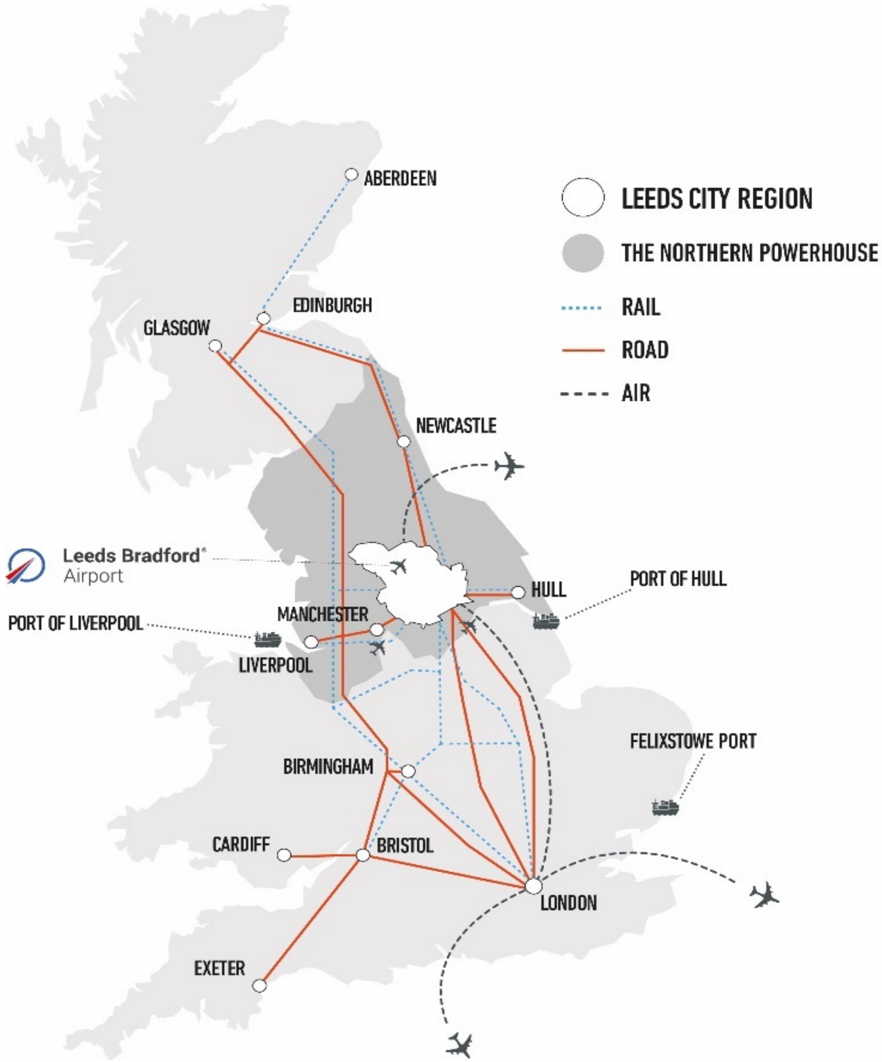
HOUSING, PLANNING & DEVOLUTION

16 FEBRUARY 2017

COLIN BLACKBURN
HEAD OF INFRASTRUCTURE & INVESTMENT

LEEDS CITY REGION ENTERPRISE PARTNERSHIP
& WEST YORKSHIRE COMBINED AUTHORITY

LEEDS CITY REGION – THE GEOGRAPHY



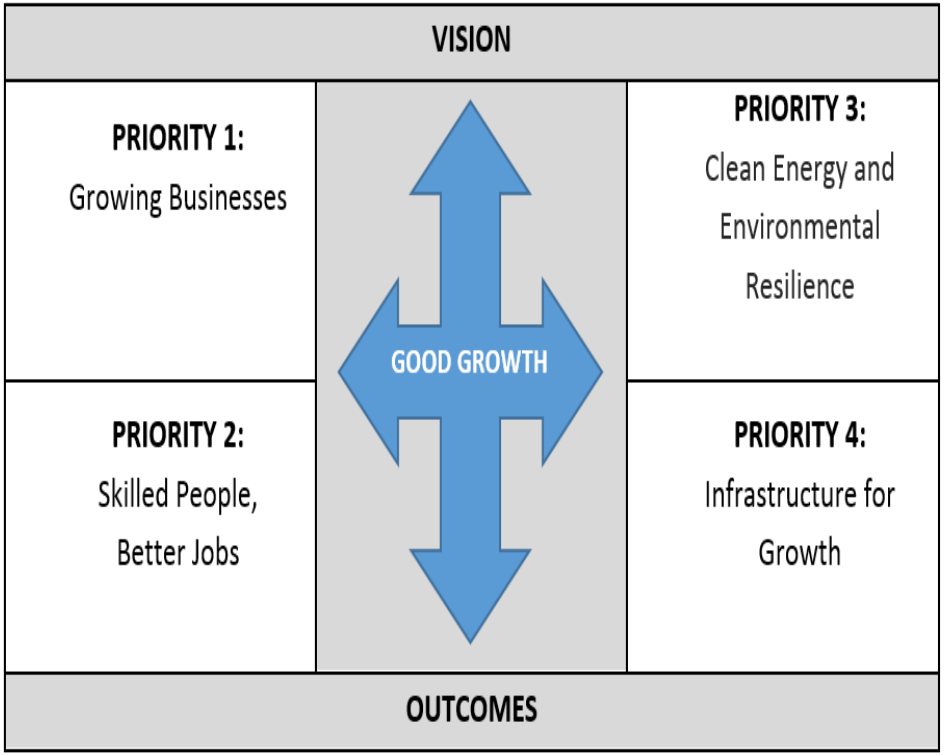
THE LEEDS CITY REGION

STRATEGIC ECONOMIC PLAN

Our vision**:**

- ***"to be a globally recognised economy where good growth delivers high levels of prosperity, jobs and quality of life for everyone"***

- Recently refreshed 2016
- Updated economic ambitions
- HS2 Yorkshire Hub
- Leeds Bradford Airport
- Economic Growth Hub
- Digital Hub
- Energy and Environmental Resilience (incl. GI & flooding)
- Spatial Priority Areas



LCR STRATEGIC ECONOMIC PLAN

PRIORITY 1
GROWING BUSINESS

1. IMPLEMENT COORDINATED AND WIDE RANGING ACTION TO RADICALLY INCREASE INNOVATION
2. BECOME A GLOBAL DIGITAL CENTRE – WITH SPECIALISMS IN DATA STORAGE, ANALYTICS, DIGITAL HEALTH AND TECH SKILLS
3. BOOST BUSINESS GROWTH, PRODUCTIVITY, EXPORTS AND INVESTMENT BY LINKING BUSINESSES TO SUPPORT AND FUNDING, INCLUDING THROUGH THE LEP GROWTH SERVICE, SKILLS SERVICE AND TRADE AND INVESTMENT PROGRAMME

PRIORITY 2
SKILLED PEOPLE, BETTER JOBS

4. DELIVER A 'MORE JOBS, BETTER JOBS' PROGRAMME TO WIDEN EMPLOYMENT, SKILLS, APPRENTICESHIPS AND PROGRESSION OPPORTUNITIES, LINKED TO NEET-FREE GOALS
5. DEVISE AND DELIVER A PROGRAMME OF ACTION TO INCREASE HIGH LEVEL SKILLS AND CLOSE THE GAP TO UK AVERAGE

