

Bristol Planning Law and Policy Conference

Planning for large-scale sites

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Outline

The research

Delivery and affordability

A lengthy process (and implications)

Different skills/ different approaches

Research for RTPI (SW)

- ▶ The deliverability and affordability of housing in the South West

Aim to increase....

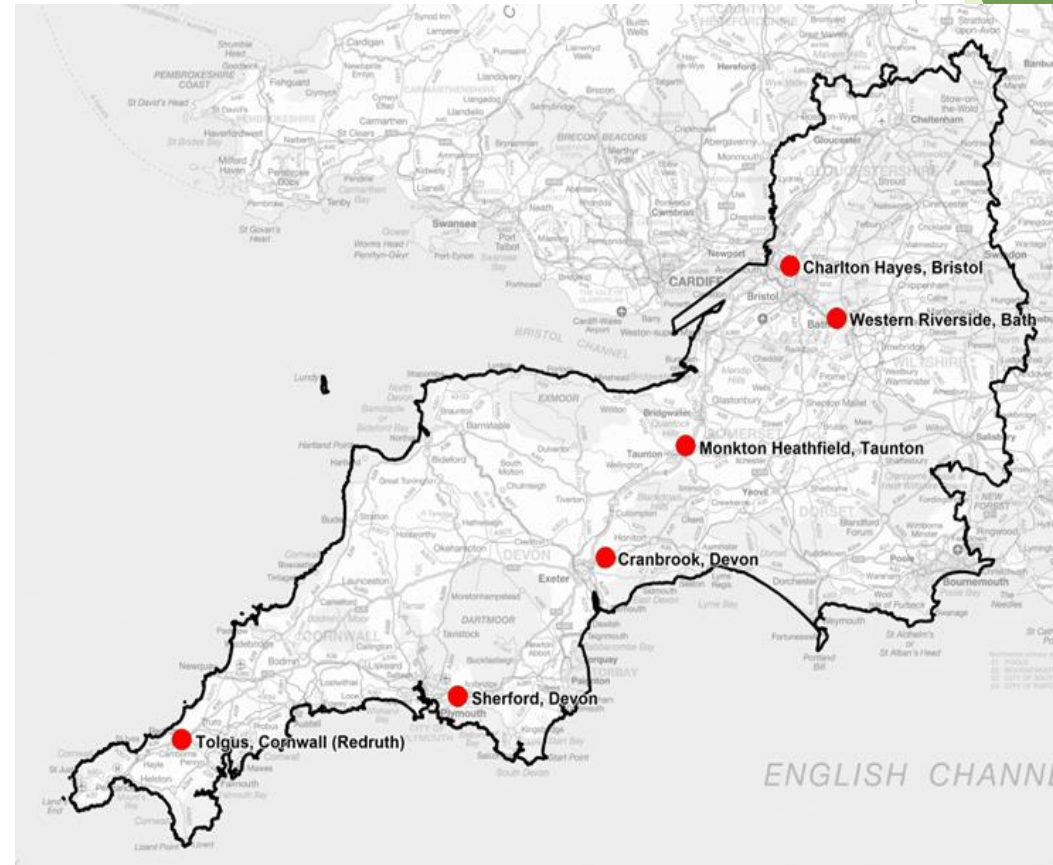
“.....understanding about the ways in which the housing market has and is changing and.....to assist in the adoption of more appropriate approaches in the delivery of housing that is genuinely more affordable.”

Research

- ▶ Desk based analysis - tracking issues of affordability and housing supply
- ▶ Case study review - 6 sites from across the SW
- ▶ Views expressed are my own (and am drawing on experience from other projects)

6 case study sites

- ▶ Selected to give....
 - Range of market values
 - Different site types (greenfield and brownfield, urban extension or freestanding)
 - Different scales of development - 500 dwellings - over 2,000 - up to 8,000
- ▶ Desk based analysis + c30 interviews (councils, developers, housing associations, development agencies etc)



Contribution of strategic sites

- ▶ Rate of completions fluctuates over time
- ▶ Rate varies between sites but c 250/300 pa for the case studies - 40/50 per 'flag'
- ▶ Letwin Review - June 2018 - similar conclusions
- ▶ Planning system cannot force the pace

Contribution of strategic sites to 'affordability'

- ▶ Promoting a set of larger sites for additional developmentmay be expected to lead to improvements in general housing market affordability (but similar impacts if same nos. on smaller sites)
- ▶ ...as well as the potential significant additions to the affordable housing stock
- ▶ AH nos. achieved roughly 'on target' for the site but below overall LA target

A lengthy process...

- ▶ 10 + years from formal plan to 1st completions (1st thoughts earlier)
 - ▶ Once get into the 1000s, length of process not related to scale
 - ▶ Again - broadly consistent with Letwin
- ▶ Reasons
 - ▶ Land ownership
 - ▶ Agreeing master plan/design guides and negotiating PP/s106
 - ▶ Securing external funding
 - ▶ Changing market

A lengthy process... external changes faced

- ▶ National planning policy
- ▶ Wider national policies - carbon reduction agenda
- ▶ Changing housing products (e.g. affordable housing, rise of PRS, Custom and Self-build...)

External change impacts on process

- ▶ Master plan/design guides setting standards
- ▶ Once 'standards are set' - how to respond to changing policy
- ▶ Renegotiating planning obligations

- ▶ Role of reserved matters - keeping a pipeline of supply - planning authority is reactive

Skills needed (by the LA)

- ▶ Place making and design assessment
- ▶ Viability and funding - balancing infrastructure required / AH wanted / funding available
- ▶ Bidding for external funding.....
 - ▶ Responding to funding opportunities
 - ▶ Clear 'single voice' to funders
- ▶ + Identifying and understanding potential LA interventions

Different models of organisation

- ▶ 'Traditional' DM approach
- ▶ Bespoke team within the LA
- ▶ Cross authority/cllrs/developers - 'task force'

Concluding comments

- ▶ Increasing reliance on large-scale developments
- ▶ Don't give quick wins
- ▶ Do give the opportunity for place-making and steady housing supply
- ▶ How they are approached (governance) and securing funding as important as 'traditional' planning

Thank you

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