



PLANNING FOR THE HOMES WE NEED

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Housing Summit 2016

ARUP

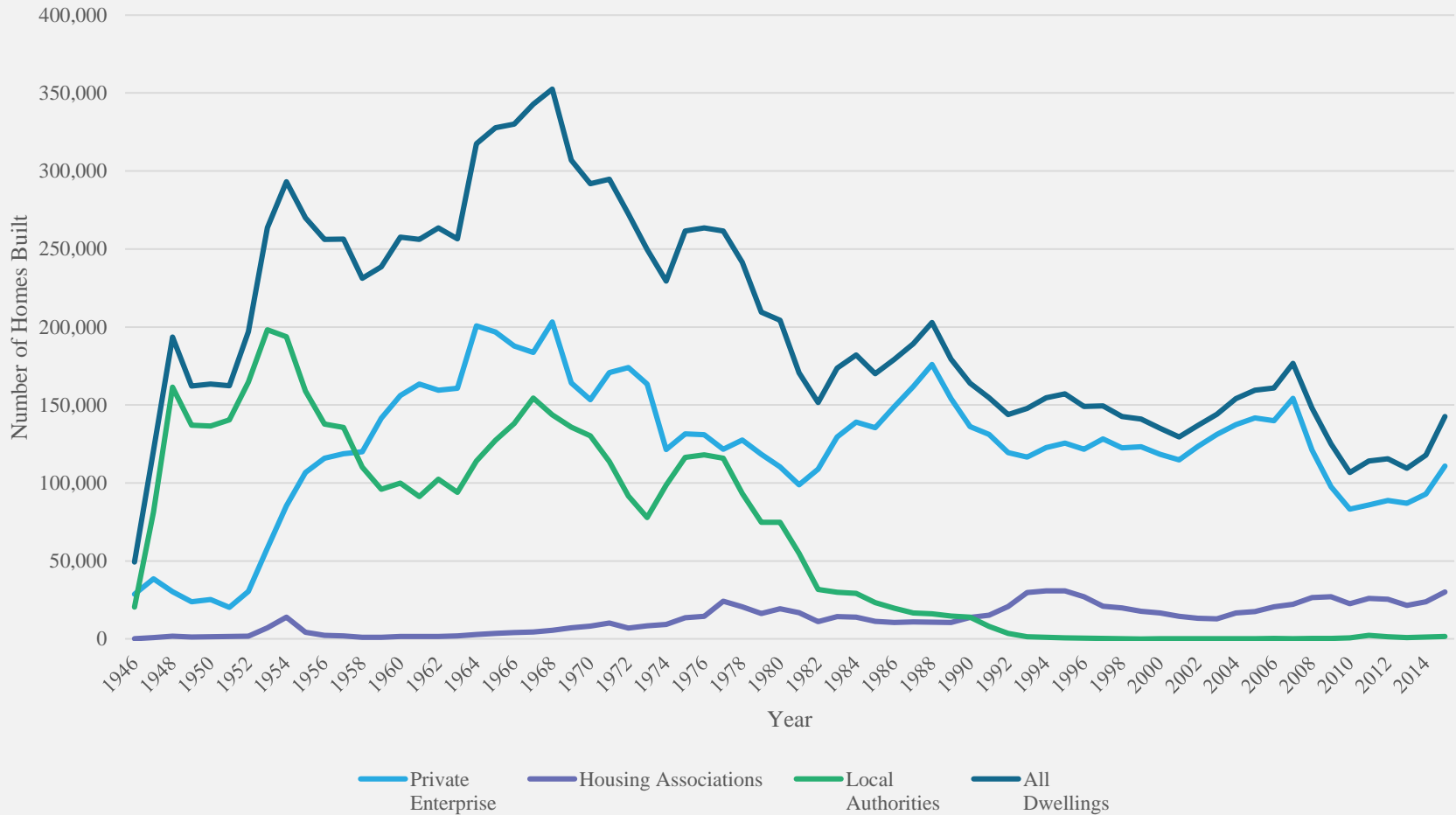
The Crisis

How can we address this?



