

**MAA: PLANNING AND MANAGING THE GROWTH IN HOMES AND JOBS
TO BUILD MIXED AND SUSTAINABLE COMMUNITIES**

Purpose of the report

1. To confirm the outcome of negotiations with strategic partners and government to seek their contribution to delivering the Partnership's objective of planning and managing growth in homes and jobs to build mixed and sustainable communities.
2. To summarise the next steps and seek the Board's views.

Background

3. The sub-regions objectives in planning and managing the growth in homes and jobs are set out at Appendix A. Key to the delivery of these objectives is the Councils' development of their Local Development Frameworks including their Core Strategies.
4. A decision by government is expected shortly about the way forward with the final stages of completing the delayed Regional Spatial Strategy.
5. In the MAA the West of England authorities have emphasised their reservations about the ability of the West of England to accommodate the scale of change and the implied delivery rates included in the earlier Proposed Changes to RSS by the Secretary of State, without further consideration of the possible effects on sustainability, the environment and quality of life.
6. Notwithstanding the high levels of projected growth, the West of England Partnership and the authorities have set out their concerns in their formal response to the Secretary of State and may exercise their legal rights in response to the government's decision on RSS.
7. Appendix B includes the following extracts from the MAA:
 - Context for the Integrated Sub Regional Delivery Investment Plan
 - Actions in conjunction with HCA and RDA to prepare the plan
 - Asks of Government

8. In summary these actions and joint commitments seek to ensure a plan which:
- Identifies, based on Core Strategies, the location, sequencing and phasing of housing and employment development in the sub-region.
 - Secures government endorsement of a joint sub-regional development trajectory based on 5-year tranches.
 - Attracts infrastructure investment to support housing and employment growth; key employment locations and affordable and supported housing.
 - Maximises planning applications seeking grounds, and support for discouraging inappropriate development, which fails to maximise the use of planned infrastructure or compromises our commitment to mixed and sustainable communities and tackling climate change

Next Steps

9. Currently officers are preparing Plan proposals, based on emerging Core Strategies, as the basis for negotiations with HCA and RDA through the Single Conversation.
10. Initially these proposals will focus on the next five years, particularly investment to stimulate the Upturn in development but will also seek to take account of the infrastructure needs of major locations planned for the medium term.
11. The Heads of Economic Development are working closely with their planning colleagues to identify the particular and additional site and business infrastructure needs of key future employment locations. Sub-regionally it is important to provide a much more explicit and stronger case for such investment if, in accordance with Vision 2026, we are to secure substantial increases in business investment and employment in South Bristol, Weston-super-Mare and Bath.
12. Progress towards the Integrated Delivery & Investment Plan and Joint Supplementary Planning Document will be reported back to the Board to seek members views.

Recommendation

13. That the Board gives its views on the current next steps proposed to deliver the outcomes described in the extracts from the MAA appended to this report.

Terry Wagstaff
Chief Executive

OBJECTIVES

The following objectives take into account what is currently viewed as the short-term challenge of the economic recession, and planning to meet the projected medium and long-term needs of the sub region. They are built on the work of the sub region and individual councils in setting direction, especially in supporting the development of Local Development Framework Core Strategies. These objectives underpin our approach to ensuring success in managing and harnessing the high levels of projected growth to increase quality of life, support the regeneration of communities and minimise environmental impact.

- To work with strategic partner organisations and government to mitigate and to overcome the impact of the current economic recession on our plans to meet the needs of existing and future residents for homes, and to continue planning to meet the projected medium and long term needs.
- To accommodate the housing needs of existing and future residents including the appropriate diversity of size, types, price and tenure, including affordable and supported housing.
- To ensure new development provides a mix of uses to support homes and jobs in sustainable communities, and to reduce the need to travel.
- To prioritise development locations which contribute to urban regeneration and intensification, whilst ensuring timely joint spatial and infrastructure planning of the required urban extensions.
- To engage stakeholders, local communities and developers in planning and delivering well designed, mixed use and sustainable new and existing communities.
- To secure the investment required in economic, social and environmental infrastructure, to match the growth in homes and jobs, and to create successful, mixed and sustainable communities with access to local services and facilities which contribute to the distinctiveness and vibrancy of places and communities.
- To ensure that all new buildings are efficient in the use of energy and water and capable of being used flexibly in their lifetimes, with the aim of addressing and reducing the effects of climate change.
- To ensure new development is designed and constructed to the highest quality in terms of appearance and sustainability to ensure it improves and enhances our natural and built environment and heritage, and minimises environmental impact and delivers successful neighbourhoods.

APPENDIX B

CONTEXT: INTEGRATED SUB-REGIONAL DELIVERY & INVESTMENT PLAN

The West of England Integrated Sub-regional Delivery & Investment Plan for the required housing and employment growth is being prepared through the 'Single Conversation' with HCA, RDA and the Environment Agency, and engagement with the development industry. The joint agreed completion date is December 2009.

