

# Potential roles for local authorities: planning and delivering new settlements

December 2023

# Introduction to Hyas Associates

## Overview

- Senior level & experienced practitioners
- Working nationwide with offices in Milton Keynes & Birmingham
- Advice & support on strategic growth, local plans, new settlements, garden villages, masterplanning, project management, infrastructure & delivery
- Mainly provide direct support to local authorities to deliver on local ambitions
- Filling (part of) the public sector capacity & skills gap

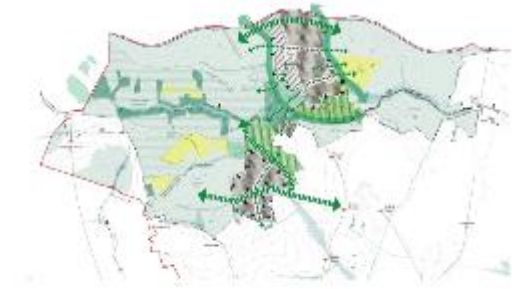


Figure 13: Concept plan for both Chase Park and Crewe Hill



# New settlements & the role of Local Authorities

## Broad context

NPPF para 73

- Potential of 'Large Scale' development recognised in National policy.
- Govt Garden Communities Programme 47 locally led Garden Communities (12 Garden Towns and 35 Garden Villages) over 320,000 homes by 2050.
- Many other large sites/urban extensions
- Planning system has a key role - but practice often needs to go beyond 'pure' planning

*“The supply of large numbers of new homes can often be best achieved through planning for larger scale development, such as new settlements or significant extensions to existing villages and towns, provided they are well located and designed, and supported by the necessary infrastructure and facilities. Working with the support of their communities, and with other authorities if appropriate, strategic policy-making authorities should identify suitable locations for such development where this can help to meet identified needs in a sustainable way.”*

# New settlements & the role of Local Authorities

## Issues & challenges (some of them!)

- Local impact & sensitivities
- Too slow to deliver
- 'Greenwash'
- False hope
- Unviable/undeliverable



Ellie Ames 25 August 2023



### Council told to withdraw 6,000 homes plan

Tandridge District Council's Local Plan is 'unsound' and should be withdrawn, a planning inspector has told the Surrey local authority.

The Plan involved more than 6,000 new homes, including a garden community with around 4,000 in South Godstone.