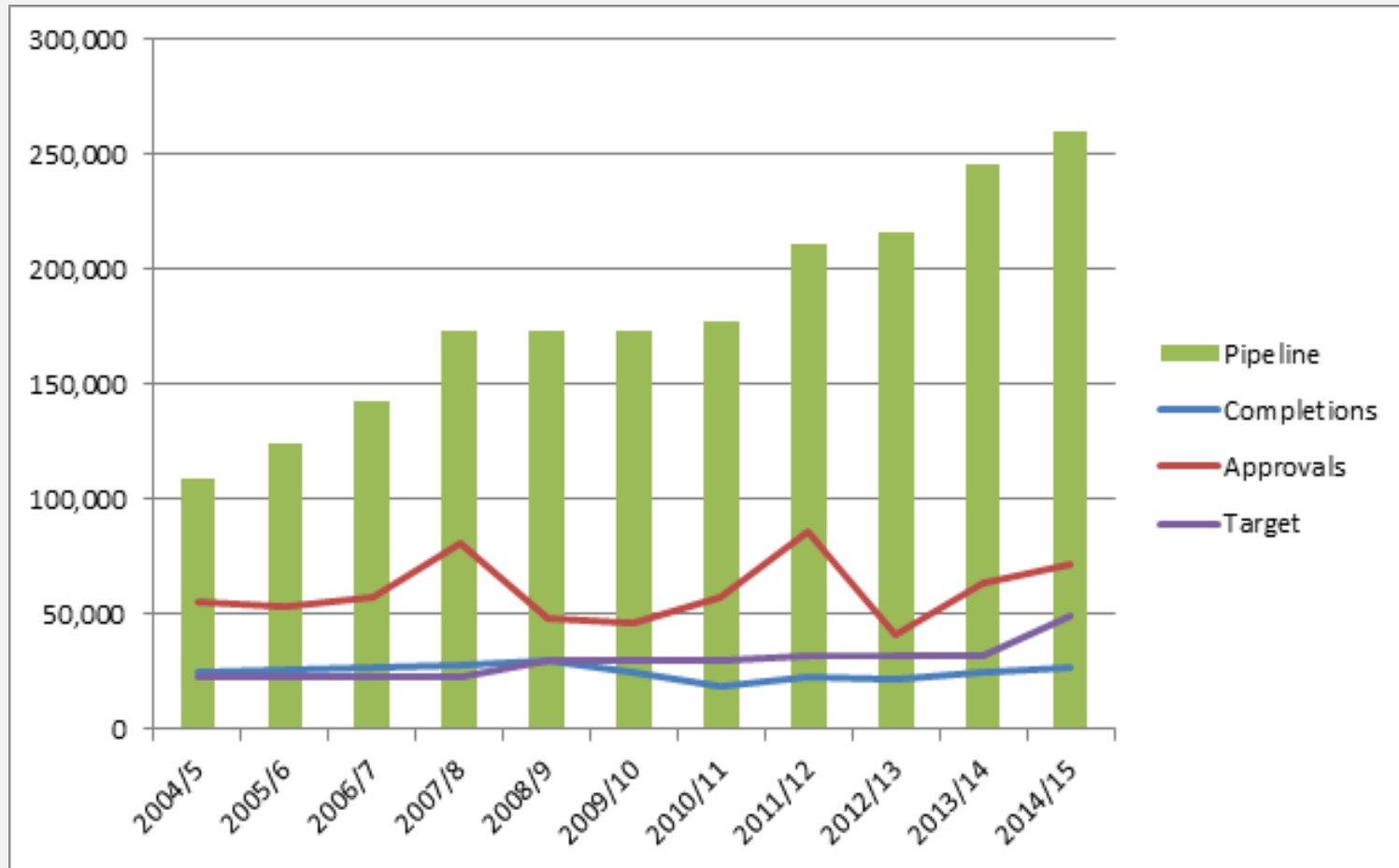
HAS THE ISSUE EVER TRULY BEEN SOLVED?

Need for new forms of output



Source: derived from Table 244: permanent dwellings started and completed, by tenure, England, historical calendar year series <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

