

Developer Forum

Mike Robinson
Strategic Director



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@MDC News



Mansfield
District Council

Guest Speakers:

- Bob Woollard - Overcoming barriers to delivery – Director - Planning and Design Group
- Chris Waumsley – Land promoters – Who needs them? – Partner and Head of Planning at Freeths Lawyers on behalf of Helier Ltd
- Jon Stanford - Applying smart city thinking- the emerging smart place dimension to large site planning and delivery - National Lead on Infrastructure Planning – Homes England
- Professor Janice Morphet – Housing Delivery in practice – The Bartlett School of Planning – University College London (UCL)
- Keith Holland – Housing Delivery: What's the Inspector Thinking? – Director of Intelligent Plans and Examinations



Planning and Regeneration Update

Martyn Saxton
Head of Planning & Regeneration



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• Local Plan

- Examination on Publication Draft May 2019
- Consult on Modifications - Autumn 2019
- Adopt Spring 2020

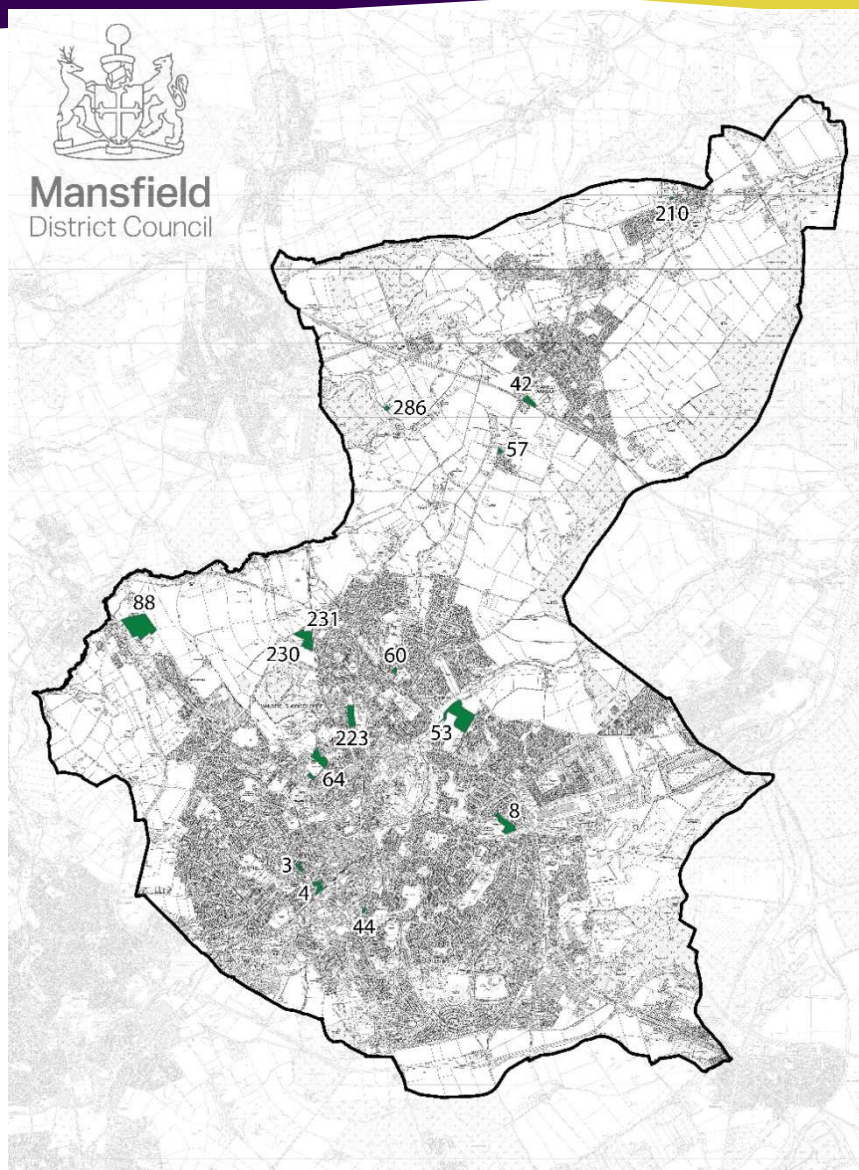
• Gypsy & Traveller & Travelling Showpeople DPD

- Consultation on 15 potential sites July / Sep 2019
- Next steps – Regulation 19 Consultation





Mansfield
District Council



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Andy Abrahams

Elected Mayor

Hayley Barsby

Chief Executive Officer



Mansfield
District Council

• Town Centre Master Plan

- revitalise the town centre/visitor economy
- links to FHSF & Towns Fund
- evidence gathering

• Future High Street Fund

- up to £25m from MHCLG - passed Stage 1
 - investment in physical infrastructure
 - acquisition of land
 - improvements to transport access
 - support for COU for housing
- March 2020 final submission



• Towns Fund

- announced 6th September 2019
- £25m allocated (non-competitive)
- awaiting further details
- focus on improved transport, broadband connectivity, skills and culture
- funding aimed at areas with;
 - lower income population in towns
 - below national average productivity
 - low skills attainment



• Town Hall Refurbishment

- £1.4m scheme
- completion November
- 2 offices units let
- retail unit under offer
- 4 remaining units to be let