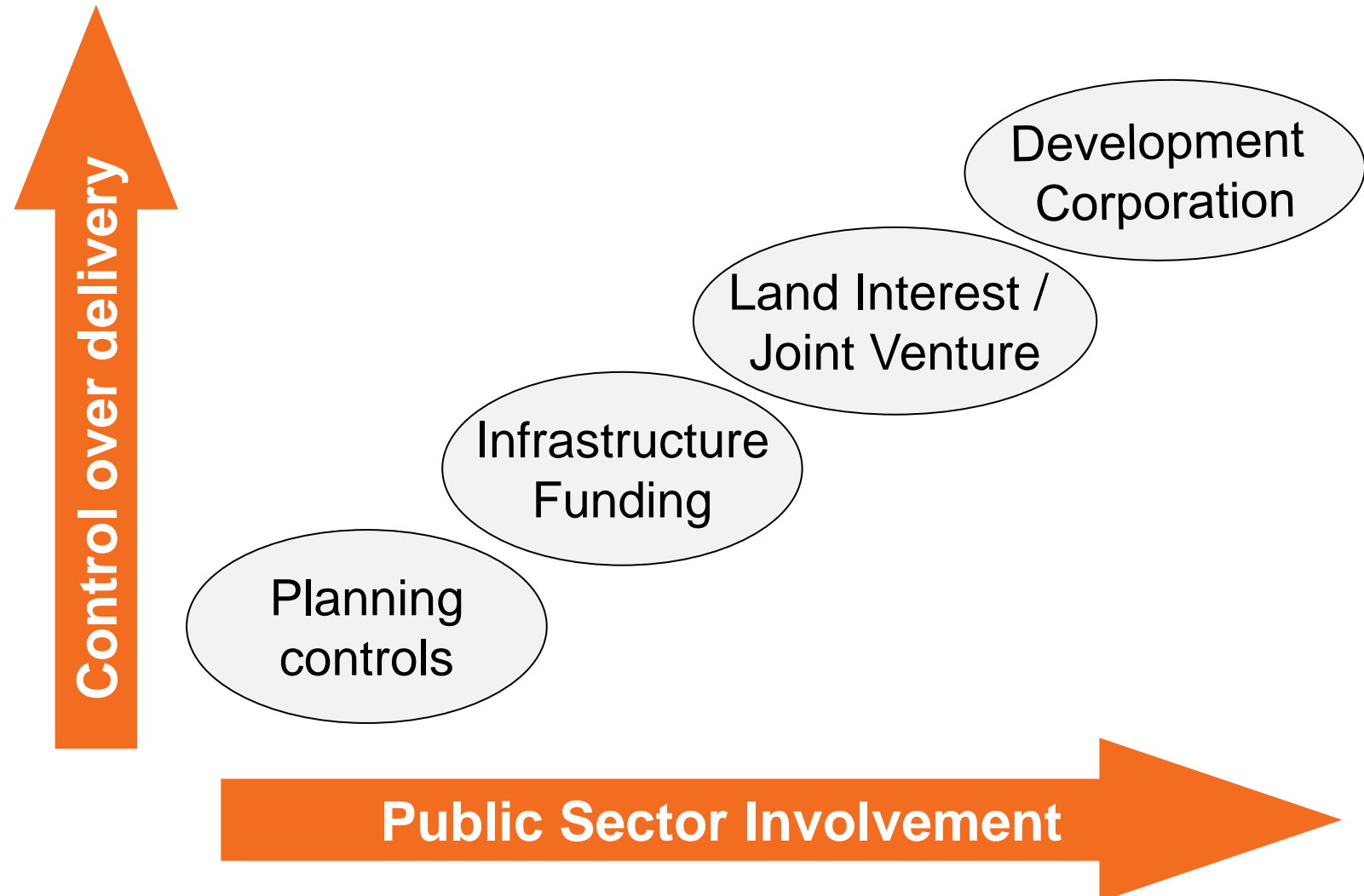
Tandridge first submitted 'Our Local Plan: 2033' to the Planning Inspectorate more than four years ago.



Image: <https://www.tandridge.gov.uk>

# Potential roles for local authorities

Levels of involvement & 'control' of outcomes



# Planning Controls & Process

## Tendring & Colchester Borders Garden Community



- Cross boundary, 30-year project
- Colchester Borough, Tendring District and Essex County Councils
- 7,000 – 9,000 homes, employment, community facilities
- Shared Local Plan 'broad location' then Site Specific DPD
- Strategic Masterplanning & technical work in evidence base



# Meaningful Local Authority led engagement

## Tendring & Colchester Borders Garden Community



### Tendring Colchester Borders Garden Community

**Engagement and Consultation Strategy:**  
Planning for the development of the Garden Community

 Colchester  Essex County Council  Tendring District Council 

### GOT FIVE MINUTES?

### Talk to us

Tendring Colchester Borders Garden Community

[talk.tcbgardencommunity.co.uk](http://talk.tcbgardencommunity.co.uk)

### What is the Community Liaison Group?

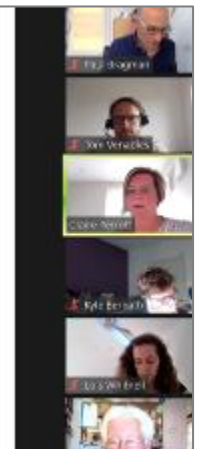
The Community Liaison Group will provide a different way of working with the community. It will provide a high level of visibility and ensure that the project is led in a way that is transparent and open to the public.