Challenge of translating planning pipeline into completions



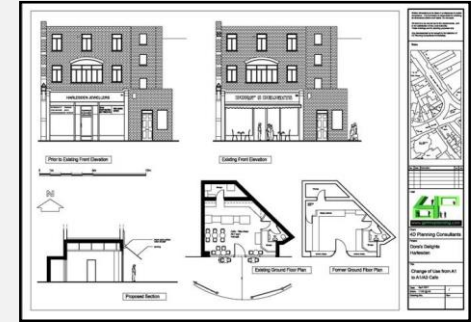
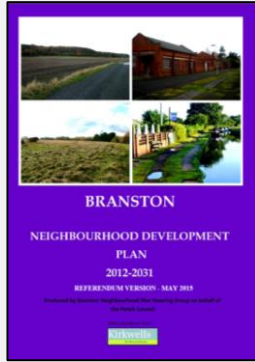
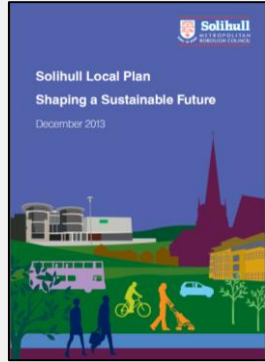
Example – London
Source: London Planning Team



THE ROLE OF PLANNING



The Role of Planning



Local and neighbourhood plans

Planning applications

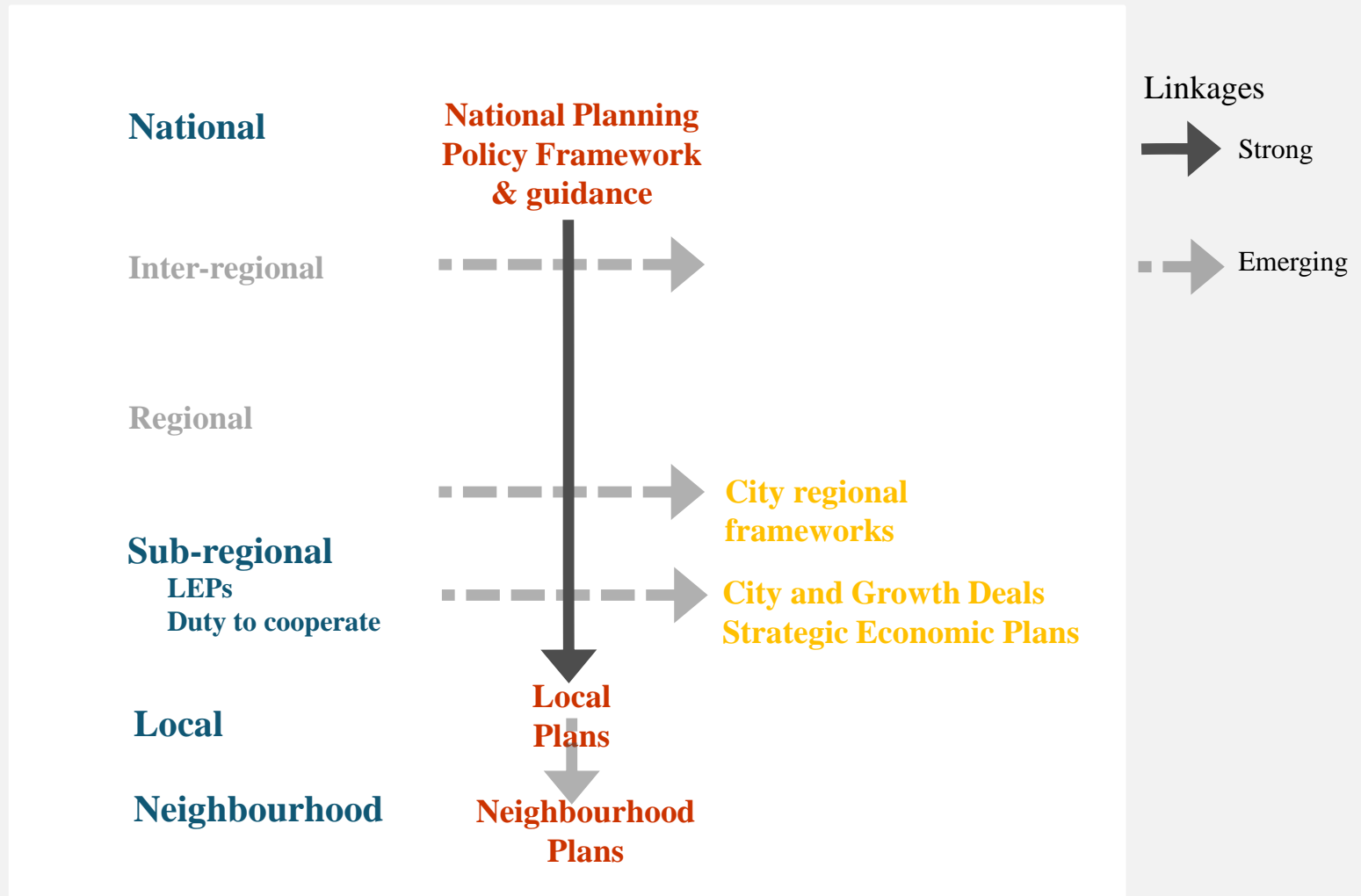
National policy – including presumption in favour of sustainable development

Other material considerations



Discretionary process, guided by plans and national policy

Planning operates at different spatial scales



Practicalities of planning

How does it help housing delivery?