• Mansfield Townscape Heritage Project

- £850k National Lottery Heritage Fund
- improvements/Renovate properties on Leeming Street/Market Place/Stockwell Gate
- grant panel set up
- launched on 3rd September 2019
- ends February 2024



- Mayor's Apprentice of the Year Award scheme for local employers taking on apprentices (CHAD Business Awards)
- New Business Surgeries
 - free support and advice
 - initially 2 days per month & 5 slots per day
 - business planning / sales / marketing
- Brexit Business Readiness Events
- Entrepreneurs Programme
 - Workshops / network events / mentoring





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Developer Forum

4th October 2019

Overcoming Barriers to Delivery – The Stakeholders Role



Midlands: Sherwood Business
Park
Nottingham

London: 5 St John's Lane
London

www.panddg.co.uk

The Stakeholders Role



- The information burden
- Whose Decision
- On one condition

The Information Burden

- Planning increasingly evidence based
- Statutory and non-statutory interests
- Stakeholder influences on policy
- The role of the competent authority
- The metrics of planning
- Proportionality and balance
- Fishing expeditions?

Whose Decision?

- Give a linesman a flag and he'll wave it
- The tail wagging the dog?
- The Planning Committee
- The public interest

On One Condition

- NPPF - Planning conditions should be kept to a minimum.
- PPG - The objectives of planning are best served when the power to attach conditions to a planning permission is exercised in a way that is clearly seen to be fair, reasonable and practicable.
- Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification.

Legislation

- Six tests.
- Written consent of applicant required for pre-commencement conditions.
- LPA will have to give notice of intention to apply pre-commencement conditions and the reasons for them.
- Non-response within 10 days will be taken as agreement.
- If no agreement LPA can amend or remove the condition, or refuse the application.

Negatives

- More detailed evidence required during process?
- Longer negotiations through application?
- Delay simply shifted from post-consent to pre-consent?
- Statutory consultees controlling the planning process?

Positives

- Applicants will have more input into conditions and wording, and a choice.
- Permissions will be more 'oven ready' and commercial from the outset.
- Less doubt = less risk = higher value.
- Reduction in time from application submission to start on site.
- Greater consideration over whether conditions meet the relevant tests.

P&DG Advice

1

Carefully scrutinize reasons – would the application be refused without? Is there policy support?

2

Examine conditions against the legal tests and challenge.
Deemed discharge?

3

Decision makers decision – don't let the linesman do the referee's job.



Thank You



Midlands: Sherwood Business Park
Nottingham

London: 5 St John's Lane
London

www.panddg.co.uk

DEVELOPER FORUM 4 OCTOBER 2019 MANSFIELD DISTRICT COUNCIL

LAND PROMOTERS – WHO NEEDS THEM?

Chris Waumsley

Head of Planning and Environment Group

Freeths LLP

Acting for Helier Limited



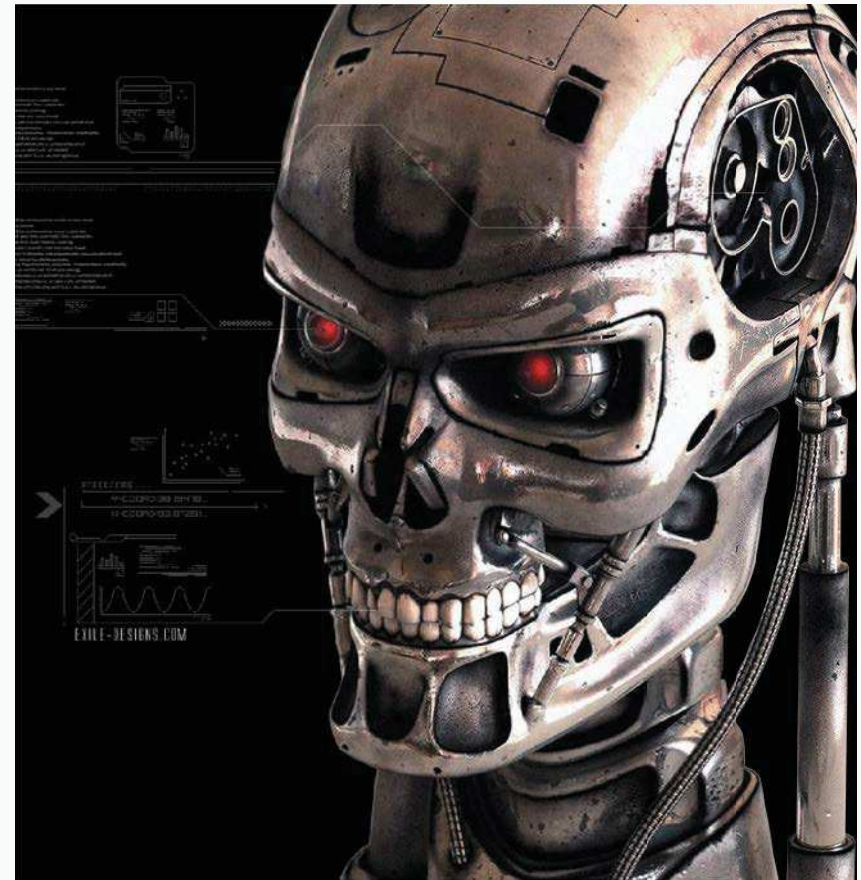
Who are land promoters?