This will be a group of people who will be responsible for the day to day running of the project. They will be responsible for the day to day running of the project. They will be responsible for the day to day running of the project.



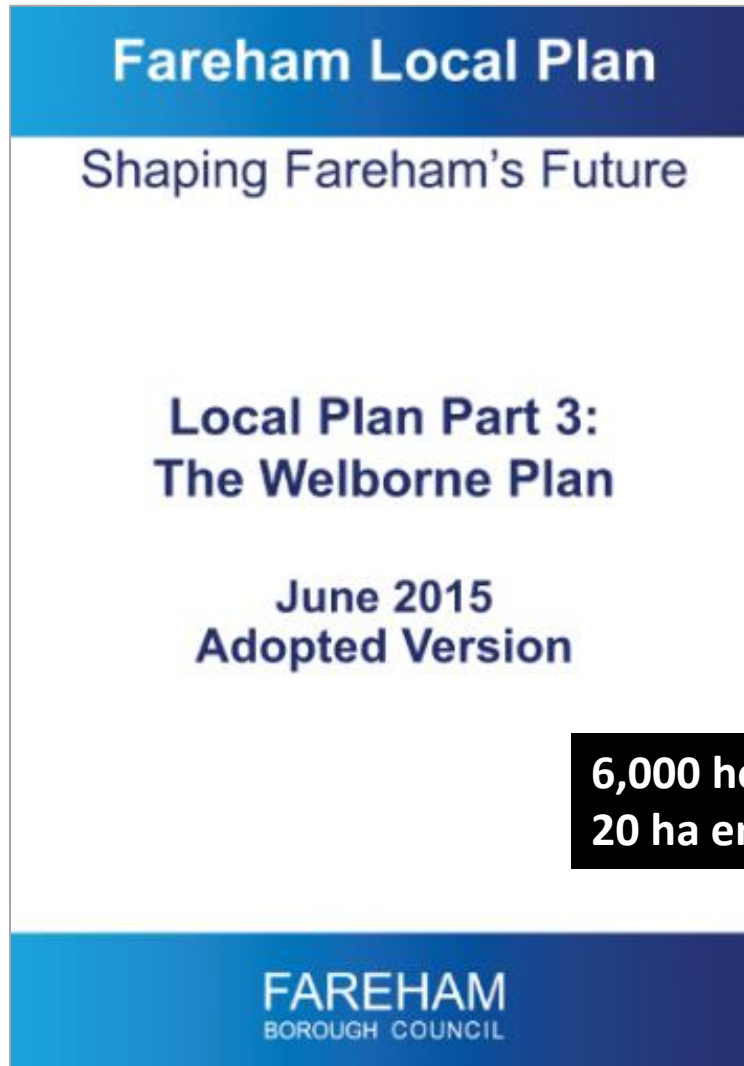
### WHAT IS A 'MASTERPLAN'?

- A masterplan is a dynamic long-term planning document that provides a conceptual layout to guide future growth and development.
- Master planning is about making the connection between buildings, social settings, and their surrounding environments.
- A master plan includes analysis, recommendations, and proposals for a site's population, economy, housing, transportation, community facilities, and land use.
- It is based on public input, surveys, planning initiatives, existing development, physical characteristics, and social and economic conditions.



# Being prepared to take action (beyond planning)

## Welborne Garden Village



**6,000 homes  
20 ha employment**

Policy Map



Strategic Framework Diagram





# Being prepared to take action (beyond planning)

## Welborne Garden Village

### Hampshire council considers CPO to progress 6,000-home scheme

A Hampshire council has said it will consider using compulsory purchase powers to speed up the delivery of a new 6,000-home development.

by Michael Donnelly | 23 February 2016



### Landowner anger at Welborne compulsory purchase plan

© 12 February 2016

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### Plans submitted for garden village near Fareham

Quicklinks: Home » Categories » Topics » Housing »

+ England

Wed 8th Mar 2017 — updated 3:44pm, Friday 26th August 2022

From the archive

### Major £41million M27 junction 10 upgrade planned to make room for 6,000 new homes in Fareham

Buckland Developments planning application for Village, featuring 6,000 new homes, with Fareham

Work is expected to begin on the scheme in 2023

According to the consultation, the scheme relates to the whole site and includes remediation

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SHARE



By Robert Edwards Reporter 69:56, 15 MAR 2022  
UPDATED 11:30, 16 MAR 2022

The Planner reports garden villages include

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The government has granted £41.25million towards the upgrade of junction 10 of the M27 bridge.

