Housing and Planning to Unlock Development

Emma Fraser, Deputy Director - Housing Growth Division, 21 November 2014
Supporting Home Ownership

Unlocking Housing Development

Expanding Rented Sector
“We are clear that local people - and local authorities - must be at the heart of planning. The Localism Act has put the power to plan back in the hands of communities, but with this power comes responsibility: a responsibility to meet their needs for development and growth, and to deal quickly and effectively with proposals that will deliver homes, jobs and facilities.”

Eric Pickles, 6 September 2012
Planning reforms

Local
- Regional Strategy revocation
- Localism Act / Local Planning Regs
  - Duty to cooperate
  - New tools: Neighbourhood Planning
- More flexibility For local plans

Sustainable
- National Planning Policy Framework
  - Plan led: Emphasis on plan preparation
  - Set strategic priorities
  - Presumption in favour of sustainable development
- Positive approach – planning to meet need

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  - Duty to cooperate
  - New tools: Neighbourhood Planning
- More flexibility For local plans
• Councils are now leading strategic planning through their local plans

• The duty to cooperate requires:
  Local planning authorities and public bodies (defined in Local Plan Regulations) to engage constructively, actively and on an ongoing basis in relation to planning of sustainable development
  (Section 33A of the PCPA 2004, amended by the Localism Act)
Working together

**Joint Local Plans**
- Christchurch / East Dorset (informal joint planning unit) – adopted Joint Plan in April 2014

**Aligned Plans** – where a common evidence base is shared.
- The City of Nottingham, Gedling and Broxtowe Councils adopted aligned plans in September 2014.

**Joint working**
- Local planning authorities in Coastal West Sussex (Adur, Arun, Chichester, Lewes, Worthing, and South Downs National Park) and Greater Brighton have prepared a joint Local Strategy Statement.

**Combined Authorities**
- The Greater Manchester Combined Authority (which consists of 10 local authorities) is currently consulting on plans to support housing and employment growth.
Delivery to 2015

Total Government Investment 2011-15 approx £11bn
+ up to £11bn Guarantees
Government support – small sites

Get Britain Building
• £500m capital (loan) development finance to developers to unlock stalled housing schemes.
  • No upper cap on scheme size, but largest schemes supported are around 250 homes

Builders Finance Fund
• £525m capital (loans) development finance to developers to unlock stalled housing schemes.
  • Programme is designed to assist smaller builders - focussing on smaller schemes (between 15 – 250 homes)
Local Growth Fund (Housing Infrastructure)
• £50 million of recoverable investment for sites of between 250 and 1,499 units supported by Local Enterprise Partnerships

Housing Zones
• £400 million of recoverable investment funding to create Housing Zones to support development on brownfield land.

• An additional £200m is being invested in London by the Mayor
Government support – large sites

Local Infrastructure Fund
- £334 million capital (loans) to developers to fund infrastructure to unlock major housing sites (1,500 homes plus)

- £13m capacity fund (grant) for Councils to progress major schemes

Large Sites Infrastructure Fund
- £1 billion ‘top up’ to Local Infrastructure Fund to respond to significant demand from stalled major housing schemes

- £10m capacity funding for local authorities
Cranbrook

A new community in East Devon with the capacity to deliver 6,000 new homes up to 2026

DCLG provided East Devon DC with 234k of resource funding over 2 years to support delivery of the scheme

- **Phase 1** funded by the provision of a £12m Growing Places Fund (non-interest bearing) loan administered a Revolving Infrastructure Fund managed by the HCA and being repaid on a roof tax basis

- **Phase 2** is underway, funded by £20m DCLG LIF recoverable loan which will provide two new schools and other infrastructure - early provision of this infrastructure enables delivery of an additional 2,380 homes by 2019, and enables the developer to put in place the infrastructure capacity to support the full 6,000 units
• Local Infrastructure Funding - £14.95m to Alledge Brook
• 5,500 homes, a neighborhood centre, schools, health facilities, extensive parkland.
• LIF unlocks housing development providing:
  – Site access roads
  – A balancing pond
  – A primary school
• LIF has enabled collaboration agreements to be signed with 3 major house builders who start on site early 2015
• Primary school currently on site, to open Sept 2015
• SEMLEP and NEP also providing loan investment alongside LIF and Capacity Funding from DCLG and the HCA
DCLG and the HCA have been working with Corby, Wellingborough and Kettering to develop a proposal for NNGC.

16,000+ homes, mixed use community, across 3 interconnected Northamptonshire Towns.

Outline planning in place.

LAs collaborating with Government, NEP, SEMLEP, Landowners and the Private Sector Housebuilders to develop:
- A spatial plan
- Governance Structure
- Delivery Mechanism

Resulting in locally led large scale development.
Northstowe

- New Town situated 5 miles to the northwest of Cambridge
- Up to 10,000 new homes, Town Centre, 2 local centres, Secondary School and up to 7 Primary Schools
- Phase 1 Start on Site expected early 2015, with first homes complete in 2016
- Phase 2 Outline planning application submitted August 2014
- Work with DfT to bring forward A14 upgrade scheme required to support delivery of Northstowe
Scaling up Delivery - Garden Cities

- Prospectus published in April
- Aim is to encourage localities to be ambitious in terms of scale and quality and design standards
- We are in positive discussions with a number of interested localities
• Budget 2014 announced a new Urban Development Corporation to deliver a garden city at Ebbsfleet, Kent.

• This will provide up to 15,000 new homes.

• Infrastructure funding of up to £200 million to kick start the development.
An Urban Development Corporation for
21st century garden city at Ebbsfleet

• An organisation that meets the needs of a very distinctive location

• Building on the work that has already been carried out to date

• Working in partnership:
  • Local authorities
  • Local communities, businesses and others

• Learning lessons from previous UDCs
Conclusions

Government is committed to:

- Addressing the barriers blocking housing sites
- Increasing the number of homes built through its existing and new programmes
- Locally led development – local authorities working together and getting people involved in shaping their communities