OVERARCHING

- Sustainable development

LOCAL

- Making land available
- Influencing density and design
- Separating conflicting uses
- Protecting town and country

WIDER

- Containing sprawl
- Coordinating development and infrastructure

Plan - making

Development
management

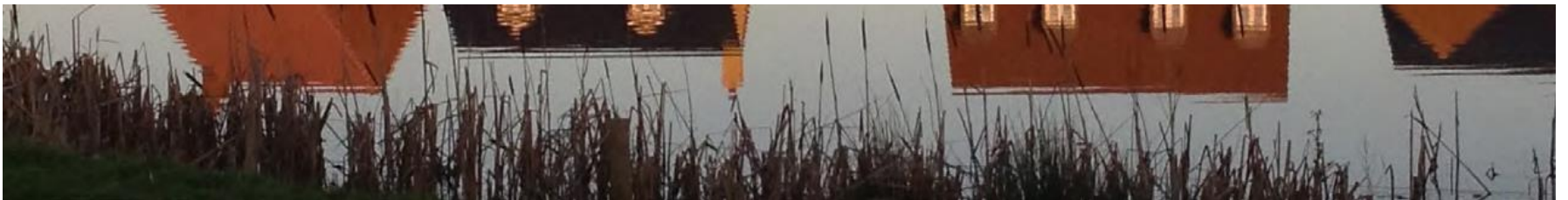
BRINGING
FORWARD
MAJOR
GREENFIELD
GROWTH

MAKING CITY
LIVING MORE
ATTRACTIVE

URBAN
HOUSING
OPPORTUNITIES

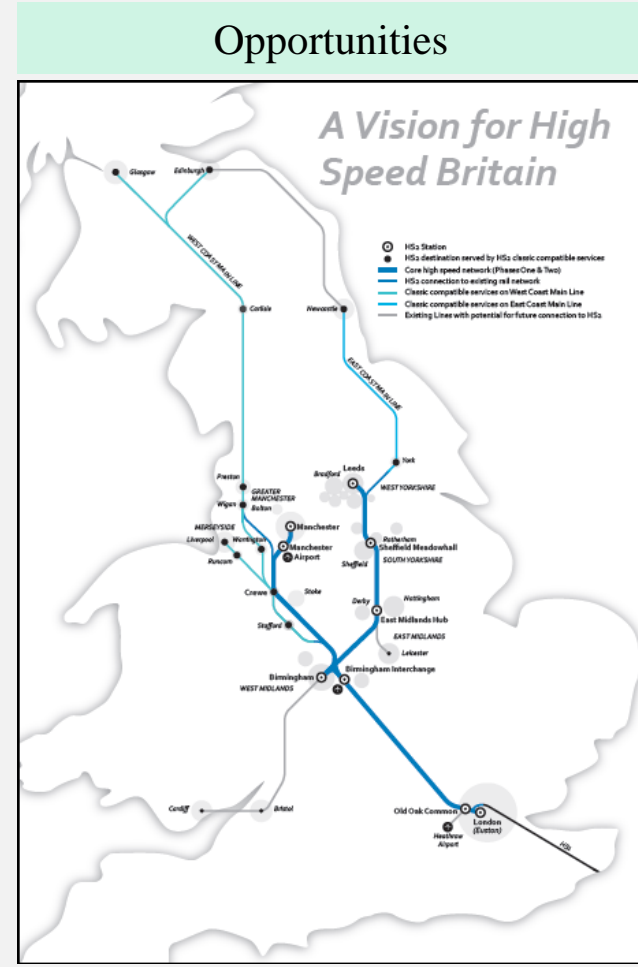


BRINGING FORWARD MAJOR GREENFIELD GROWTH



Choosing the right locations

Reconciling National Priorities



Positioning development opportunities

Case Study: UK Central

Preparing an economic masterplan linked to HS2 station to create a brand, and lever in regeneration funding.