# Securing infrastructure funding

## Sherford New Community

- Policy & permissions in place
- S106 in place but project stalled
- Secured public sector investment:
  - Low Carbon funding £4m
  - Affordable Housing £16m
  - DfT funding £10m
  - Local Infrastructure Fund £20m
- Enabled start on site, delivery of agreed obligations





# Establishing the approach to stewardship

Chilmington Green, Ashford



**CHILMINGTON MANAGEMENT  
ORGANISATION**

To own, manage and maintain excellent community spaces and buildings, creating a community for present and future generations

- Community focused stewardship
- Community development is vital
- Long term sustainability
- But NOT a private management company

# Otterpool Park, Folkestone & Hythe DC

- Land control: 90% Council, 10% Homes England
- Delivery vehicle: Otterpool Park LLP. Objectives:
  - To deliver mixed tenure housing
  - To create a sustainable community offering a good quality of life to residents
  - To follow Garden Town principles to create a green environment
  - To maximise financial returns to the LLP for investment in Council priorities





# Ebbfleet Development Corporation

## Broad delivery structure

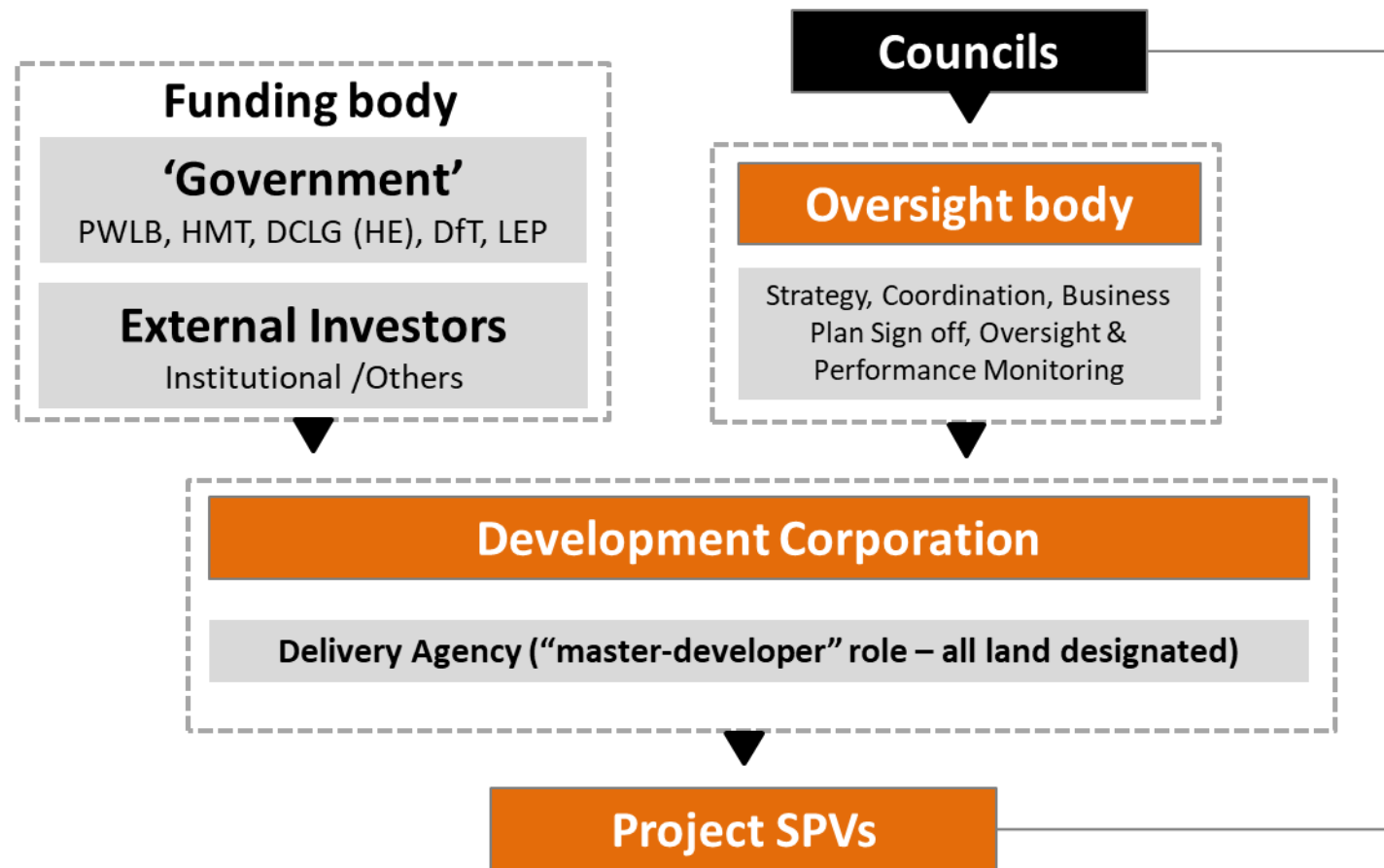


- Established 2015
- Urban Development Corporation (statutory body reports to DLUHC)
