

**West of England Partnership
Planning, Housing and Communities Board
12 November 2009**

Multi-Area Agreement Draft Delivery Plan: Growth in Homes and Jobs

Recommendation

1. That the Board considers the draft MAA Delivery Plan and gives its views.

Background

2. The West of England Multi-Area Agreement (MAA) was signed by Ministers, Leaders of Council and Government Agencies in September. The full agreement is available at: <http://www.westofengland.org/media/161027/maa2%20agrt%20themes!%20v8%20140809.pdf>.
3. The Agreement includes the objective:
‘Plan and manage the growth in homes and jobs in order to build mixed and sustainable communities’.
Appendix 1 is an extract from the MAA of the specific ‘Actions and Asks’ contained in the Agreement.

Proposal

4. The Delivery Plan of Appendix 2 summarises the actions required to:
 - Conclude a high-level, integrated Sub-Regional Delivery & Investment Plan which sequences and phases housing and employment development and identifies the necessary infrastructure, through the Single Conversation
 - Secure the endorsement of Communities & Local Government to the actions underpinning the preparation of the Plan
 - Discourage inappropriate development.

Appendices

- Appendix 1: Extract from MAA, Context: Integrated Sub-Regional Delivery & Investment Plan
Appendix 2: Extract from West of England MAA Delivery Plan

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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.

WEST OF ENGLAND MAA DELIVERY PLAN					
(A) PLAN AND MANAGE THE GROWTH IN HOMES AND JOBS IN ORDER TO BUILD MIXED AND SUSTAINABLE COMMUNITIES					
ACTION	TIMESCALE				
(A1) Conclude Core Strategies, as part of Local Development Frameworks (subject to the publication of the Regional Spatial Strategy (RSS), and the outcome of any challenge by the authorities to the government's changes to the RSS) Accountable Members: Cabinets and Councils Officers: Directors of Development	Local Authority Core Strategy	B&NES	Bristol CC	North Somerset Council	South Gloucestershire Council
	Publication	07/10	09/09	10/09	08/10
	Submission Secretary of State	01/11	02/10	09-10/10	05/11
	Publication (adoption stage)	12/11	12/10	03/11	02/12
(A2) Through the Single Conversation conclude the high-level, Sub-Regional integrated Delivery & Investment Plan to support Core Strategies and LDFs and the delivery of housing, employment and affordable/supported housing Accountable Members: Planning, Housing & Community Board Officers: Chief Executive of the Partnership with Heads of Planning, Transport, Housing Strategy and Economic Development	Preparation			August - October 2009	
	Negotiation			November – December 2009	
	Submission to Partnership Board			January 2010	

WEST OF ENGLAND MAA DELIVERY PLAN

(A) PLAN AND MANAGE THE GROWTH IN HOMES AND JOBS IN ORDER TO BUILD MIXED AND SUSTAINABLE COMMUNITIES

ACTION

TIMESCALE

- (A3) Seek the endorsement of Communities and Local Government to:
- the approach taken to the preparation of the Delivery & Investment Plan
 - the adoption of Joint Sub-Regional Development Trajectory in the Plan in 5 year tranches which demonstrate a rolling, deliverable supply of housing. The plan will assist best use of infrastructure, the delivery of mixed and sustainable communities and market recovery, in order to provide confidence to developers and discourage inappropriate development

March 2010

Accountable
Members: Planning, Housing & Community Board
Officers: Chief Executive of the Partnership with Heads of Planning, Transport, Housing Strategy and Economic Development

- (A4) Embody the high-level Sub Regional Delivery and Investment Plan in a Joint Supplementary Planning Document to the RSS, to include it within the planning framework as a material consideration in making planning decisions

July 2010 (subject to the publication of the RSS) and the outcome of any challenge by the authorities to the government's changes to the RSS)

The Delivery & Investment Plan envisaged will include a high-level plan for housing and infrastructure.

Accountable
Members: Planning, Housing & Community Board, Cabinets and Councils
Officers: Chief Executive of the Partnership with Directors of Development

WEST OF ENGLAND MAA DELIVERY PLAN

**(A) PLAN AND MANAGE THE GROWTH IN HOMES AND JOBS IN ORDER TO
BUILD MIXED AND SUSTAINABLE COMMUNITIES**

ACTION

TIMESCALE

(A5) Conclude the re-negotiation of the national targets:
NI 154
NI 155

March 2010

Accountable
Members: Cabinets
Officers: Directors of Development