



# Homes & Communities Agency

[homesandcommunities.co.uk](http://homesandcommunities.co.uk)

# Shaping the future RTPI Planning Convention

**Trevor Beattie, Director Place making**

29<sup>th</sup> June 2010

# The Age of Aspiration



‘By unleashing the aspirations of communities as well as individuals to build homes where and when they are needed, we will bring about greater certainty.’



# Place making and quality of life



# Local Investment

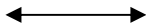
Neighbourhoods



**Local authority**



CLG  
HCA  
OGDs



Multi-LA arrangements  
MAA  
HMA  
FEMA  
City Region



Partnerships for Place  
making & improving  
people's Quality of Life

**Plan**

Growth, renewal,  
affordability and  
sustainability



**Local Delivery**

# HCA supporting local aspirations



# ATLAS

## Enabling development locally



- ◆ Advisory Team for Large Applications (ATLAS) set up in 2004.
- ◆ Pioneered approach of **enabling**: helping local planning authorities and their partners deliver their development aspirations.
- ◆ Independently evaluated by all stakeholders in the delivery of high quality sustainable development.



# What ATLAS does



- ◆ Direct support to local planning authorities and their development partners
- ◆ Objective is to help secure the timely delivery of large scale sustainable development
- ◆ In 2009-10
  - 57 separate large scale projects benefitted from advice, including about 200,000 new homes and substantial supporting mixed use;
  - 23,750 homes resolved to grant with ATLAS support





# North Field (Charlton Hayes)

- ◆ Sustainable urban extension turned down at appeal
- ◆ Atlas engaged in 2007
- ◆ Planning permission granted within 6 months
- ◆ Development started 2008 and stopped in early 2009
- ◆ Atlas re-engaged
- ◆ Construction restarted in early 2010



# Asset Management - Enabling Support



- Estate management
  - Invest to save
- Disengagement
  - Local community assets
- Sales
  - Site preparation
  - Land assembly
  - Strategic sites
- Inherited programmes



# Surplus Public Sector Land



- ◆ SPSL: more important than ever in meeting housing supply challenge
- ◆ Supporting growth, accelerating delivery – more affordable & better quality homes
- ◆ Benefits from a joined up approach across public assets: total capital / assets



# Delivery Partner Panel business opportunities



- ◆ **Local Authority** – Bradford first to use DPP panel, 45 social homes
- ◆ **Regeneration Projects**
- ◆ **Estate Renewal** – environmental retro-fit, Decent Homes+ schemes
- ◆ **Eco-Towns** – where public landowners are leading
- ◆ **Public land housing developments**



# Public Land Initiative



- ◆ Local authorities expressed interest – 2 of the first 6 sites are LA land
- ◆ Public Land toolkit – brief, legal templates, financial appraisal
- ◆ Completing due diligence on 13 sites
- ◆ Announcement of first HCA PLI sites early Feb
- ◆ 500 homes start in summer 2010/11 on target



# HCA supporting Community Land Trusts



## Current Work

- ◆ Cashes Green
- ◆ Holy Island
- ◆ Worth Matravers
- ◆ Buckland Newton
- ◆ Chipping
- ◆ Shirebrook
- ◆ Number in Cornwall including Blisland



Thriving communities, affordable homes

# Local vision



# Local aspiration for quality and place making



# Shaping the future - Hanham Hall, Bristol



# Shaping the Future of housing



- ◆ Efficiency savings at national and regional level
- ◆ Driven by local aspiration, not national targets
- ◆ Better use of public land
- ◆ Community-led development
- ◆ Greener homes
- ◆ Quality of design
- ◆ Local enabling role for the public sector
- ◆ Better use of funds from Europe and the private sector



Thriving communities, affordable homes



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