

Welborne Standing Conference Summary of Frameworks of indicators and Monitoring



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Communities
Agency

Advisory Team for Large
Applications (ATLAS)



ADVISORY TEAM FOR LARGE APPLICATIONS

Thursday 26 February 2015

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Introducing ATLAS

- Advisory Team for Large Applications
- Impartial advice
- Provided at the request of Local Authorities but available to the benefit of all partners
- Large Scale (500+ housing units)
- Projects at all stages in planning process
- Working on “large sites”: urban extensions, new settlements, LIF projects, public sector land, garden cities



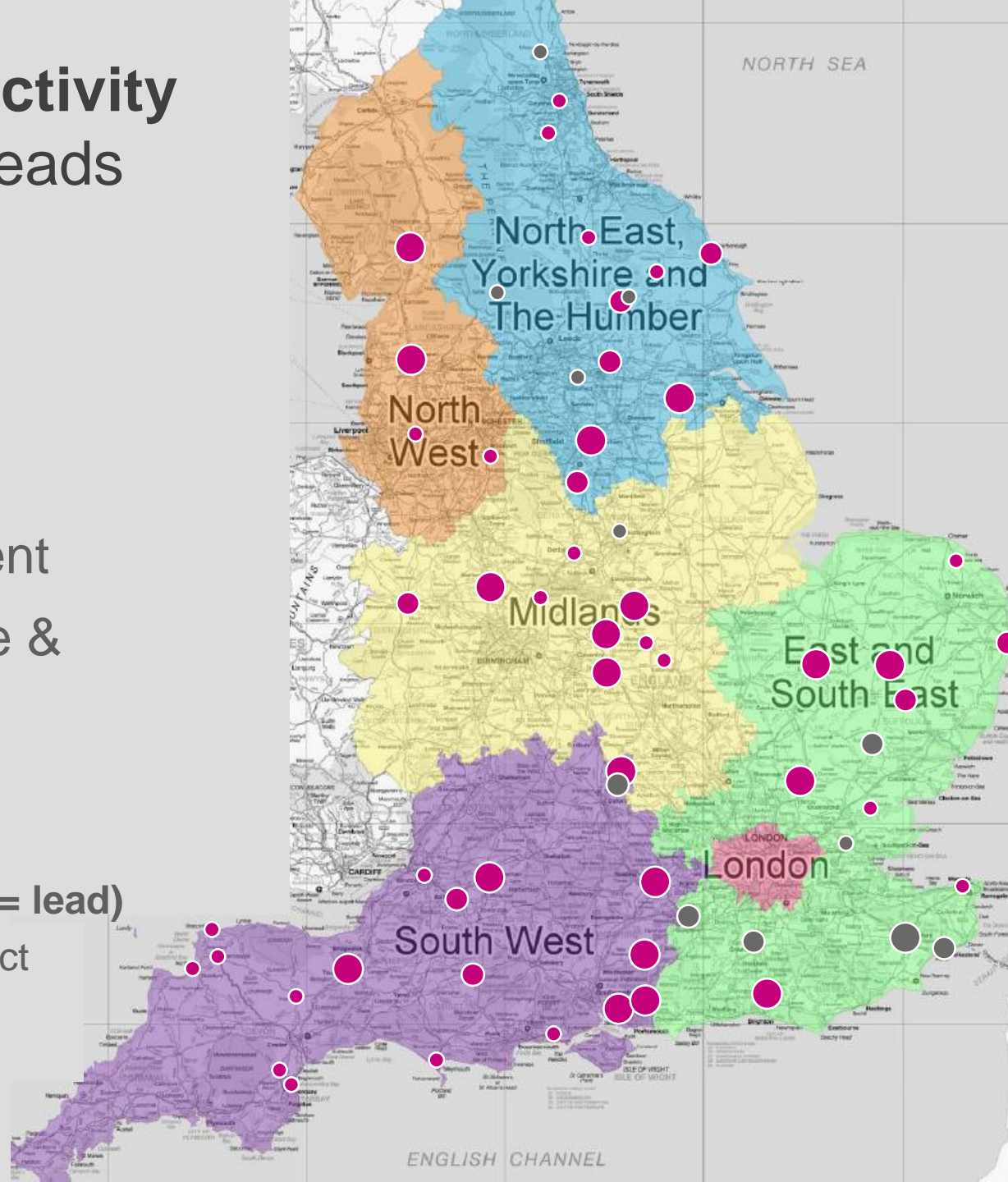
ATLAS Current Activity

Commitments & Leads

- 50-60 live projects
- >20 active leads
- 130,000 units
- 2m sqm employment
- Rolling Programme & fluctuating needs