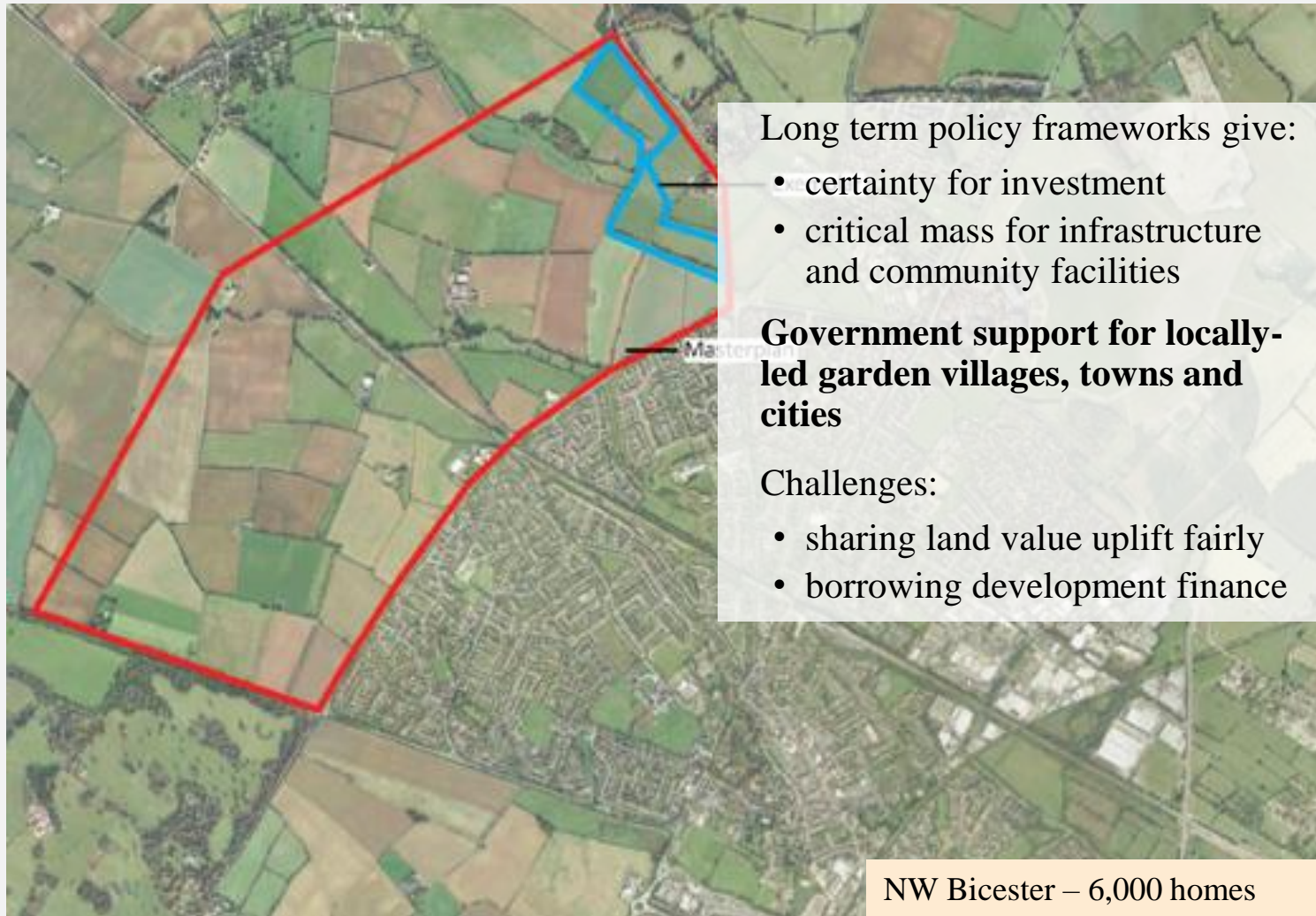
Now in Issues & Options stage of Local Plan.
Working up more detailed proposals.

Client: Urban Growth Company
Arup: Multidisciplinary (urban design, planning, transport)



Hub Area - some 2,000 homes and 20,000 jobs.

