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Date	26TH September 2019		
Report Originator	Head of North Northamptonshire Joint Planning & Delivery Unit		
Title	JPDU Work Programme & Resources		

1. PURPOSE OF REPORT

- 1.1 To update the Joint Delivery Committee on progress with the JPDU work programme for 2019/20 to 2020/21 and resources available to deliver this.

2. BACKGROUND

- 2.1 The Garden Community Delivery Plan agreed by the Joint Delivery Committee (JDC) in January 2016 sets out a range of actions aimed at:

1. Enhancing Capacity and Capability for Delivery;
2. Unlocking Key Infrastructure Constraints;
3. Supporting Development Delivery (particularly in relation to viability);
4. Stimulating Demand; and
5. Delivering High Quality Design

- 2.2 These actions are being taken forward by the partner councils and the Joint Planning and Delivery Unit (JPDU), supported by Government capacity funding. The detailed work programme is agreed each year by the JPDU Steering Group (Chief Planning Officers/ Directors) and updates are provided to the JDC.

3. WORK PROGRAMME

- 3.1 The JPDU work programme sets out activities in relation to policy, design, monitoring/ information, and delivery. This report focuses on delivery and design actions that take forward the Garden Community Delivery Plan. The relevant extracts are set out below. The health and planning programme is covered separately in item 5 of this agenda. A verbal update will be provided for the committee and the JDC will be updated on progress at future meetings.

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JPDU WORK PROGRAMME 2019/20 – 2020/21

JPDU activities	Objectives for 2019/20	Timescale
<i>Enhancing capacity & capability</i>		
Capacity bids	Secure further funding to support delivery through submission of bids for Garden Community capacity funding and any other opportunities that arise	Summer 2019 and ad-hoc opportunities
Officer Networks & training	Multidisciplinary working to build shared capacity and expertise. Engagement with other related projects.	Monthly/ Bi-monthly Wider Team meetings
Member training	Study tour of Garden Communities See paragraph 4.2.	Oct/ Nov 2019
GC Delivery Group	Meeting of NN Stakeholders including Garden Community promoters, Homes England and key infrastructure providers to ensure shared agenda of place making and delivery. See paragraph 4.3	Quarterly starting Nov 2019
<i>Unlocking key infrastructure</i>		
NN Investment Framework (NNIF)	Agreement by JDC to provide an evidence base for bids and an input to Ox-Cam Arc infrastructure plans and Northamptonshire Strategic Infrastructure Plan – see paragraph 4.4	JDC 6/6/19
Engagement with MHCLG & Homes England	Study tour of NN for senior staff Ongoing engagement including Delivery Group	April 2019 Ongoing
Priority projects from NNIF	Liaison with providers to input into investment plans and to support preparation of business case for priority projects.	Outline business case for 5 priority infrastructure projects by March 2020.
Input to Arc Central Area Growth Package	Development of wider package of NN proposals including affordable housing and delivery governance options. See paragraph 4.6	To feed into future CSR
<i>Development Delivery</i>		
Garden Communities	Supporting LPAs in addressing issues slowing delivery.	Ongoing.
ENC - Tresham Garden Village	Separate work programme agreed with ENC. Masterplan and Delivery Strategy signed-off July 2019 and JPDU now supporting work on application, viability, Liaison Forum and exemplary elements of scheme.	July 2019 various
Custom & Self-Build initiative	Finalise Three Dragons reports. RTB Task Force advice on GCs See paragraph 4.10	JDC 26/9/19 Ongoing
Future Place programme - Supporting delivery of brownfield sites	Action plans for the delivery of c 6 priority sites. See paragraph 4.13	December 2019
<i>Stimulating demand</i>		
NN Prospectus	Lichfields to prepare economic narrative to focus attention and resources to maximise growth potential.	JPC 23/10/19

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<i>High quality design</i>		
Place Shaping SPD	Update scope Agree draft for consultation	JPC 23/10/19 JPC Jan 2020
Design advice on major developments	Input on major proposals in line with protocol Support preparation of masterplans & design codes Facilitate design reviews	Ongoing
Design Surgeries	At each LPA with urban design & landscape support and stakeholders including police & highways	Monthly
Design training/ site visits	4x events pa for LPAs on urban design, landscape, ecology. Site visits to share knowledge & see good practice elsewhere	First event Dec 2019
Future Place programme – Connecting GCs with town centres	Pilot plan for Midland Road through Future Place project. See paragraph 4.13	Aug-Dec 2019
Building for Life 12 Monitoring	Assessment of design quality of developments of 10+ dwellings completed in 2018/19	Assessments autumn 2019 for inclusion in AMR Jan 2020

4. UPDATES ON WORK PROGRAMME

- 4.1 A brief update is provided below on key elements of the JPDU work programme. Further information can be provided on request.

