

## West of England Sub Regional Delivery Plan

West of England Partnership: Planning, Transport and Environment Group

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# Introduction

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- Background
- Purpose of the Plan
- Structure of the Sub Regional Delivery Plan
- Types of infrastructure to be covered
- Project information required
- Work to date
- Headline findings
- Work still to do
- Next steps



# Background

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- October 2006 the Department for Communities and Local Government (DCLG) announced the West of England was one of 29 New Growth Points
- Funding was made available for land banking for social housing, the development of a Green Infrastructure Toolkit and the development of a Sub Regional Development Plan (SRDP)
- The West of England Partnership commissioned SQW Consulting to assist partners draft the SRDP and to develop a process for maintaining and updating it

# Purpose of the Sub Regional Delivery Plan

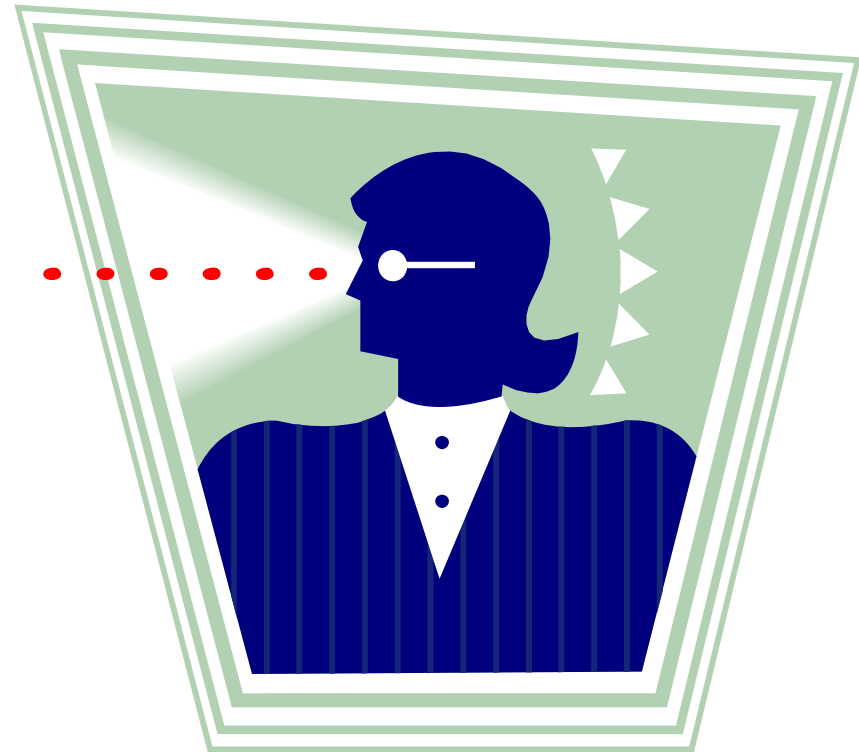
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- The SRDP is intended to:
  - Cover major development proposals and essential capital infrastructure to 2026
    - > Phasing, funding and costs along with prioritisation in the immediate period
  - Consider the delivery capacity and skills required to implement the growth agenda
  - Consider governance and delivery arrangements with options for the way forward
- So that:
  - Information is shared
  - Decisions are coordinated more effectively
  - Bids for government funding are backed up by a plan that shows how projects deliver the sub-region's vision and how they are linked
    - > A logic chain linking proposals to constraints and/or opportunities
  - Progress can be monitored at sub regional level
- It is not intended to introduce new strategies and priorities, rather it draws on existing strategies and sets out proposals to deliver them

# Structure of the Sub Regional Delivery Plan

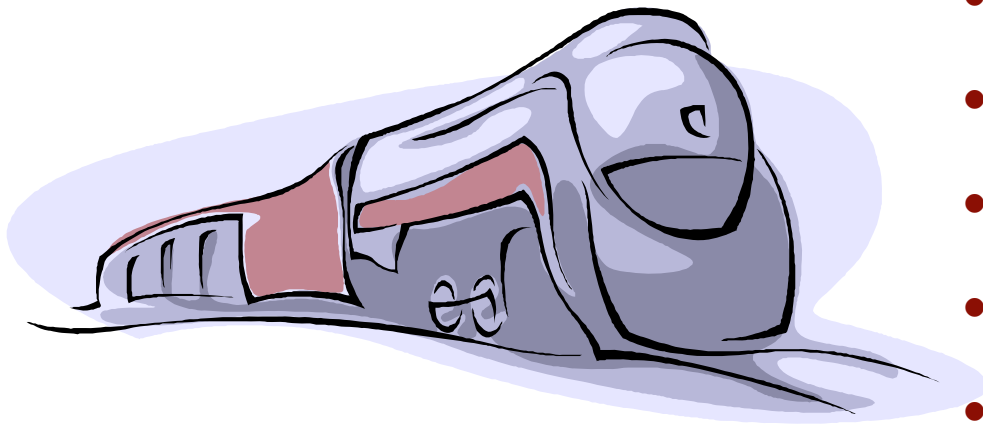
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- Introduction to the document
- Introduction to the West of England sub-region
- Vision and Delivery Priorities to 2026
- The Growth Challenge
  - Housing
  - Economic growth
- Infrastructure Challenge
- Spatial Priorities
- Infrastructure Investments
- Strategic Decision Makers
- Skills and Capacity
- Governance, Management and Monitoring