Rise of the land promoters

Post recession housebuilders e.g.

David Wilson, Wimpey, Bellway, Henry Boot, Beezer, Ideal etc.

- Post recession consolidation of housebuilders focus on:
 - Short term. next 5 years
 - Cash flow and overhead
 - Building and selling houses
 - Housebuilding only
- Land Promoters emerged to fill the void



Who are they?

- Gladman – Hallam Land – Richborough;
- National coverage;
- Welbeck Estates, Harworth Group, Millennium Land
Regional coverage;
- Generally do not build; identify strategic opportunities, assemble land, fund promotion costs; obtain Planning Permission
- Financial return on land sale to housebuilders;
- Sometimes fund and provide major infrastructure.

Harworth



Why are they necessary

- Land promotion is risky and costly
- Takes a long time
- Requires knowledge and expertise
- Mixed use
- Landowner resources
- Housebuilder focus

How does land promotion work

Identify opportunity

- Strategic study
- Land agents
- Local knowledge

Assemble land interests

- Identify and contact landowners
- Identify any legal impediments
- Negotiate a deal

The deal

- Promotion agreement
- Option
- Conditional contract
- Development agreement

Key features of a Promotion Agreement

- Promote funds planning costs
- Parties agree to put land to market with Planning Permission
- Promoter takes % of sale price for cost/risk
- Landowner gets remainder or fixed price
- Sale of whole or in tranches
- Time period/lock out

Implications for Housing delivery

- Extra stage in the development process - delay uncertainty
- Extra dip in the pot? – increases cost?
- Benchmark/minimum land value required – viability uncertainty
- Flexibility required in Planning Permission – housebuilder and market requirements
- Responsibility for infrastructure

Key points for LPA to avoid delay in Housing delivery

- Manage consultee requirements
- Investigate and understand the deal
- Avoid complexity and uncertainty in allocations and Planning Permission
- Do not be too prescriptive
- Be realistic about viability
- Be realistic about trajectory

FREETHS

Any questions?

Thank you

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Chris Waumsley

4 October 2019

Housing Delivery in Practice

Mansfield Developer Forum
4th October 2019

Professor Janice Morphet
Bartlett School of Planning, UCL
j.morphet@ucl.ac.uk / @janicemorphet

What did we do?

The research comprises of:

1. Local authority direct provision of housing survey funded by G L Hearn (September/October 2018, 184 responses representing 142 authorities)
2. Local authorities direct provision of housing: desk survey of all LA activity March 2019 funded by RTPI
3. Local authority direct provision of housing: planning issues funded by RTPI. 12 roundtable discussions and 13 case study interviews

What did we find?

- In 2017, 57% had **companies**; in 2019 it is 78%
- In 2019, 57% councils had some form of **JV** (JVs not counted separately in 2017)
- Of those councils without a company, 23% of councils **exploring establishing** a company
- Some councils that had a company in 2017 do not have one now
- Since January 2018, at least **119 new companies** have been established
- Many councils not in WOCs, JVs or HRA are delivering through '**partnerships**' – need to do more work on this

What practices have we have found that support this delivery of housing

1. Planners need to operate in councils where there is a **corporate commitment** to delivery in housing provision
2. The approach to achieving delivery needs to be established in the **Local Plan** and other documents
3. Delivery needs to be a key issue in **negotiation** for each development
4. Delivery needs to be **monitored**

Councils that are delivering often have:

- their own **development surveyor** with experience of RPs and the private sector
- brought planning and housing officers together into a **housing delivery team**
- the HDT monitoring **all housing sites** for progress, quality and delivery of **affordable** housing
- a **housing delivery group** of all providers that meets regularly
- a **housing delivery board** that meets regularly to review progress

Delivery needs to be supported in the Local Plan and other policy documents

- Local Plans that are successful in delivery should have a clear relationship with other parts of the **council** including CCG, housing strategy and delivery and services for older people, homelessness, PRS/HMOs
- **Evidence** on housing in LP is from whole council e.g. JSNA not just using NPPF method
- LA has a LP **housing delivery strategy** e.g. Bristol which assumes the council's intervention in delivery in addition to LP targets

- Using **deliverability** as a test in call for sites in terms of profit margins and type of development proposed
- have joint working on direct supply with **neighbouring authorities** e.g. funding, nomination rights
- have a clear strategy for providing for the needs of its **population** not just market homes in NPPF e.g. older people in Wigan (strategy for new homes)
- have **practical** elements e.g. space standards, access standards, design SPDs (such as Croydon)
- directly developing its own stock to **demonstrate** what quality standards are required
- **monitoring** actively to achieve ends and intervening if necessary i.e. directly through acquisition and conversion of homes

Achieving affordable housing

- **Prioritise** affordable housing above other developer contributions
- Develop council's own schemes in policy **compliance** to demonstrate that it can be done
- Consider **profit margins** in call for sites and how affordable contribution has been included
- Indicate **type of use** on site allocations e.g. for older people, families at the same time as indicating the level of contributions required
- Set **evidence based targets using wellbeing powers** for type and location for affordable homes, monitor their achievement

- Use **economic evidence** from Local Industrial Strategy to support need for affordable housing
- Assume that the provision required for affordable housing in local authority **will not be provided** through residual funding from market development – plan is only one means
- Assume that the **council** will need to provide affordable housing directly using cross subsidy and/or Homes England grant