Key: (pink = project, grey = lead)

- > 2,500 units within project
- 1,000 – 2,500 units
- < 1,000 units





What we'll cover

- Pick up issues regarding the development management process triggers, and progress controls
- What existing places value
Summary of frameworks used by existing places



Key Challenges of Large Scale Scale & Components



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- Creating quality places
- Requires balance and mix of uses - sustainability
- Significant infrastructure needs: transport, utilities, social & community
- Often multiple land owners
- Over a long time – many phases

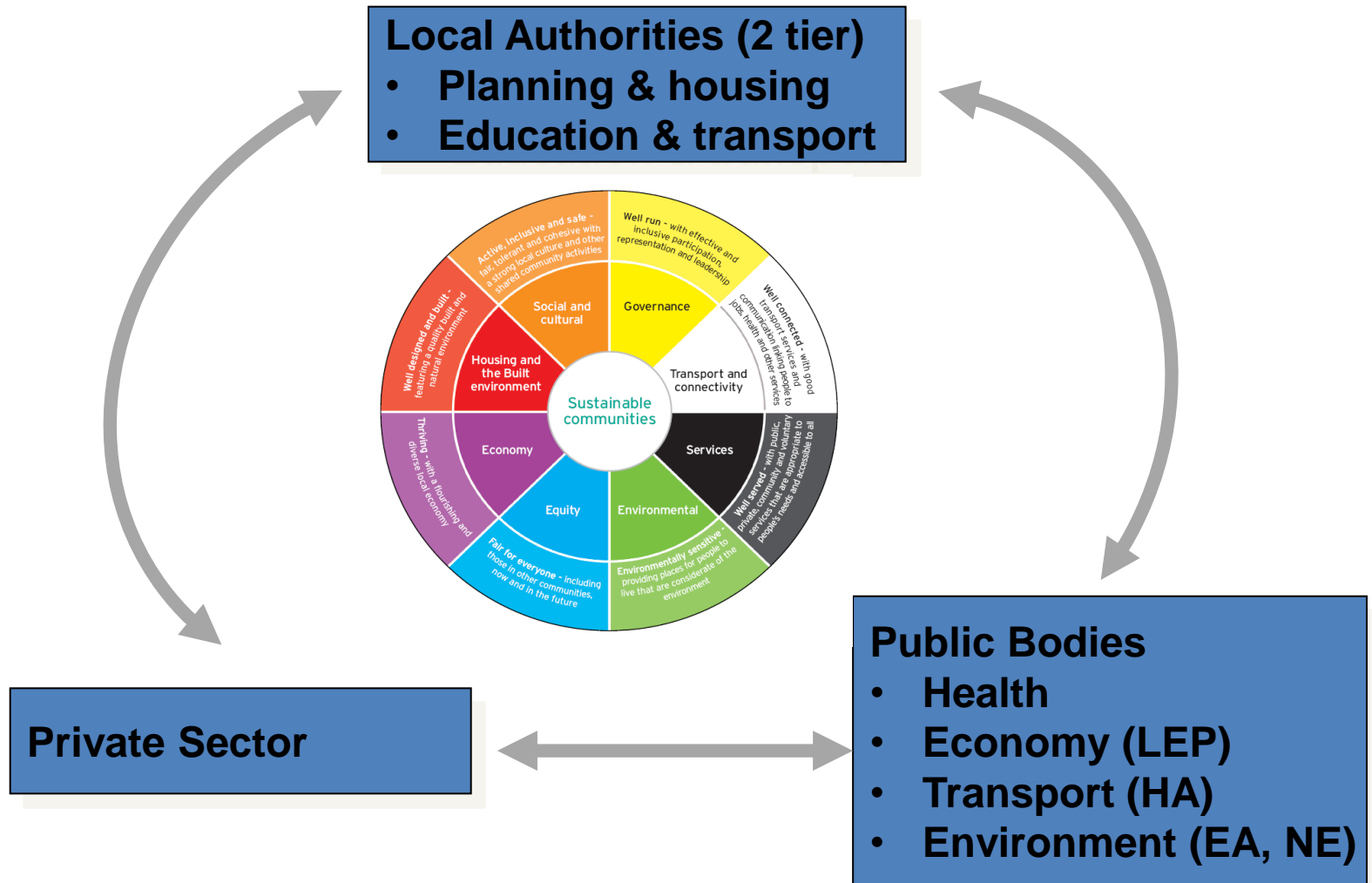


Number of organisations involved balancing interests



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Planning policy monitoring



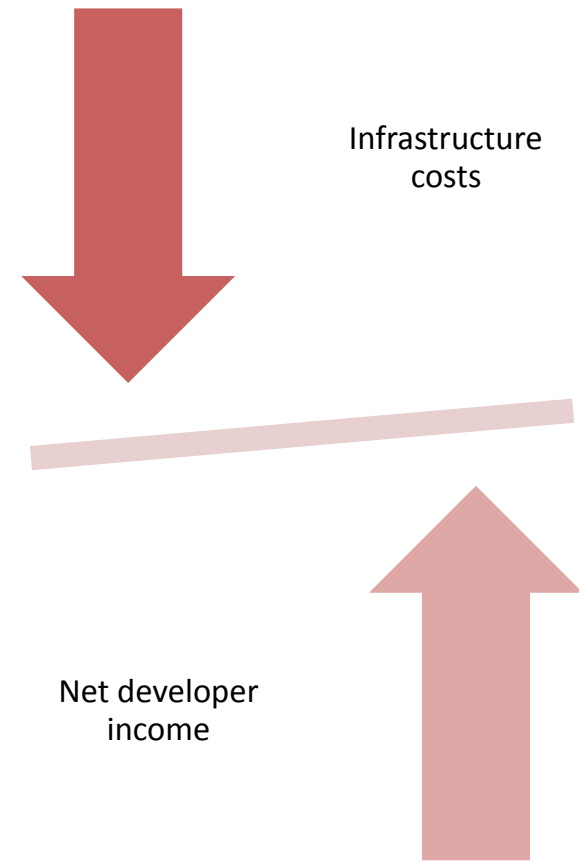
Development Management triggers



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- What infrastructure needs to be in place, and when, to meet the needs of the new residents as they move in?
balanced by
- How much net income has been received by the developers by when, in order to pay for the new infrastructure