# Types of infrastructure to be covered

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- Housing – market, non-market and intermediate market
- Employment and economic
- Transport – road, rail, water and air
- Education – nursery, primary and secondary, FE and HE
- Health – GPs, clinics and hospitals
- Emergency services – police, fire, ambulance
- Arts and culture, sports and community infrastructure
- Green infrastructure
- Flood risk management
- Waste
- Utilities – water, electricity, gas, telecoms

# Project information

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1. Project title
2. Location: Local Authority District(s)
3. Location: Postcode or OS reference
4. Greenfield or Brownfield?
5. Size in hectares
6. Description - What is the project?
7. Description - Why is the project required?
8. Proposing institution
9. Named contact with email and phone no.
10. Lead delivery institution
11. Named contact with email and phone no.
12. Partner organisations involved
13. Status/stage of project idea (e.g. options assessment, planning application, planning approved, on site)
14. Total private sector contribution *required* £m
15. Total private sector contribution *obtained* £m
16. Sources of private funding and % share of private sector funding by source
17. If private sector funding not agreed/decision due by
18. Public sector funding *required* £m
19. Public sector funding *obtained* £m
20. Sources of public sector funding and % share of public sector funding by source
21. If public sector funding not agreed, when is the decision due?
22. Outputs e.g. miles of road laid, square feet of space built
23. Outcomes e.g., reduce journey times by x mins, increase employment rate by %
24. Start date
25. End date
26. How this project fits within the Investment Package of which it is a part (i.e. interdependencies)
27. Key risks associated with the project
28. Steps taken to mitigate the principal risks
29. Additional comments

# Work to date

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- Consultations
  - Local authorities
  - Universities plus Higher Education Funding Council
  - Developers
  - Utilities – water and electricity
  - Regional partners
- Stakeholder Conference @t Bristol 21 September 2007
- Programme of Development (PoD) for Department for Communities and Local Government (DCLG)
  - Submitted 1 October – bid for £46m in 2008/09, £48m in 2009/10 and £51m in 2010/11=£145m of which £15m was revenue
  - Award = £21,888,668; £8.34 2008/09 and £15.5m 2009/10 and 2010/11, c. £2m revenue
    - > The second highest allocation in the country and the highest allocation of revenue
    - > Just under 10% of national allocation
- Development of SRDP from PoD
  - October to December 2007
  - On-going to next year

## Findings – Transport is the number 1 priority

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- All partners in public and private sectors agree it is the most important issue
- It is constraining growth, poor transport is reducing quality of life and it affects major investment decisions of all partners
- It is the policy area with the strongest sub-regional working
- It has a programme that requires £2.5bn
- Significant development work required on schemes

# Findings – Housing headlines

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- Draft Regional Spatial Strategy (RSS) says
  - Regional population may grow by a further 750,000 people between 2006 and 2026
  - West of England is part of the north and centre territory in the draft RSS and it is required to maintain the relative prosperity of the region, deliver high quality of life for all and localised regeneration benefits
- West of England Urban Area
  - Bristol urban area
  - Bath urban area
  - Weston-super-Mare urban area
- Areas of search from draft RSS: scale and boundary to be tested through local planning process
  - Area A - South West Bristol: 10,500 dwellings
  - Area B – South East Bristol: 6,000 dwellings
  - Areas C & D – North East Bristol and North Bristol: 8,000 dwellings (combined)
  - Area E – South West Bath: 1,500 dwellings
  - Area F – East Weston Super Mare: 9,000 dwellings