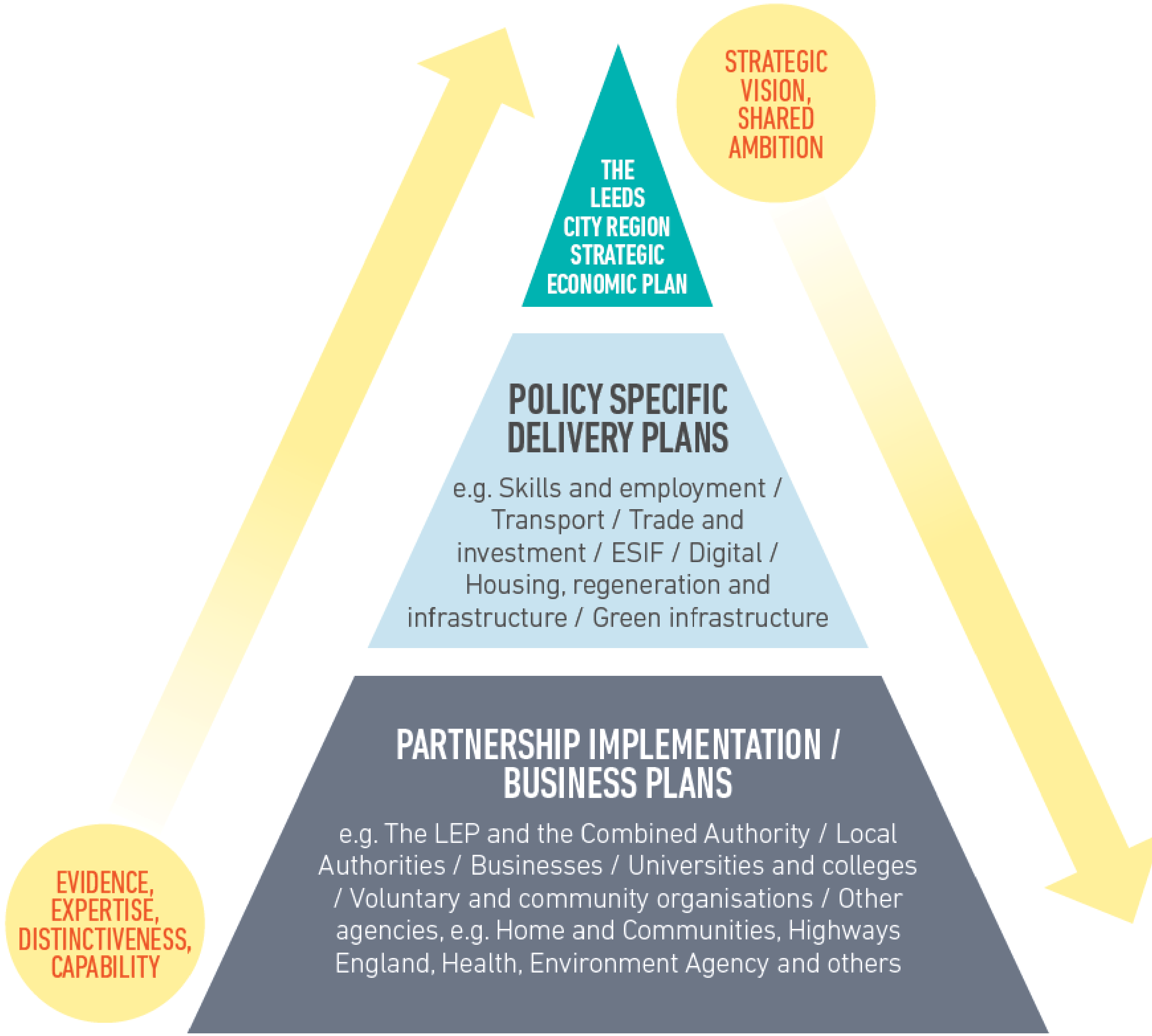
PRIORITY 3
CLEAN ENERGY AND ENVIRONMENTAL RESILIENCE

6. TARGETED INVESTMENTS AND INNOVATION TO MAKE THE CITY REGION A LEADING EDGE CENTRE FOR ZERO CARBON ENERGY
7. MAKE CLIMATE CHANGE ADAPTATION AND HIGH QUALITY GREEN INFRASTRUCTURE INTEGRAL TO IMPROVING THE CITY REGION ECONOMY AND ITS SPATIAL PRIORITY AREAS

PRIORITY 4
INFRASTRUCTURE FOR GROWTH

8. DELIVER 30+ WEST YORKSHIRE PLUS TRANSPORT FUND SCHEMES AND MAKE PROGRESS TOWARDS A SINGLE 'METRO STYLE' PUBLIC TRANSPORT NETWORK, CONNECTED TO MAJOR NATIONAL/NORTHERN SCHEMES SUCH AS HS2 AND NORTHERN POWERHOUSE RAIL
9. DEVELOP AND REGENERATE INTEGRATED SPATIAL PRIORITY AREAS, SUPPORTING EMPLOYMENT, QUALITY ENVIRONMENTS AND THE BUILDING OF 10,000–13,000 NEW HOMES PER YEAR
10. DEVELOP AN INTEGRATED FLOOD RISK REDUCTION PROGRAMME, INCORPORATING FLOOD DEFENCES, GREEN INFRASTRUCTURE AND RESILIENT DEVELOPMENT