Scale & land, phasing & cashflow



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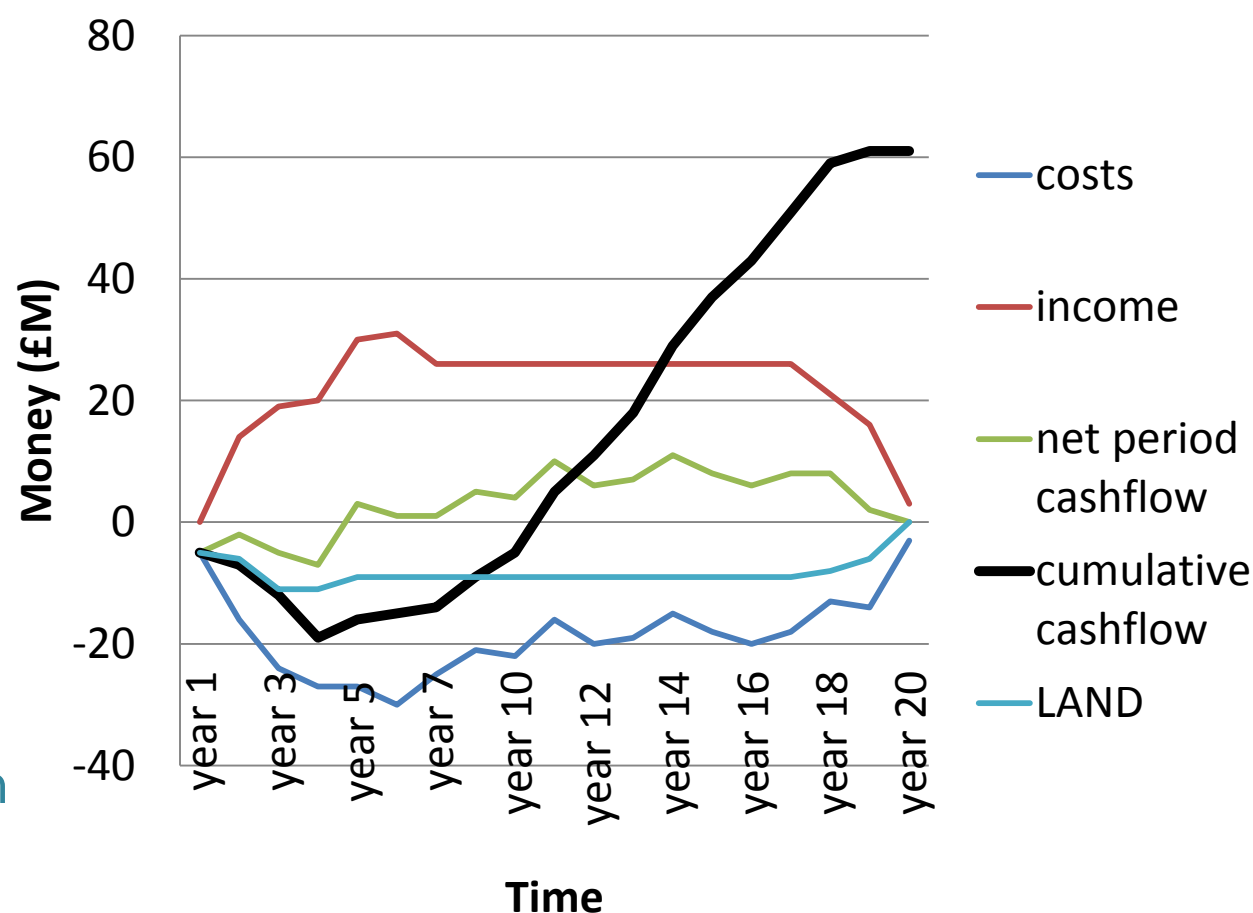
■ Principles:

- Costs (including land sale, cost of capital 'patient' money)
- Income
- Timing of both of these – phasing of infrastructure and enabling works

■ Issues:

- Multiple developer / land interests
- Long term returns on investment

The use of money over time





The Avenue – Structuring Plan

- Sets out a clear vision for the site
- Identifies key infrastructure needs
- Identifies broad land use disposition
- Sets out principles for development and design
- Provides a basis on which to determine future planning applications