North Northamptonshire study tour

- 4.2 At the last JDC meeting it was agreed to organise a member's study tour. This was following a successful tour for Homes England and MHCLG officers that visited most of the Garden Communities and highlighted the key infrastructure requirements across the area. This will be a joint event with members of the Joint Planning Committee. The JDC will be advised of the date once agreed with the JDC and JPC Chairmen. It will be a full day coach trip, starting and finishing in Kettering, with a lunch stop at Stanwick Lakes.

Garden Community Delivery Group

- 4.3 At its last meeting the JDC agreed that the NN Stakeholder Group should be re-launched as a Garden Community Delivery Group. The group will meet quarterly, starting in November 2019. It will involve the key stakeholders including the promoters of the garden communities, infrastructure providers, Homes England and officers from the local planning authorities.

Northamptonshire Strategic Infrastructure Plan

- 4.4 The Northamptonshire Leaders Oversight Board has agreed that a Strategic Infrastructure Plan (SIP) should be prepared utilising £250k from the Business Rate Retention Pilot. It was agreed that this must build upon (not redo) the work that had already been undertaken by the NN JPDU (the NN Investment Framework - NNIF) and that the current priorities for infrastructure requirements (both in NN and WN) should be respected in the plan. These caveats followed concerns expressed by the JPDU and partner authorities.

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4.5 Governance arrangements are still to be resolved but the JPDU expects to be involved in the project group and will seek to ensure that the SIP supports the priority projects in the NNIF that are needed to deliver JCS growth commitments to 2031. Any spatial scenarios for growth and infrastructure beyond 2031 will need to be considered by the Joint Planning Committee.

Ox-Cam Arc Central Area Growth Packages

4.6 As previously advised, the Government has moved away from local growth deals and is instead considering “growth packages” for each of the four Growth Board areas. The NN Investment Framework and any further evidence arising from the Northamptonshire SIP will support the input of the JPDU and partner councils to ongoing discussions on funding and investment opportunities in the central area of the Arc.

4.7 In preparation for the Spending Round announcements made on 4th September, MHCLG sought information on immediately investable infrastructure propositions that have a worked-up business-case. The A509 Isham By-pass and Phase 3 of the A43 Northampton to Kettering improvement were put forward for NN. In the event, the Chancellor announced a roll-over review with a limited amount of capital. Consequently, no specific funding announcements were made in relation to the Oxford-Cambridge Arc. MHCLG has however reiterated that bids which have been submitted for Major Route Network (MRN) funding (including the Isham and A43 schemes) are being assessed separately by DfT.

4.8 The JPDU and partners will continue to work with MHCLG to develop proposals over the Autumn and in the run up to the Spending Review in 2020. It is clear that NN needs a pipeline of business-case ready projects to strengthen its position as and when funding opportunities emerge. The JPDU work programme aims to prepare outline business cases for 5 of the priority projects in the NNIF by March 2020. NCC will be key to this as a number of the projects are highway schemes or new schools.

Garden Communities Update

4.9 Members able to attend the study tour will see significant progress on the principal Garden Communities at Corby, Kettering and Wellingborough. This is mainly due to the up-front infrastructure now being in place and on-site delivery increasing at Hanwood Park, Stanton Cross and North East Corby. Early infrastructure has also started on site at Glenvale Park. The committee will be updated on progress on the specific garden communities.

Custom and Self-Build

4.10 The JPDU and partner LPAs have been working with the Government-supported Right to Build Task Force to consider how custom and self-build (CSB) housing can be promoted in Part 2 Local Plans and developments across NN. A Right to Build Expo was held in Wellingborough in November 2017 to engage with the LPAs and development sector, and the Task Force

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has provided ongoing advice on assessing demand and in relation to specific schemes including Tresham Garden Village. The JPDU has visited the large CSB development at Graven Hill in Bicester.