## Spatial Distribution of New Housing by Urban Area 2006-26

Urban Area	Existing Urban Area		Urban Extensions (indicative)		Sub-total	% of total
	Total	% of urban area total	Total	% of urban area total		
Bath	6,000	80	1,500	20	7,500	8
Bristol	39,500	62	24,500	38	64,000	69
Weston-super-Mare	3,000	25	9,000	75	12,000	13
Remaining areas	9,000	100	-	-	9,000	10
<b>Total</b>	<b>57,500</b>	<b>62</b>	<b>35,000</b>	<b>38</b>	<b>92,500</b>	<b>100</b>

## Findings – Employment headlines

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- Draft RSS proposes up to 122,000 new jobs (6,000 pa, across the sub-region) 2006 and 2026
  - 92,000 new jobs in the Bristol TTWA
  - Between 16,000 and 20,200 in the Bath TTWA
  - Between 8,500 and 10,000 in the Weston-super-Mare TTWA

## Findings – Spatial priorities

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- Concentrating development in the existing urban areas, with significant extensions planned in the next 20 years
- Tackling concentrations of deprivation – particularly in South Bristol and at Weston-super-Mare
- Achieving a more balanced and sustainable pattern of development, to assist in spreading prosperity, regenerating priority areas and reduce commuting and congestion
- Regenerating and intensifying the existing urban fabric, especially the town and city centres
- Directing new greenfield development requirements beyond that already in pipeline towards extensions to the urban areas

# Findings – Infrastructure and sites

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- The SRDP
  - sets out spatial developments linked to housing and/or employment sites
  - lists sites by local authority area
  - the expected year/s of development
  - provides a framework for identifying infrastructure needs – many of which are not known at present
  - monitoring information e.g. on affordable housing and jobs targets
- It will require regular and frequent updating
- And
  - there are issues over how to maintain a regular flow of information across a range of partners who may not benefit directly from funding bids – should different partners up date at different frequencies?
  - what types of investment are best dealt with as local rather than sub regional issues e.g. schools, GP facilities, public space etc. and therefore do not require monitoring at the sub regional level

## Findings – Capacity

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- Recent Academy for Sustainable Communities research found the South West's worst shortages will be in:
  - Planners
  - Landscape architects, urban designers and architects
  - Surveyors
  - Developers
- It also found private sector finds recruitment easier than public sector
  - Suggested public sector may need to develop project and consultant management skills
- Regional Assembly and RTPi audit of skills to deliver the RSS – due to report in 2008
- Creating Excellence and SWRDA developing a diagnostic tool for LAs, to inform development programmes
- Creating Excellence is developing a 'regional enabling panel'
- Arts Council SW and Sport England run programmes for local authority officers

# Findings – Governance and Delivery

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- The introduction of an over-arching infrastructure group as part of the WEP 'family' to
  - be made up of those involved in (funding, approving and delivering) the significant infrastructure developments in the sub region
  - be responsible for the SRDP, in terms of overseeing delivery (a handover briefing session involving SQW would facilitate this)
  - meet quarterly to discuss coordination of investment/grant decisions, issues associated with the scheduling of developments, issues affecting delivery, including funding, recruitment, training and commissioning outside expertise, and cross boundary working
  - be supported by staff from the WEP team
  - oversee an annual update of the SRDP, which should be carried out in conjunction with the annual update of the Regional Spatial Strategies Annual Monitoring Report
- The introduction of a developers' forum through which the WEP can engage directly with developers
  - in the first instance the forum should aim to meet once a year – with the potential for working groups if required, it would provide both a networking opportunity and a chance to test views and proposals, e.g. on Section 106, the development of tariffs etc.

## Main learning points from the process to date

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- Lack of certainty over where major developments will take place in the areas of search limits the level of information available on infrastructure costs
- Information sharing between authorities and between different partners needs to improve
- Co-ordination of decision making and developments needs to be improved, based on information from different partners
- Project development is required for a number of projects, which lack sufficient information to enable prioritisation and scheduling
- Prioritisation and Scheduling sub regional and or cross boundary decision making processes need to be strengthened if effective prioritisation and scheduling of developments are to take place – given planning and market pressures

## Work still to do

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- Identification of resources to develop projects from idea to proposal
- Agree estimates of infrastructure needs where there are currently gaps e.g. population based formulae to estimate schools, GP surgeries, leisure, open space etc.
- Fill project information gaps and agree a process for updating infrastructure costs as the planning process provides clarity over sites and their needs
- Agree process for prioritising projects especially but not only for the Programme of Development
- Agreement on establishing an infrastructure group
  - To build capacity in the West of England by working with regional partners and sharing expertise in the region
  - To lead on delivering the SRDP – which requires development and monitoring capacity
- Agreement on establishing a developers' forum with an annual meeting to work with developers to deliver the Vision

# Contact

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