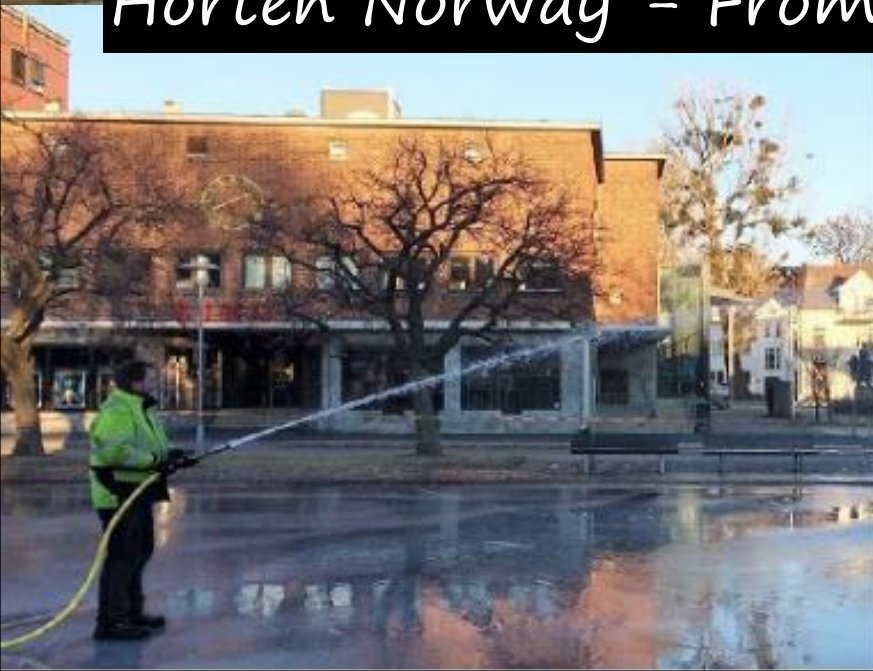


Designing out happiness & wellbeing

No
ball
games



Horten Norway - From car park to community active space



Hertfordshire's Health and Wellbeing Planning Guidance May 2017

A healthy development should:

- Implement measures to improve air quality
- Facilitate sustainable modes of transport, use of low emission vehicles e.g. electric vehicles and enable active travel
- Locate key facilities, services and vulnerable communities away from traffic hotspots
- Address mitigation from the outset, setting out a clear approach to exposure and introducing receptors (residents) to an area of poor air quality, with a focus on design-led solutions.

Air Quality

Environment

Quality Open Space, Play & Recreation

A healthy development should:

- Embrace the importance of open space
- Bring forward open space and green infrastructure at an early stage of development to encourage healthy, sustainable behaviours from the outset
- Avoid redundant open space left over after planning
- Clearly delineate between public and private open space
- Provide open space that is inclusive, accessible to all members of the community
- Incorporate informal and formal outdoor play space which is accessible and overlooked
- Set out how open space will be managed and maintained.

A healthy development should:

- Avoid concentrated areas of unhealthy food outlets and enable choice
- Incorporate accessible local food outlets to meet local needs
- Improve opportunities for growing local produce such as allotments, community growing and farmers markets
- Provide adequate and suitable garden space for small scale domestic food production
- Enable opportunities for leisure and physical activities.

Food & Healthy Choices

Social

Local Economy & Employment

A healthy development should:

- Enable access to public services (including health care) education, employment and local infrastructure
- Enhance the viability of the local centre
- Enable access to job opportunities and training for local people
- Provide safe, accessible and inclusive links to new employment zones to enable employment opportunities for all

Physical

A healthy development should:

- Provide good quality, affordable housing
- Be built to Lifetime Homes specifications to meet the needs of a changing population and different ages
- Embed sustainable principles, ensuring energy efficiency to reduce fuel poverty, prioritise active travel and reduce car use
- Provide mixed tenure housing spread across the development to facilitate community integration
- Reduce social isolation through design
- Reduce crime and fear of crime through design
- Avoid/discourage on street parking
- Recognise the importance of trees and landscaping
- Include Homezones, where appropriate
- Provide housing which meets or exceeds prescribed space standards.

Housing & Development Design

Neighbourhood & Community Spaces

Movement & Access

A healthy development should:

- Promote active travel in line with the principles of the road user hierarchy
- Promote active travel by bringing forward the delivery of green infrastructure during the first phase of development
- Increase public transport provision, where appropriate
- Improve connectivity and accessibility to existing communities, bus and rail services
- Ensure adequate facilities are provided to support active travel and leisure i.e. secure cycle parking

A healthy development should:

- Improve access to health care, education, employment, leisure, social and cultural facilities
- Provide clearly defined public spaces and attractive amenity
- Provide community facilities within the early phases of build
- Create safe, inclusive and accessible environments for all ages
- Promote diversity and enable community interaction

Please refer to the following supporting information for more detail



Whole System Planning with a public health lens

In conjunction with



tcpa

“No one is more important than anyone else”
Youssef, Age 9 Nelson Mandela School



None of this is easy.....