High Level Infrastructure Delivery Plan - Suffolk



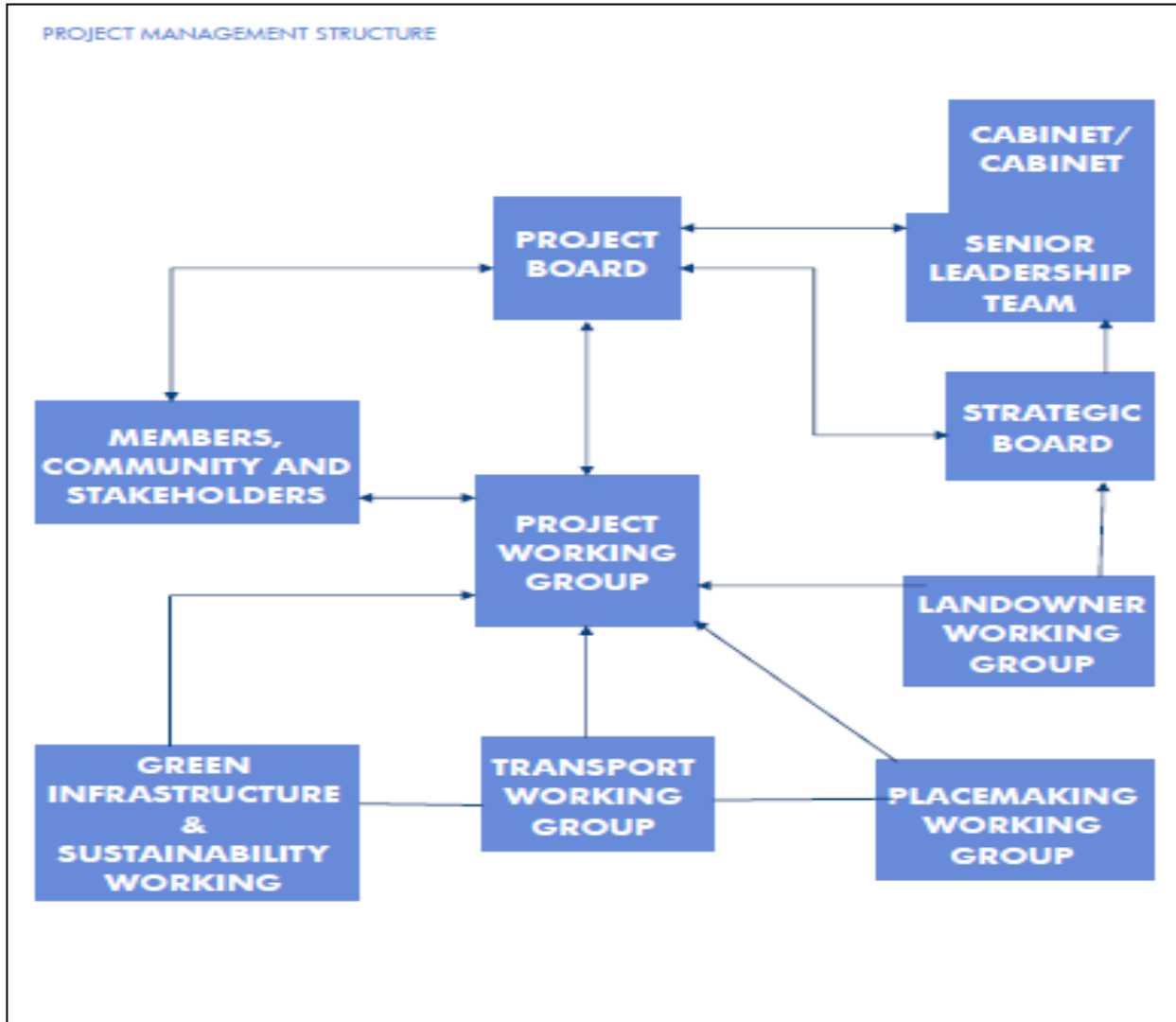
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- What infrastructure is needed?
- When will it be needed?
- How will it be paid for?
- Who will deliver it?

STRATEGIC SITE	INFRASTRUCTURE REQUIREMENT	RESPONSIBLE AGENCIES	INFRASTRUCTURE CLASSIFICATION (critical to unlock site or essential to be delivered alongside sites)	INDICATIVE PHASING (Short-Term <5 years; Medium-Term 5-10 years; Long-Term >10 years)
AAP-wide infrastructure projects				
All residential sites	Indicative requirement for 1.8 forms of entry (classes) secondary school provision.	Suffolk County Council.	Essential.	Long-Term.
All development sites	New pedestrian /cycle bridge parallel to Bascule Bridge at Peto Square.	ABP; Suffolk County Council.	Essential.	Short term.
	Upgraded or new services and utilities infrastructure (as required), including: Reinforcement, potable drinking water, waste water, electricity, gas and telecommunications (including Broadband).	Anglian Water; Essex and Suffolk Water; EDF; British Gas; BT.	Essential.	To be determined.

Bassingthorpe Farm – Project Management





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Monitoring progress - Frameworks of Indicators

- Egan – Excellence Framework
- Cambridge Charter
- Design for Homes
- BioRegional ‘One Planet Living’
- Aalborg Commitments
- International Standards Organisation (ISO 37102) – “Sustainable development of communities”
- Igloo ‘Footprint’
- Building For Life 12