Local authority actions: survey findings

Across England:

- 65% are using their Right to Buy Receipts (same as last year)
- 41% are buying back former Right to Buy properties
- 72% of local authorities are building or planning to build housing for older people (up from last year's survey results); 60% for people with physical disabilities
- 24% are building are building properties which will be below 60% market rent

Land and planning

- 61% of authorities **acquiring** more land and/or buildings as part of a longer term investment strategy to support income
- For those authorities directly delivering housing, 95% are **building on their own land**, 44% are purchasing sites to develop, 42% are purchasing existing residential buildings, 17% are using land from the One Public Estate initiative and 13% using other public land

More findings on a range of delivery issues

- Delivering housing without an HRA
- Using s106
- Providing housing for older people
- Working with a JV
- Using clawback
- Design and standards issues in planning
- Working on a major freestanding development
- Issues in the use of small sites

More findings on a range of delivery issues

- Detail added to the full report through our local authority case studies: Bristol, Croydon, Doncaster, Hartlepool, Huntingdonshire, Islington, Plymouth, Salford, Slough, South Lakeland, South Worcestershire and Spelthorne

Conclusions

- Need **corporate commitment**
- Need **relationships** with providers
- Need intensive **monitoring** and **intervention** for all sites
- Need **internal skills**
- **Local Plan is one only means** to providing quality and affordable housing
- Need to indicate **type of development** in site allocations
- Need to negotiate the Local Plan policies for each scheme through DM



Homes
England

Making homes happen

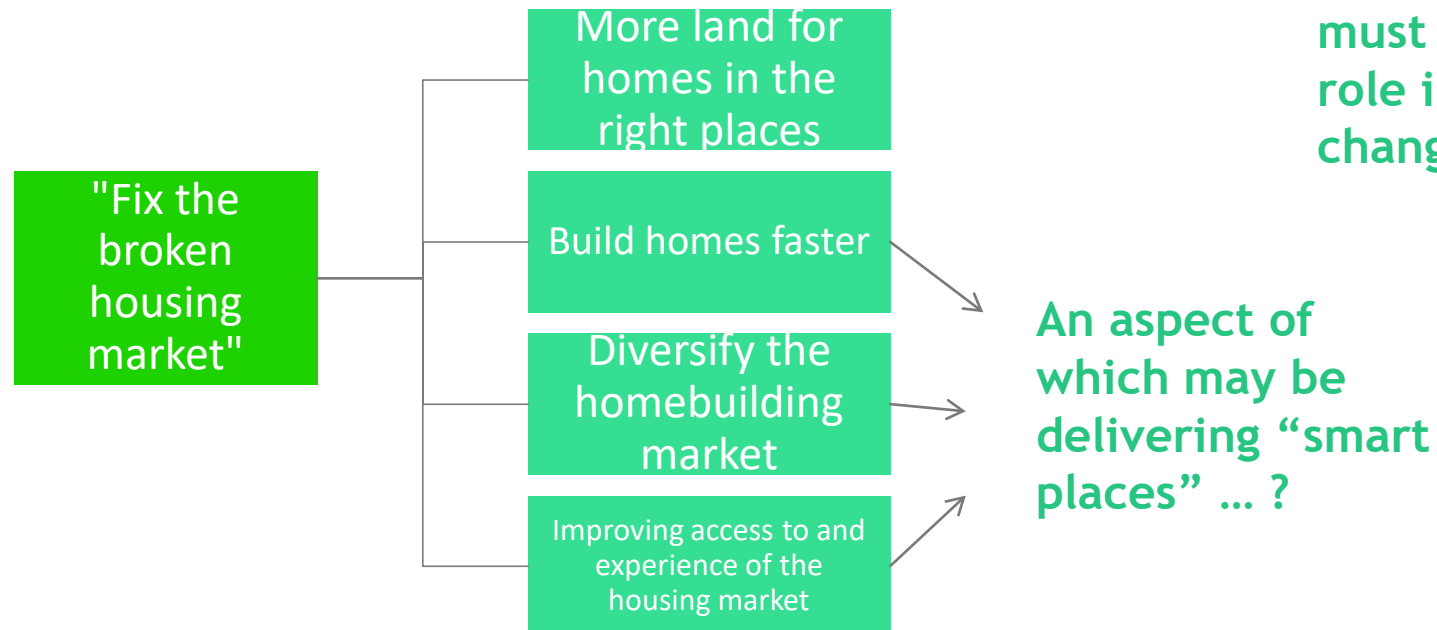
Design Quality – The Smart Place Component

Jon Sandford Planning, Enabling & Development team

Mansfield Council Developer Forum
October 2019

Government Key Objective - 'fix the broken housing market'