Community Outrage (Usual Suspects)



NO TO MINI HOLLAND



Hunger Strike

For the Removal of Mini Holland from Whaltham Forest Borough

Dr. Nazir Ahmed will carry on hunger strike till the end of Mini Holland Programme

Please come and join us: from **Tuesday 18th September 2018** to onwards at **9:00am**

Community Support (from co-design)



Practical Takeaways – An attempt at some planning speak....

1. Bottom-up activation (**distributive leadership / cede power**)
2. Flexibility In Masterplanning to allow co-design and community led adaptation (**permissiveness, adaptive design**)
3. Top-Down Activation that can stimulate civic activation e.g. temporary uses as in-between development options (e.g. **tactical urbanism, re-wilding, placemaking**)
4. Processes with the holistic ambition of creating ‘happy’ people & places (Success means staying, **locking assets into community**)
5. Embraces diversity specially by involving a range of decision-makers and users and aiming to foster change by producing alternative visions and projects whose aim is not to be sustained but to evolve with the space and its users. (**Open heart and open mind, let it come...**)

theaws.co.uk
@TAW Society



References/Thanks

- Dr Lauren Andres - University of Birmingham (Tactical Urbanism)
- Nick Grayson - Birmingham City Council (Biophilia and natural capital)
- Dr Jessica Pykett - University of Birmingham (Happiness & Wellbeing)
- Twan de Bruijn – EU Lead Expert (Vital Cities)
- Gil Penalosa – 8:80 Cities
- Jon Little – Bespoke Transport Consulting
- Mark Gale & Jo White from the Gloucestershire Gateway Trust
- Happy City
- Global Happiness Report



**LIVERPOOL
CITY REGION**
COMBINED AUTHORITY

How Integrated is Social Value in Spatial Planning

Mark Dickens, Lead Officer – Spatial Planning

(the comments and opinions given in this presentation are mine and do not necessarily represent those of the LCRCA)

Planning and Social Value

What is Social Value ?

“Social value encompasses a broad concept of value by incorporating *social, environmental and economic costs and benefits*. This means that as well as taking into account the direct effects of interventions, the wider effects on other areas of the economy should also be considered.” - The Compact HM Govt (2010)

Planning and Social Value

What is Core to Spatial Planning ?

“Achieving sustainable development means that the planning system has three overarching objectives,):

- a) *an economic objective*;
- b) *a social objective*; and
- c) *an environmental objective.*” – NPPF MHCLG (2019)

Planning and Social Value

Procurement

- The Public Services (Social Value) Act came into force on 31 January 2013. It requires people who commission public services to think about how they can also secure wider social, economic and environmental benefits.

Planning and Social Value

Putting a “£” on social value

- Social Return on Investment (SROI) is a concept to account for value created, which includes not only individual shareholder profit, but also the benefits for the broader public in the social, economic and environmental spheres.

Social return on investment – WHO (2017)

Planning and Social Value

Regeneration projects

- Developers started to use SV to support planning applications
 - Construction – local businesses; environmental
 - Employment – apprentices; local people; resultant well being
 - Community Facilities – health; schools; social club
 - Health and Well Being - Open Space / “Green” agenda; sustainability;

Planning and Social Value

Regeneration projects

- **Castle House**
- Re-development of Grade II Listed former Co-Op Department Store
- Street Food Market / grow-on office space / music and arts college / incubator space
- Capital Cost - £8m
- Social Value generated - £25.7m
- New employment / well being / experiences of visitors and local community / health / education/ local economy

Planning and Social Value

Social Value and Development Management

Kings Cross Central Planning Permission

- 8m sq ft commercial; 2000 homes – Construction Training Centre; post occupation Skills and Recruitment Centre; significant revenue funding for the centres; aspirational target of 30% of all future employees to be from defined catchment

Coventry Council

- Place planning conditions on all Major development planning permissions requiring a skills and employment plan

Planning and Social Value

Social Value and Development Management

Kings Cross Central Planning Permission

- Capital cost £3bn
- Social Value Generated estimated £0.5bn annually
 - £21m for NVq L2 and apprenticeships
 - £12m community well being and uplift (volunteering)
 - 500 local jobs via local supply chain
 - £20.7m lifetime uplift local recruitment from unemployment into jobs

Planning and Social Value

Social Value and Planning Policy

- **Birmingham Development Plan (2017)
Policy TR26 (Local Employment)**

Job training for local people / local supply chain

- **St.Helens Local Economy SPD (2013)**

Local supply chain and suppliers (meet the buyer) /
local recruitment / apprenticeships

Planning and Social Value

Liverpool City Region CA Approach

- Tendered on 8th March (closes 28th March for a Social Value Evaluation of the LCR Spatial Development Strategy)
- Also include advice on Social Value planning policy(ies)

Planning and Social Value

Liverpool City Region CA Approach

- It's not just job training and local supply chains – it is so much more – but it is a start
- There value of place making has positive **social, environmental and economic** impacts.