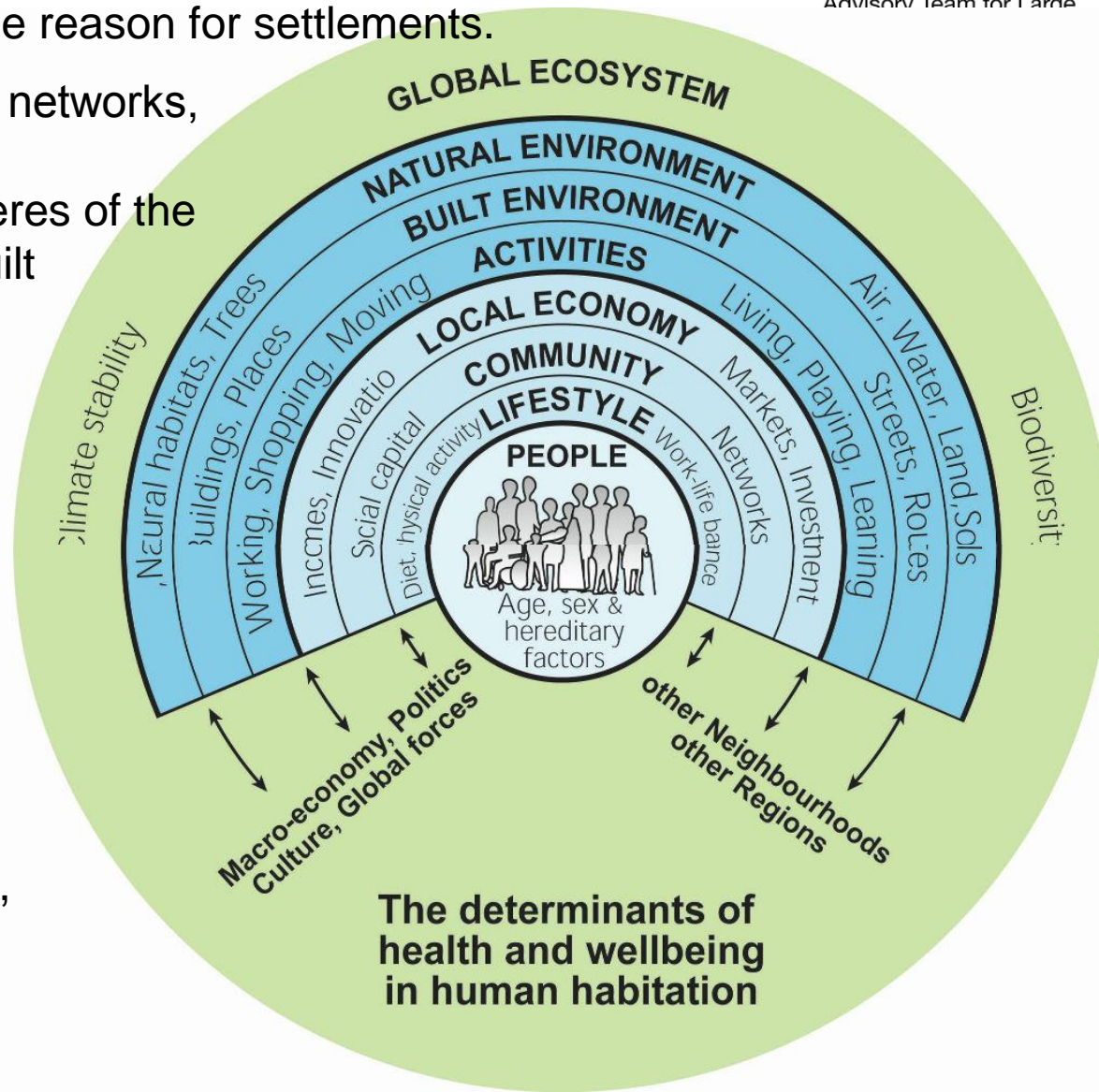
https://www.cambridge.gov.uk/sites/www.cambridge.gov.uk/files/documents/cambridgeshire_quality_charter_2010.pdf



The Settlement Health Map articulates both the ecology of human settlements and the way the human habitat affects people's health and well-being. At the heart of the health map are people. People are the reason for settlements.

People's lifestyles, community networks, job opportunities and activities (represented by the inner spheres of the map) are all affected by the built environment that they inhabit.

The health map has become widely accepted as a useful tool to help to understand the interactions between different facets of reality. It provides an holistic model of the relationship between people, their quality of life, and their local and global environment (Lavin et al., 2007 p6; SDC p6, 2008; Williams and Fisher, 2007 p32).