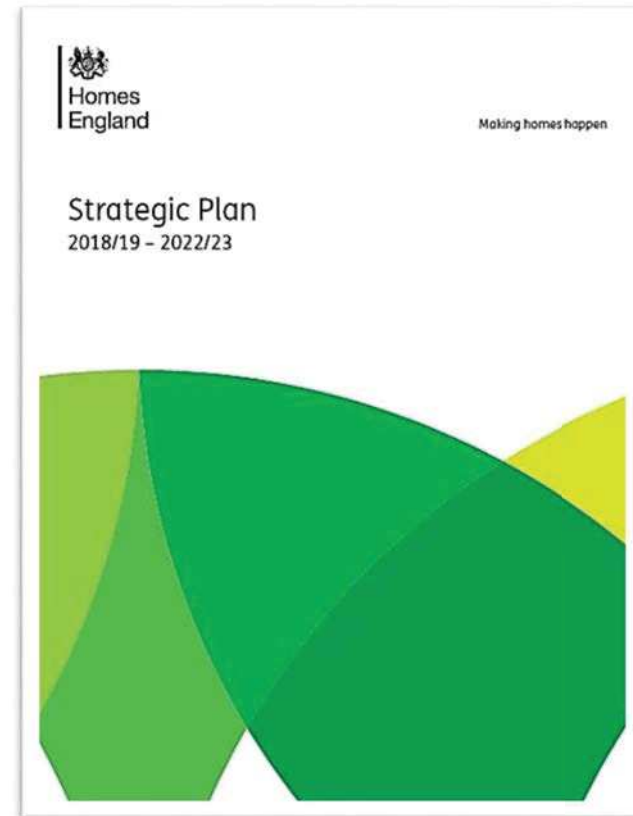
Four key objectives for MHCLG - .. And so for Homes England ...



... and a clear view that Homes England must play a critical role in delivering this change in the market

“The new Homes England is all about making homes happen – and our new five-year plan sets out our ambitious new approach. We are committing to boosting housing supply, productivity, innovation, quality, skills and modern methods of construction to help make a more diverse and resilient market.”

Nick Walkley
Chief Executive, Homes England

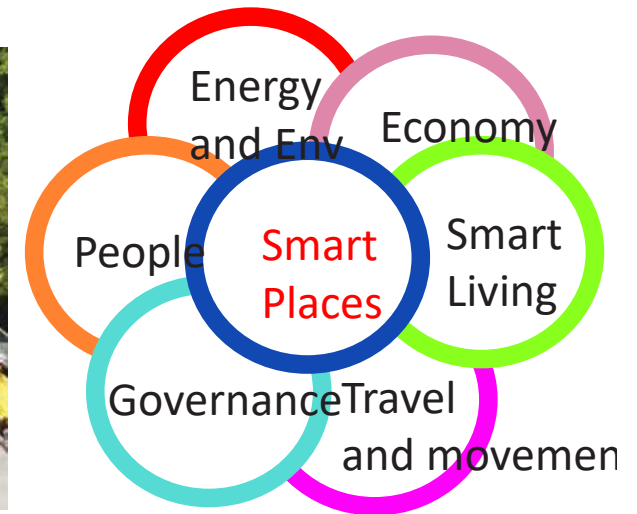


From Smart Cities to Smart Place

- What is Smart Place?
- Why Smart Place?
- Who is involved?
- When should we respond?
- Where is it relevant?
- How to progress?



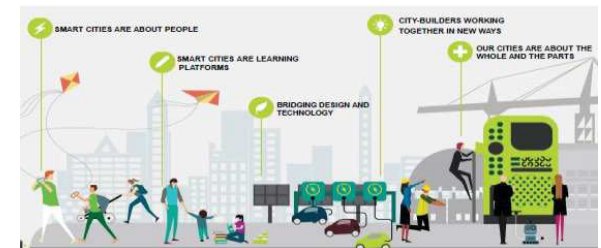
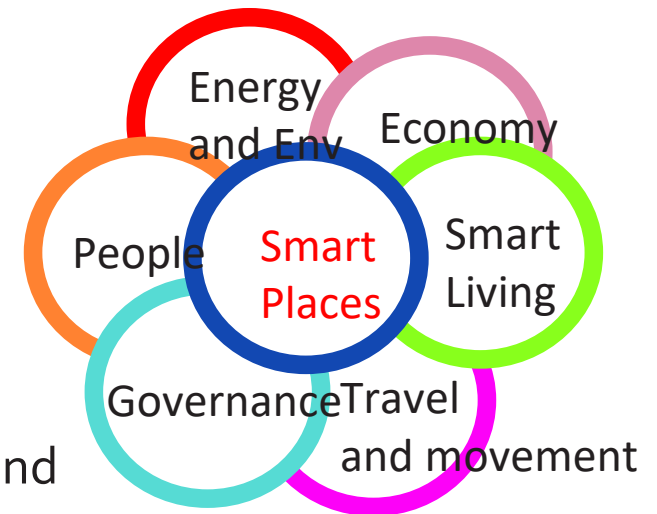
Smart Place – Six Pillars (IBI)



Design Quality – The Smart Place Component

- **BfL12** context
- Smart place - smart city thinking **at the site scale**
- Enhance site **competitiveness, sales, delivery**
- **Six themes** – interventions over time and spatially
- A **new component** in the master-planning process ...
- **Emerging** design and enabling area for Homes England
- **Partnership / collaborative working**
- Developing **methodology** – several pilot projects
- Links with the **MMC** process ...