The Plan will sequence and phase the delivery of the required housing and employment and necessary infrastructure across the sub-region. It will support the development and delivery of Core Strategies to timetable and by local authority area.

This Plan would be concluded once the government has replied to the authorities' response to the Draft RSS and the Secretary of State's Proposed Changes by publishing the RSS, and once the outcome is known of any challenge by the authorities to the Government's changes to RSS.

It will support the Economic Upturn by taking into account the priorities and needs of the development industry, especially the need to invest appropriately and up-front in infrastructure and provide a mix of development locations.

The Plan will be underpinned by the Strategic Housing Land Availability Assessment and the outcome of the studies on infrastructure and employment. It will ensure the development of mixed and sustainable communities, including a sufficient supply of affordable and supported housing based on the recent conclusion of the Sub-regional Strategic Housing Market Assessment.

Through this strategy the Sub-Region wishes to discourage inappropriate development, which fails to maximise the use of planned infrastructure or compromises our commitment to mixed and sustainable communities and tackling climate change.

The Sub-Region will adopt a sub-regional SPD to incorporate the Integrated Sub-regional Delivery & Investment Plan, resolving the practical issue of maintaining its alignment with emerging Core Strategies.

ACTIONS:

Through strong partnership working with HCA and RDA using the Single Conversation

Conclude Core Strategies and Local Development Frameworks, ensuring they are informed by the sub-regional studies on infrastructure, employment, and plan the phasing of investment in infrastructure and delivery. The timetable for their preparation is set out in Section 6.

Conclude a high-level integrated delivery and investment plan that aligns Core Strategies and LDFs, and informs the MAA delivery plans.

Determine the location, sequencing and phasing of development in housing and employment by taking into account the following factors:

- Infrastructure needs and investment streams;
- technical and environmental considerations and obstacles;

- the impact and implications of the Economic Recession;
- market conditions and engagement with the HCA, SWRDA, EA, Utilities and the development industry; and
- Council/sub-regional priorities confirmed in the context of the RSS finally confirmed in the way described in 'context' at page 8 above.

Conclude strategic area investment frameworks - Joint Investment Plans - to identify, programme and deliver key strategic sites and portfolios of smaller sites, that enable the Councils, RDA, HCA and the private sector to determine the scale and nature of investment. Delivery plans will follow the production of those frameworks and include:

- targets for an increase in the provision of affordable and sub-market housing;
- support the Homes West sub-regional delivery vehicle;
- ensure the roll out of Extra Care provision and additional supported housing, reconciling the conflict between low cost units and the high cost of Extra Care;
- providing support to assist in the development of gypsy and traveller sites to meet RSS and LDF requirements.

Agree strategic development standards and policies, including level 5 of the Code for Sustainable Homes, to ensure that developers deliver mixed and sustainable communities. This will be factored into the strategic area investment frameworks (Joint Investment Plans) and will include early action to engage utilities in mapping opportunities for CHP plant and waste/sewage into energy facilities to reduce costs and deliver carbon reductions.

Partners to identify site development stalled by recession and promote investment in

- selected developments in partnership with developers and RSLs;
- site and business infrastructure in priority locations;
- site assembly.

Simplified checks and controls, and more flexibility in the use of resources, based on agreed arrangements with the Agencies for business planning and the approval, programming and management of resources:

- using common appraisal systems (based on the HM Treasury Green Book);
- re-profiling the sequencing of individual projects, as necessary;
- streamlined and integrated performance management arrangements.

ASKS OF GOVERNMENT

CLG endorse the approach to the preparation of the Integrated Delivery & Investment Plan by the West of England authorities, HCA & RDA, with a joint agreed completion date of December 2009, particularly its:

- Support to the delivery of well-evidenced, timely and deliverable Core Strategies. The timetable for their preparation is set out in the MAA.

- Contribution to implementing economic, social and environmental infrastructure to maximise the delivery of growth and the development of mixed and sustainable communities;
- Contribution to working with the development industry both to assist the market recovery and to provide confidence to investors in the Sub-Region;
- Provision of a well-evidenced Plan for the sequencing and phasing of development in the sub-region which benefits from the Single Conversation, including engagement of the development industry

CLG also endorse the adoption of a Joint Sub-Regional Development Trajectory in the Plan based on 5-year tranches which demonstrates a rolling, deliverable supply of housing as set out in PPS3. The sequencing and phasing will assist best use of infrastructure, the delivery of mixed & sustainable communities and market recovery; this will provide confidence to developers and discourage inappropriate development.

The authorities will embody the Integrated Delivery & Investment Plan in a Joint Supplementary Planning Document to the Regional Spatial Strategy, to include it within the planning framework as a material consideration in making planning decisions.

CLG confirm that targets NI 154 and NI 155 will be re-negotiated to reflect the evidence of the impact of the Economic Recession.

CLG/HCA acknowledge that the West of England in its response to Government will promote the award of Housing Planning Delivery Grant based on linking allocations to the scale of growth being planned and progress against Development Plan Document Milestones in updated Local Development Schemes.