LCR SEP & DELIVERY PLANS



Leeds City Region - Spatial Priority Areas

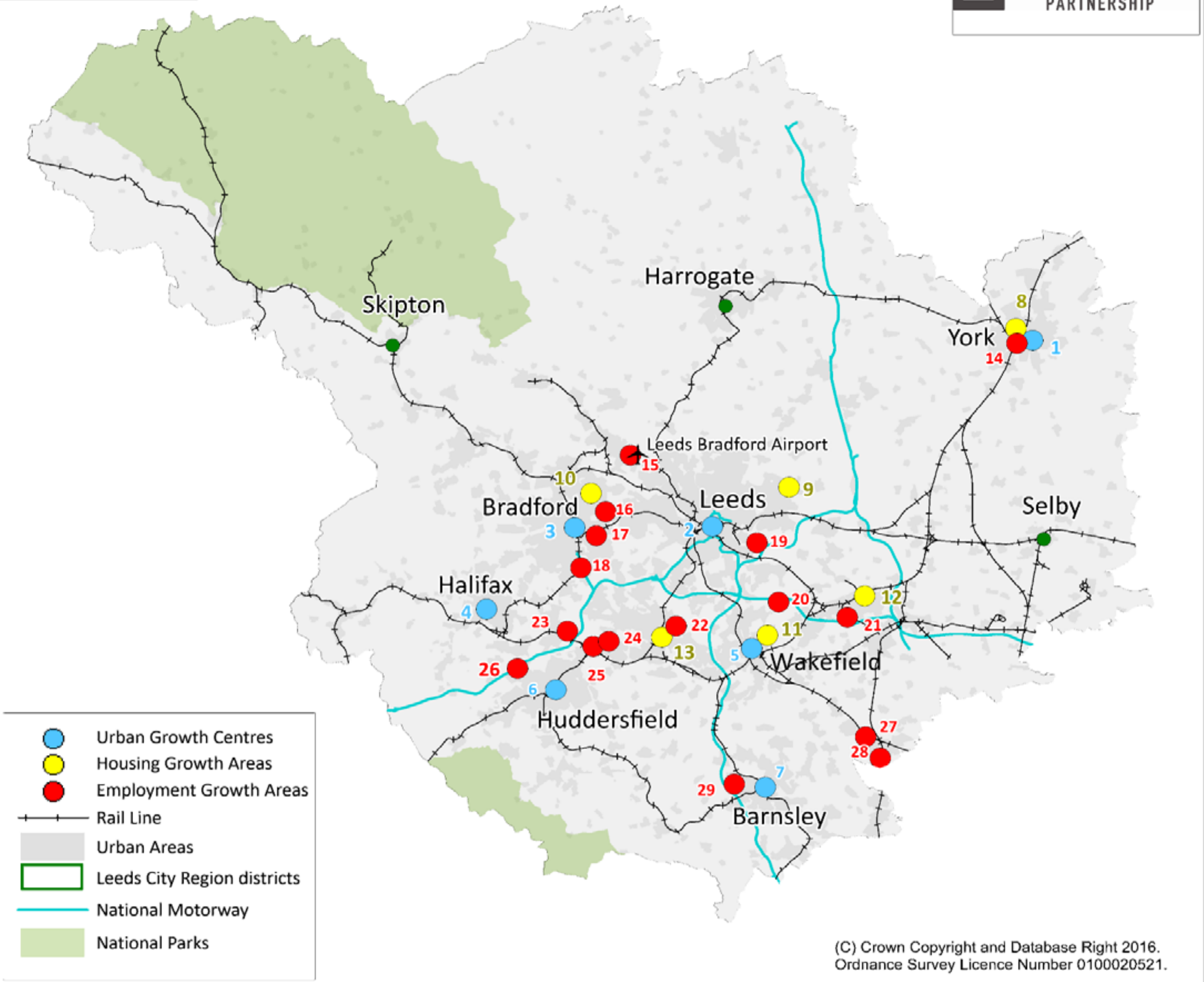
LEEDS CITY REGION ENTERPRISE PARTNERSHIP

Key to SPAs

1 York
2 Leeds
3 Bradford
4 Halfax
5 Wakefield
6 Huddersfield
7 Barnsley

8 York Central
9 East Leeds Extension
10 Bradford-Shipley Canal Road Corridor
11 City Fields, Wakefield
12 Castleford Growth Zone
13 North Kirklees Growth Zone