Smart Place – Six Pillars (IBI)



Smart Place – Challenges

- Multi-disciplinary / **multi-perspective** approach required.
- Embrace **all built environment** components
- Project identification easy – **delivery** and funding challenges.
- **Continually evolving** technology landscape
- 5 year time horizon – uncertainty beyond – strategy **resilience**
- **Expertise** in short supply



Smart Place Planning Skills and Stakeholders

- Intelligent transport systems GIS
- **Data Analysts**
- **Masterplanning** / urban design
- **Landscape** architecture
- **Technical** partner e; CISCO, Node, IBM, University
- **Engineering** M E, drainage, **transport**, waste, energy
- **Legal** expertise
- **Economist**

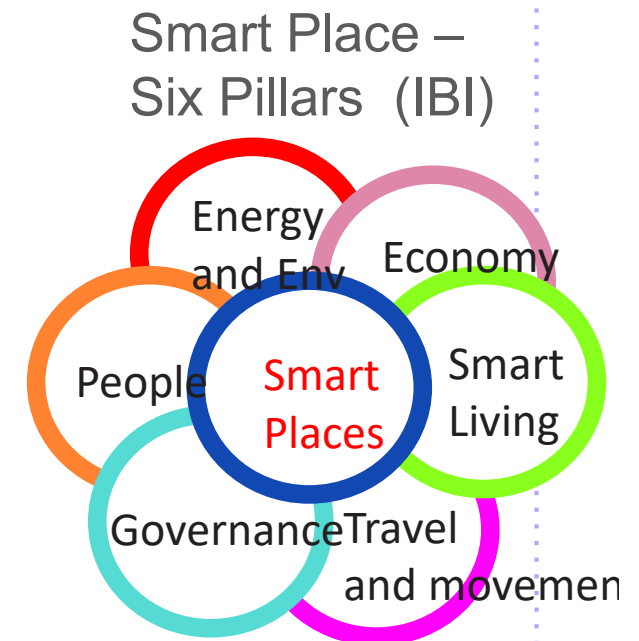


- **Statutory / Government** departments / agencies
 - DfT
 - Highways England
 - BEIS
 - Homes England??
 - Local authorities
- **Utilities** providers
- **Academics / education**
- **End users** / future users / Community
- **Technology** developers
- **Land developer** / commercial

IBI very helpful so far in formulating ideas

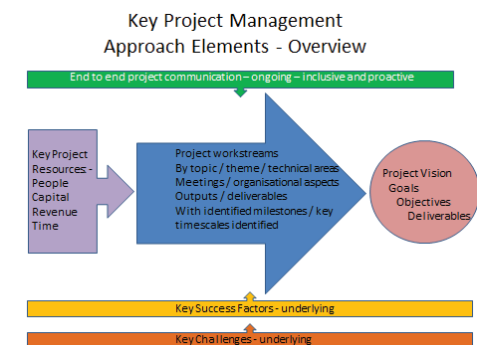
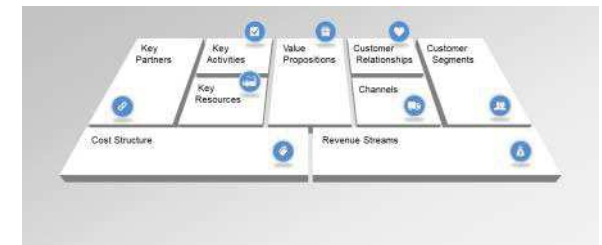
Relevant Tech Categories for Housing Sites

- **Smart Communities:** community hub, dashboard, healthy living, real time wayfinding and information hubs, smart passes, smart services, public transport, networking
- **Smart Businesses:** business hubs, connectivity, business dashboard, multi-channel, intelligent distribution, autonomous vehicles
- **Smart Places:** social spaces, internet connectivity, multi-functional streets, street management,
- **Smart Homes:** home dashboard, smart metering, home-working, sales and after-sales, remote systems, connectivity
- **Smart Delivery:** intelligent approval systems, dynamic/ agile zoning, VR & AR



Smart Place - Key Success Factors

- Stakeholder buy-in, **collaboration** and engagement
- **University** sector input?
- Keep **commercial** outcomes in focus – new business models
- **Tech provider** engagement
- Gloss on existing design vs **DNA** of the site design ?
- Flexibility and **shelf life** factors
- Resourcing and **project management**



Smart Place – Homes England Enabled Projects

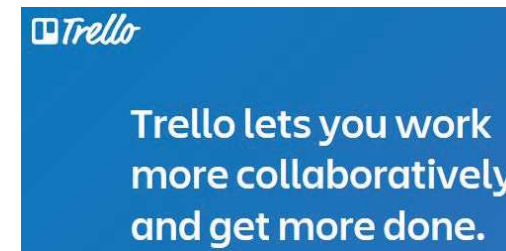
- Homes England position
- Homes England enabling role
- Live projects -
 - Handforth Garden Village
 - Huncoat former Housing Zone
 - Tresham Garden Village
 - Northern Gateway Rochdale
- Others in the pipeline ...