Importance of large scale sites



Unlocking stalled development

The new Home Building Fund

The £3 billion Home Building Fund is government finance to increase the number of new homes being built in England

Priority projects:

- best value for the taxpayer
- greatest potential for early delivery
- clear local support
- projects that support policy priorities
 - strategic greenfield sites (e.g. garden villages, making use of public sector land)
 - within urban areas (e.g. Housing Zones, brownfield site, estate regeneration)

To be administered by



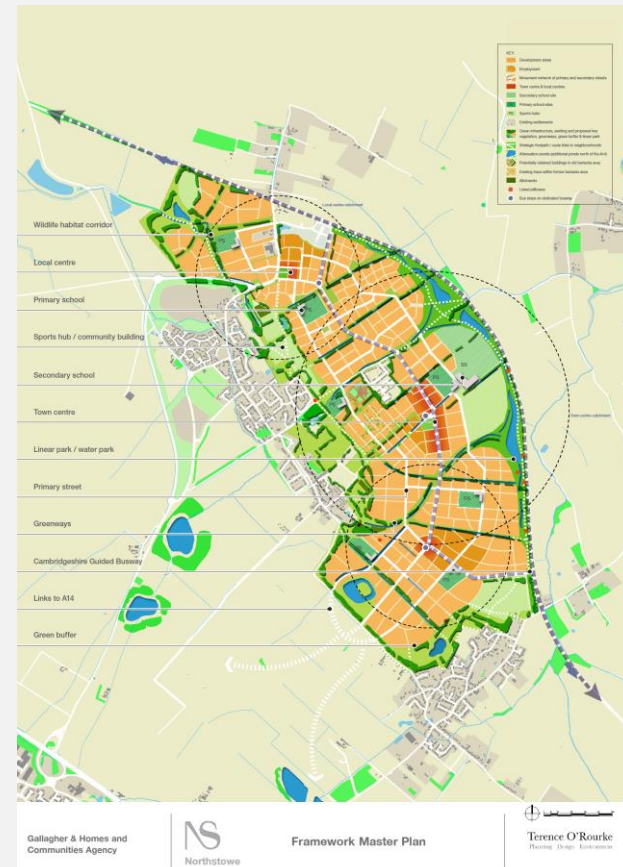
Garden city scale

Case Study – Northstowe new town, Cambridge

- Importance of plan-led development
- Collaboration between public and private sector
- Public land holdings allow experimental delivery:
 - HCA direct commissioning approach with contractors
 - Plots for custom build

Applicant: Homes and Communities Agency, South Cambridgeshire DC & Cambridgeshire CC

Arup: original plan allocations, planning application support, EIA



10,000 homes, guided bus, schools etc.



MAKING CITY LIVING MORE ATTRACTIVE



Creating age-friendly liveable neighbourhoods with distinctive centres



Image: Patrick Vale for RIBA, 2013

Making cities family friendly



'Get London Reading' campaign



New Education Cluster, South Bank Leeds



Urban orchard, Southwark



Environmental festival, Hammersmith

Role model in urban regeneration

Barcelona





URBAN HOUSING OPPORTUNITIES



Urban housing opportunities

- Importance of infill schemes
- Government support for brownfield development but how much is there?
- Effectiveness of “planning reform” agenda?
 - √ Public land registers
 - √ Sites for custom build & self build
 - (√) Permitted development rights
 - ? Local development orders
- More strategic interventions will yield the numbers, but take time



New housing around new East London Line station, Dalston
Copyright: Arup

Adding value to brownfield land

Case Study – Tetley's brewery site, Leeds

- Development framework formalised as SPD before industrial operation closed
- Adjoining sites included
- Temporary uses provide a revenue stream



Client: Carlsberg UK Ltd
Arup: Full development services



Range of new residential opportunities as plots marketed

Estate Renewal

- Objectives – more homes and diversify tenures
- 25 Year programme in 5 phases (+ 10 year lead-in)
- Council led under a Development Agreement (with Berkeley Homes)

Other development models:

- Joint venture
- RSL funded design and build

Client: Hackney Council

Arup: Business case for investment, planning advisory role, project monitor cost management

Case Study – Woodberry Down, Hackney



5,500 new homes (demo nearly 2,000 existing)
41% affordable (social rent & shared equity)

In summary

Balancing competing demands

- There are no silver bullets to solve the housing crisis
- Proactive planning is part of the solution (not a major barrier)
- All of us have a part to play