14 York Central (YNYER EZ)
15 Leeds Bradford International Airport Employment Zone
16 Gain Lane, Bradford (EZ)
17 Parry Lane, Bradford (EZ)
18 Staithgate Lane, Bradford (EZ)
19 Leeds (Aire Valley) (EZ)
20 Newmarket
21 Glasshoughton
22 Chidswell
23 Clifton Business Park (EZ)
24 Moor Park, Mirfield (EZ)
25 Cooper Bridge
26 Lindley Moor East, Lindley Moor West (EZ)
27 South Kirby Business Park (EZ)
28 Langthwaite Grange Extension (EZ)
29 Barugh Green



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SPATIAL PLANNING – WYCA / LEP

Our role:

- PL&CP Act 2004 - WYCA not a LPA but is "*a prescribed body*" - subject to same DtC in relation to maximising the effectiveness of "prescribed activities" - which include preparation of strategic documents.
- Applies also to LEP but not a legal entity - so enforceable?
- LCR Planning Review (Sept 2015) – 36 Recommendations
- WYCA has an enabling (non-statutory) role, evidence, supporting LPAs cooperate

90% of major planning applications were approved in the Leeds City Region in 2014 (English average 85%)

Activities

- Statement of Cooperation for Local Plans
- Planning Charter for Major Planning Applications
- Strategic evidence - *Minerals & Waste, Housing Market Areas, Housing Requirements, Employment Land Review*
- Local Plan and major planning application consultations
- Policy / investment support for LCR strategic sites (eg Enterprise Zones)

Leeds City Region is planning for housing growth of between 10,000 and 13,000 homes per year

LCR INFRASTRUCTURE INVESTMENT FRAMEWORK

A non-statutory investment framework that:

- Aligns with SEP & district local plan growth ambitions (to 2036)
- Infrastructure to delivery planned growth, especially LCR SPAs
- Brings together all infrastructure to integrate policy and investment – energy, environment, housing, regeneration, digital & broadband, flood management, transport, minerals & waste, employment, education, GI, utilities
- Considers sustainability, infrastructure & delivery challenges related to growth
- Supports the DtC process
- Provides context and enhanced evidence base for future district local plans
- 18 month process – evidence gathering, stakeholder consultation, ISA

LCR HOUSING CHALLENGES

1. **Building Rates are below what's needed to meet demand**
   - 7,000 pa being built, needs 10,000+ pa
   - Planning permissions increasing, but delivery still stagnant
2. **Affordable housing needs are increasing**
   - medium entry level £109k Barnsley & £167k York
3. **Significant poor quality and energy inefficient homes**
   - 450,000 energy inefficient homes
   - 220,000 Category 1 Hazards (cold, damp, trips & fall hazards)
4. **Reduction of SME builders**
   - Cashflow, access to land, and negotiating the planning system
5. **Complexity of major sites delaying delivery**
6. **Public Sector capacity to support development reducing**

HISTORICAL HOUSING DELIVERY

Decade	Private Enterprise	Housing Associations	Local Authorities	Total (annual average)
1970's	127,360	16,100	65,175	208,630
1980's	138,786	11,204	21,533	171,487
1990,s	120,465	23,028	1,461	144,952
2000,s	130,957	18,699	205	149,864
2010,s	97,145	23,952	1,673	122,763