Smart Place – A Planning Process

- Handforth GV precedent case
 - Input resources
 - Universities involvement
 - Grounded in existing masterplan
- Project work-streams and comms
- The process so far ...
- Process future developments

Category	Item	Unit	Quantity	Price	Amount	Remarks
Material	1. 100mm thick concrete slab	m ²	100	120	12000	
	2. 150mm thick concrete slab	m ²	150	120	18000	
	3. 200mm thick concrete slab	m ²	200	120	24000	
	4. 250mm thick concrete slab	m ²	250	120	30000	
	5. 300mm thick concrete slab	m ²	300	120	36000	
	6. 350mm thick concrete slab	m ²	350	120	42000	
	7. 400mm thick concrete slab	m ²	400	120	48000	
	8. 450mm thick concrete slab	m ²	450	120	54000	
	9. 500mm thick concrete slab	m ²	500	120	60000	
	10. 550mm thick concrete slab	m ²	550	120	66000	
Labor	1. 100mm thick concrete slab	m ²	100	100	10000	
	2. 150mm thick concrete slab	m ²	150	100	15000	
	3. 200mm thick concrete slab	m ²	200	100	20000	
	4. 250mm thick concrete slab	m ²	250	100	25000	
	5. 300mm thick concrete slab	m ²	300	100	30000	
	6. 350mm thick concrete slab	m ²	350	100	35000	
	7. 400mm thick concrete slab	m ²	400	100	40000	
	8. 450mm thick concrete slab	m ²	450	100	45000	
	9. 500mm thick concrete slab	m ²	500	100	50000	
	10. 550mm thick concrete slab	m ²	550	100	55000	
Equipment	1. 100mm thick concrete slab	m ²	100	100	10000	
	2. 150mm thick concrete slab	m ²	150	100	15000	
	3. 200mm thick concrete slab	m ²	200	100	20000	
	4. 250mm thick concrete slab	m ²	250	100	25000	
	5. 300mm thick concrete slab	m ²	300	100	30000	
	6. 350mm thick concrete slab	m ²	350	100	35000	
	7. 400mm thick concrete slab	m ²	400	100	40000	
	8. 450mm thick concrete slab	m ²	450	100	45000	
	9. 500mm thick concrete slab	m ²	500	100	50000	
	10. 550mm thick concrete slab	m ²	550	100	55000	

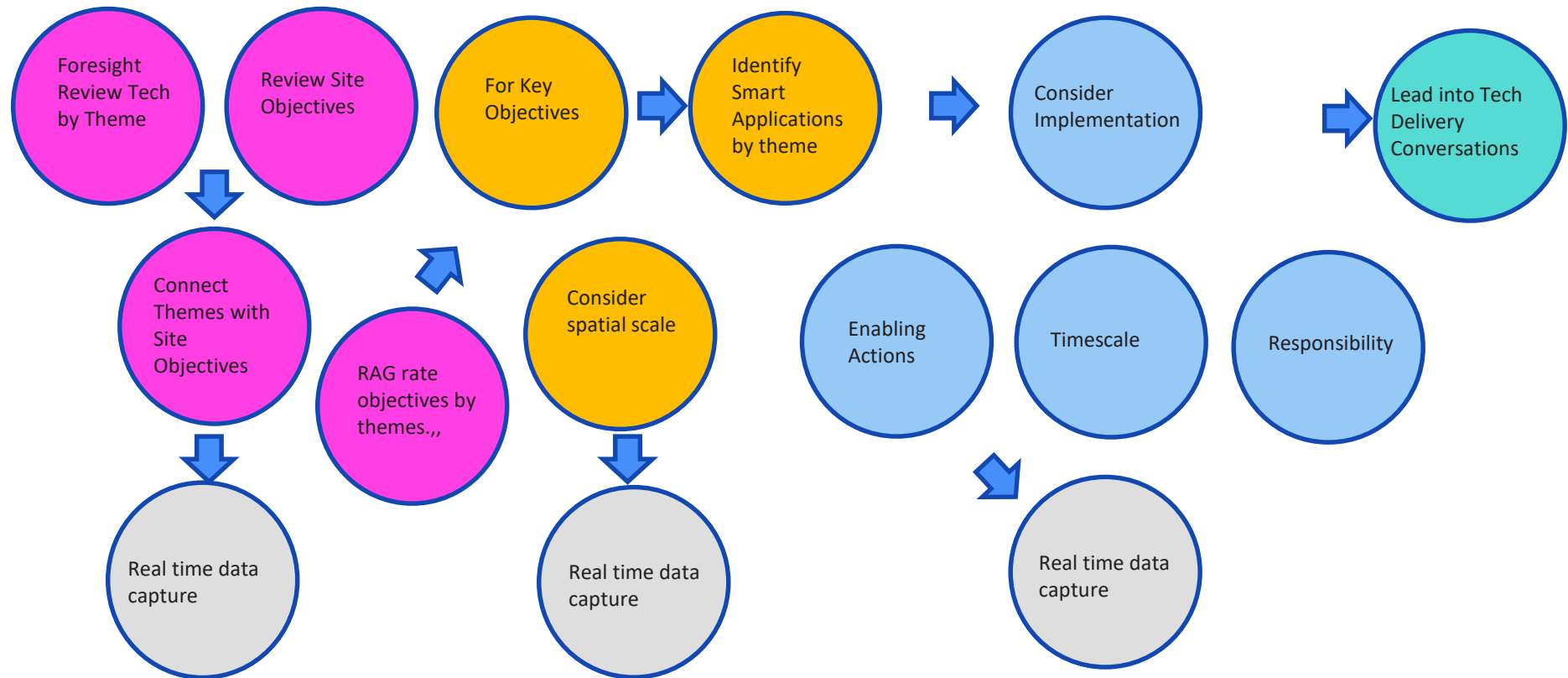
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A Potential Smart Place Design Process