How do other places measure their impact?



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Ten principles of One Planet Living:

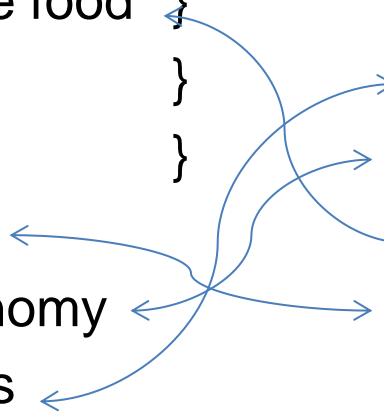
1. Zero carbon }
2. Zero waste }
3. Sustainable transport }
4. Sustainable materials }
5. Local and sustainable food }
6. Sustainable water }
7. Land and wildlife }
8. Culture and heritage
9. Equity and local economy
10. Health and happiness

Cambridgeshire Quality Charter:

1. Community
2. Connectivity
3. Climate
4. Character

Igloo 'Footprint':

1. Health happiness & wellbeing
2. Context and involvement
3. Environmental sustainability
4. Urban design



Transport and movement



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- **Bus** service introduction - variety and frequency of services to important destinations
- **Walking** distances to District centre and parking available
- Quality of movement network, based on **walkable neighbourhood** - day-to-day services and facilities dispersed or concentrated in district-scale centres; intensity of population; 'grain' of connecting routes
- **Cycle** routes completed and usage
- **Car** ownership, over time
- Percentage using sustainable transport to **travel to work**





Green infrastructure

- **Quantity**
- **Quality**, design principles
 - Safe, convenient and direct paths and cycle routes
 - Public spaces where people can meet
 - Play areas and recreation areas which can be accessed by existing and new residents
 - Allotments – availability and location
 - Locally inspired character
 - Management and maintenance





Proxy indicators (sources)

- ONS neighbourhood statistics for Neighbourhood (Super Output Area) Fareham 004E:
 - **General health** 53.5 % very good (48.5% Fareham, 53.2% Winchester)
 - 1% incapacity benefit (4% Fareham)
 - **Employment in 16 -74 age group** 45% full time employment; 15% retired
 - **Occupations** 16.2% managers/directors (12.2% Fareham, 14.4% Winchester)
 - **Highest qualification in 16+ age group** 35% degree or higher
 - **Age range** 37% of total population aged 25 -49
 - **Size of local businesses** 75% employ 1-4 people (69% Fareham)
 - **Average weekly household income** £910 (£800 South East region)
 - **Car availability per household** 81.3% access to 1 or 2 cars (75.4% Fareham)



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Constructing a 106



Example scope of obligations

Trumpington Meadows, Cambridge

1,200 units & associated mixed uses, approved Oct 2009. Scope of obligations:

- 40% affordable homes
- £5.7m primary school
- £5m secondary school
- £2.1m community centre
- £2.3m access road
- £2.1m community centre
- £1.4m guided bus
- £0.8m local transport initiatives
- £0.6m play area maintenance
- £0.6m community payments
- Ecological mitigation
- Allotments maintenance
- Household waste / recycling
- Sports facilities maintenance
- Sports Development officer
- Bus allowance
- M11 junction
- Library, health & police
- Community Development
- Youth facility, youth worker etc



Hints & tips

- Get clarity on vision & critical outcomes
- Collaborate & share information
- Ensure evidence is robust
- Test alternative ways of doing things
- Work positively to find solutions
- Be flexible where possible
- Don't compromise too far

Vision

Does the potential solution fit the agreed vision and objectives / anticipated outcomes? If not, is it acceptable?

Impact on Viability

Will the potential solution close the viability gap and enable the development to proceed.

Prospect of Delivery

Will the potential solution be deliverable, i.e. are the appropriate partners on board, is the solution eligible for potential funding?

Level of “Acceptable” Risk

What are the risks associated with the solution. Is this considered acceptable?

Further Information



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The ATLAS Guide:
Planning for Large Scale Development:

www.atlasplanning.com



The HCA's guide to a development appraisal tool:
<http://www.homesandcommunities.co.uk/ourwork/development-appraisal-tool>