DCLG: Table 214 House building: permanent dwellings started and completed

HOUSING WHITE PAPER

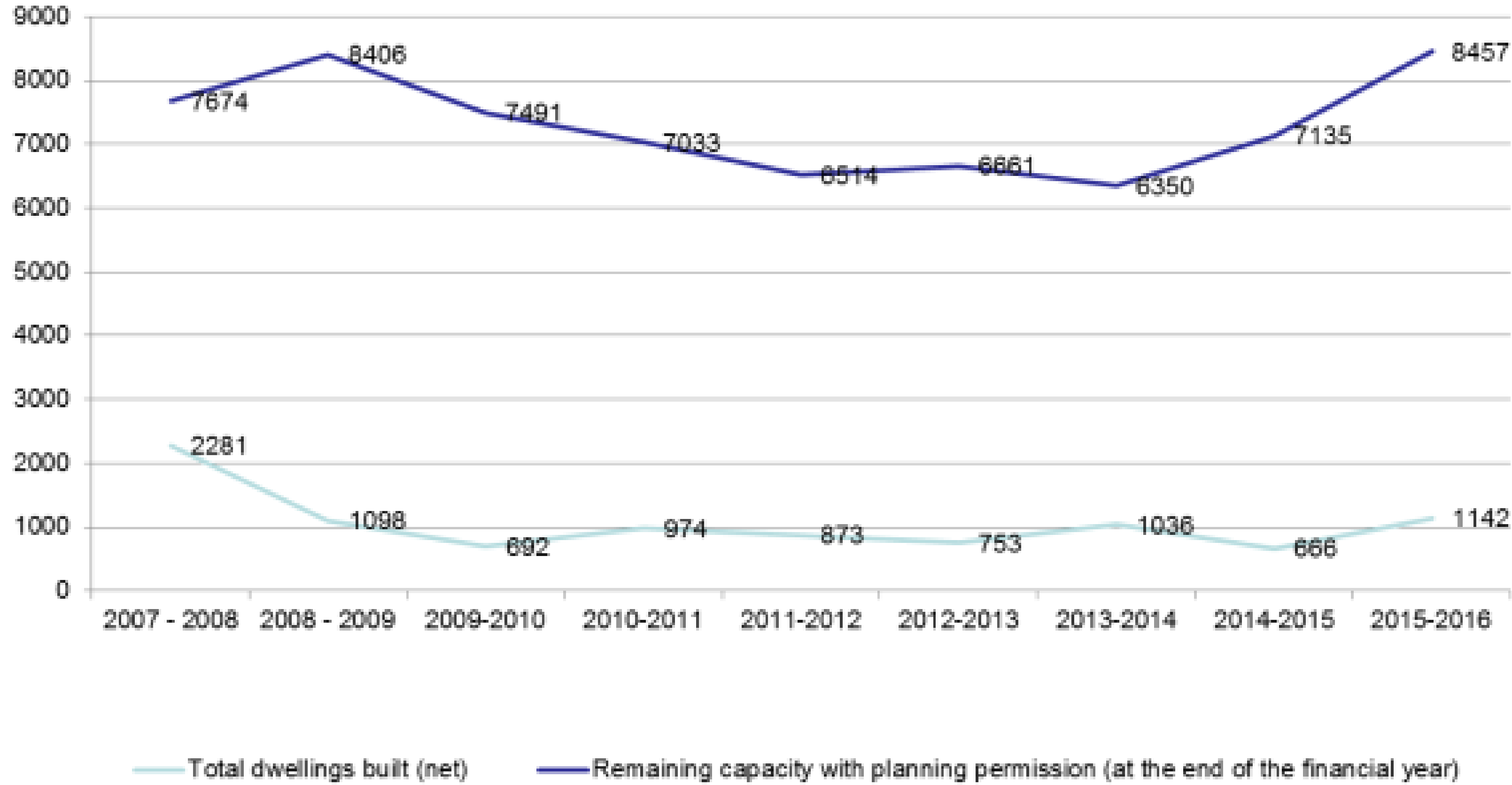
Positives

- Local plan making flexibility – what makes sense strategically & locally
- Single methodology for assessing housing & land supply requirements
- DtC Statement of Common Ground
- Continued Green Belt protection & brownfield emphasis
- Boosting LA capacity to deliver (planning fees)
- Strategic infrastructure investment to unlock development
- CPO powers, custom build, SMEs
- LAs build more homes

Need More Understanding

- Little on housing devolution
- Changes to New Homes Bonus regime
- Land ownership transparency – but by 2030?
- Tools & incentives for LAs to build more homes
- Housing test where delivery falls below targets

HISTORICAL HOUSING DELIVERY TRENDS



Devolution - Tackle Delivery

Single devolved funding pot – no strings

No one size fits all approaches

Duty on public sector bodies to align policy & funding

Local determination of strategic planning cooperation

National land and assets

Land interventions / CPO Powers

Increase ability to raise funds locally

Encourage more public sector direct development & innovation

CHANGING STRATEGIC ROLE

- Consistent positive planning system across LCR
- Placemaking – HS2 & South Bank
- Shared planning services
- Strategic planning evidence & approaches
- Joint Plans, Supplementary Planning Documents, Area Action Plans
- Land acquisitions / site packaging, co-investment
- Increased funding and flexibilities
- Land Commission - OPE surplus public sector land
- Commissioning development / new joint delivery mechanisms
- New skills, resources, budgets, risk appetite

THANKYOU

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