- To facilitate delivery of 15,000 new homes
- Planning functions & land acquisition
- Establishing stewardship body (trust)
- Inherited permissions – retrofitting, monitoring & persuading stakeholders
- 500+ homes in 2021/22 – over 3,000 complete to date



# Emergence of 'Locally Led Development Corporations'

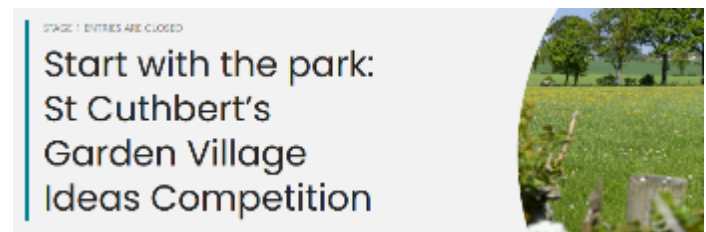
## Council role



# Combination of local authority roles

## St Cuthbert's Garden Village

- Planning
- Community & Stakeholder Engagement
- Infrastructure funding & delivery
- Coordination across multiple land ownerships
- Evolving a suitable local delivery vehicle (likely as Locally Led Development Corporation)



# Potential roles for Local Authorities

## Summary

- New settlements will continue to be part of the solution to the housing crisis
- Opportunity to plan properly for the future – avoiding piecemeal growth
- Requires strong local Council leadership and vision for the long term
- New ideas & approaches are continually emerging
- A 'locally led' interventionist approach is often needed on land, funding & direct delivery - shared risk & reward & greater prospect of achieving local ambitions with suitable control

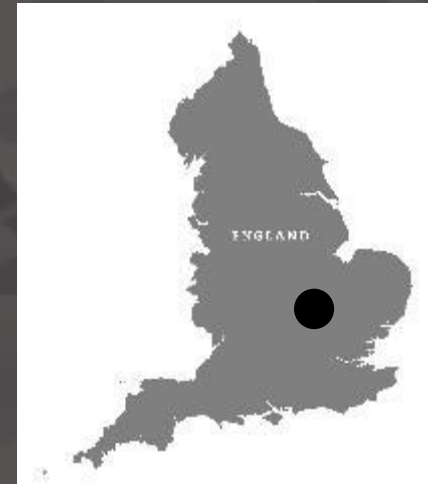




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