- Baseline / **review** work
- **End user focus group** engagement
- **Tech partner** engagement
- Future **scenario planning**
- Tech **options** developed / evaluated / selected
- Detailed **business model** development
- Tech option **delivery** process / plan
- Integration and **iteration with masterplan** development and planning process



The Smart Place Healthcheck Workshop - Sequential Process



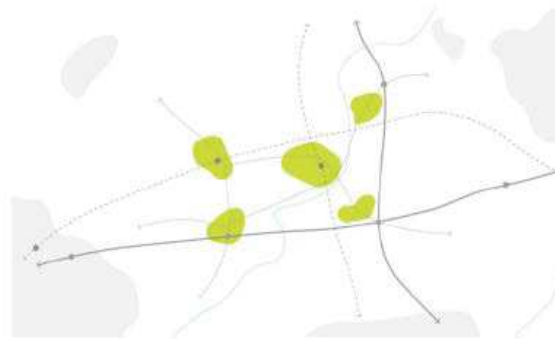
Handforth GV Smart Place Healthcheck Workshop

Possible Spatial Application / Implications



Smart Growth Hub:

- Delivery Partnership
- Self contained mobility
- Connected network of mobility hubs
- Central energy operation
- Village dashboard
- Central infrastructure



+ Smart Growth Cluster:

- Connected communities
- Network sharing
- Community dashboards
- Long distance active travel corridors
- Shared networks, energy, delivery mechanisms



A Series of Connected Communities / Hubs ?

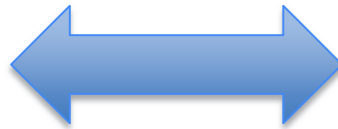
The Handforth Smart Place Demonstrator Ongoing Transferable Outcomes ...

- Formulate **transferable process and method** in the masterplanning of other (strategic growth) sites Cheshire and beyond.
- **Consultancy** – smart place masterplanning work defined
 - Complementary to existing / previous masterplanning
- **Tech company partnering** process established
- Defined **solutions delivery** process
- Development of a tech solutions **transactions / marketplace / platform**



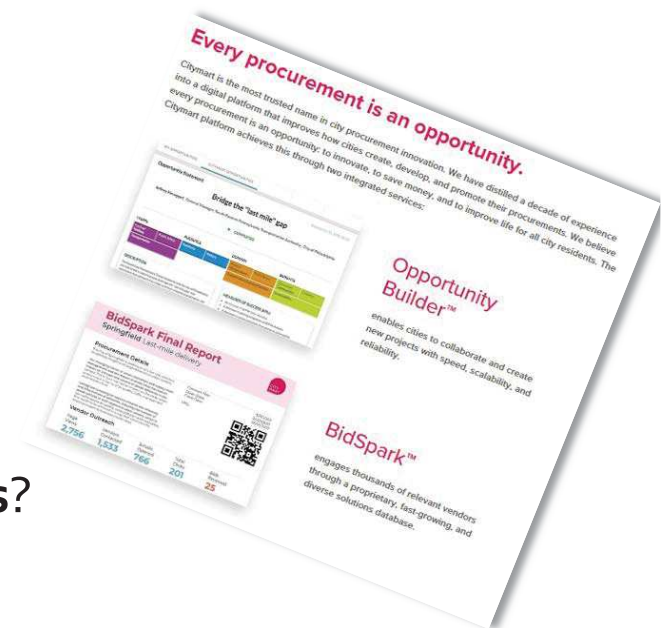
Developing Smart Place Plans (Frameworks) for Sites – (Reserved Matters) Commitment Statements

- Set out the site **context**
- **Policy** context – local and national
- Define the **need** for the smart place plan
- Define the **objectives** of the plan
- Define the **principles** and project / intervention areas
 - Smart Mobility
 - Smart Nature
 - Smart Design, Energy and Construction
 - Smart Public Realm
 - Smart Ready
 - Smart Homes and Workplaces
 - Smart Safety
 - Smart Waste Management
 - Smart Community
- Smart **Commitments** Statement
 - Require a response in development (reserved matters)



Delivering the Interventions ...

- Engage with project **delivery partners**
- Open expression of interest **events?**
 - Connected Places Catapult / Tech UK
 - Website usage – Citymart
- Commercially self sustaining **project propositions?**
- **New business models ...**
 - The value of data
 - Capitalising / collateral through the value of cost savings
 - Recycling data to aid community and site maintenance



The Digital Twin Concept and Link with MMC

- Create the **digital twin** of the site
 - Site **visualisation** model
 - Site **data capture** platform
- Links with MMC delivery ...
 - Facilitate enhance **sales**
 - Enable housing unit **customisation**
 - Link to MMC **production**
 - Eg; Swan Housing



Smart Place - Next Steps for Mansfield?

- A Smart Place Planning **Exemplar Project** ...
- Develop Smart Place planning **expertise** in the Council & collaboration
- Potential project **objectives**
- Create the **context** for smart place thinking
- Work with Homes England in developing **best practice**
- Help create a Community of Smart Place Practice



Questions and Discussion ...



Keith Holland

Housing Delivery: What is the Inspector Thinking?

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W: www.intelligentplans.co.uk

Thank you

- Feedback forms – please complete
- GDG Sign-up – please complete
- Contact us:
planningpolicy@mansfield.gov.uk