- 4.11 An issue arising from this work has been the need to assess in more detail the potential demand for CSB in NN, given the relatively low number of households on the LPA's Right to Build Registers – currently only 186 in total (which may include double-counting of people registered with more than one council). A toolkit developed by consultants Three Dragons has been used to assess potential demand by comparing the national profile of potential custom and self-builders (using data provided by on behalf of the RTB Task Force) with a profile of the local population. The model recognises that only a proportion of households which fit the characteristics are likely to go on to take up CSB and that local costs and values as well as availability of finance will have an impact on this. The model also takes into account that the custom and self-builders identified will not all be ready to build on day-one. Research shows that from being ready to purchase land to project completion takes on average 2-3 years.
- 4.12 The Three Dragons reports are available on the JPDU website (www.nnjpu.org.uk). A fuller report on these will be made to the JPC in October. They give a total estimated potential annual demand for 167 CSB plots in NN. This should give developers and landowners greater confidence in including CSB plots within their proposals. The Three Dragons reports alongside the RTB Registers have been used to develop policies within the Part 2 Local Plans.
- 4.13 It is important to note that the estimates of potential demand provided by the Three Dragons reports are a long-term planning tool and do not replace the RTB Registers that the local authorities are required to maintain and to have regard to in carrying out their planning, housing, land disposal and regeneration functions.
- Future Place Programme
- 4.14 As previously reported, the JPDU made a successful bid at the end of 2018 to be part of a “Future Place” initiative established by RIBA¹, RTPI, LGA, Homes England and CIH to “unlock place making potential at local level by promoting and supporting quality in design, future thinking and knowledge sharing”. The bid outlined the overarching vision for NN and explained how the JPDU and partners are collaborating to create great places.
- 4.15 Five “Future Places” were chosen from 43 applications and the JPDU has subsequently worked with RIBA and the partner councils to identify projects that the JCS the initiative could support. The two chosen projects are:

¹ Royal Institute of British Architects, Royal Town Planning Institute, Local Government Association, Homes England, Chartered Institute of Housing

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- **Regenerating brownfield sites.** Local Partnerships, on behalf of the LGA, will work with the JPDU and partner LPAs to prepare delivery plans for a small number of priority sites (at least one in each authority). This is likely to include design principles and advice on wider viability, remediation and infrastructure requirements, and funding/ investment opportunities including any role for the council.
- **Connecting Garden Communities with the town centres.** RIBA has commissioned architectural and landscape consultants Fereday Pollard to work with the JPDU, BCW and NCC to prepare an illustrated strategy and design principles for Midland Road, which links the Stanton Cross Garden Community with Wellingborough town centre. This will identify how the route can be improved for pedestrians and cyclists and its overall quality and character improved, including tree planting, active frontages and air quality. The study will identify principles that can be applied to other key radial routes in NN

4.16 The JDC will be updated on the Future Place projects as they progress. The RIBA wants to conclude the Future Place programme by the end of 2019.

5. RESOURCES

5.1 The JPDU budget is split into the following two elements.

1. The JPU budget covers the strategic planning and design functions. It is funded mainly through LPA core contributions, with additional income from commissioned work, government capacity funding and developer contributions for design input.
2. The JDU budget covers the delivery activities arising from the Garden Community Programme including JDU staff and capacity in the LPAs and highway authority. It is funded through government capacity funding and (in relation to health and planning programme) partner contributions.

5.2 This report focuses on the JDU budget. This is reliant on capacity funding administered by Homes England, which the JPDU has secured through various funding programmes (Garden Communities, Large Sites, Planning & Delivery). The Garden Communities capacity funding is the only ongoing programme (the others being one-off opportunities) and the JPDU secured £725k from this for 2018/19. In addition to this, the JPDU secured £300k Garden Village Capacity Funding on behalf of East Northamptonshire Council in order to progress Tresham Garden Village.

5.3 Funding awards are typically received late in the financial year to which they relate, making it difficult to budget for more than 1 year. The JPDU has submitted a further capacity bid for 2019/20. This is for more than twice the

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funding secured in 2018/19, which is ambitious given that the national funding pot has been reduced to £6 million and there are 23 garden town and village projects competing for a share. However, North Northamptonshire is delivering substantially more homes and jobs than most of these and this has been recognised in previous funding awards. In addition to existing work streams, the bid seeks funding for the following activities:

<i>NN Promotional Framework</i>	<i>Commissioning promotion framework to build on Prospectus and Market Engagement</i>
<i>Health Impact Assessments</i>	<i>Introduction of Health Impact Assessments to assist with Garden Communities planning process</i>
<i>Market Engagement</i>	<i>Technical study to ensure mix of employments uses are delivered on the Garden Communities</i>
<i>Shared GI Linkages between Garden Communities and GI Corridors</i>	<i>Commission study to consider the potential linkages and propose principles for the spaces and stepping-stones between the Garden Communities</i>
<i>Electric Vehicles & decentralised energy networks</i>	<i>Commission feasibility study</i>
<i>Improved Online Information</i>	<i>Online newsletters and updates on Garden Communities both on the JPDU website and local authority websites</i>

- 5.4 The result of this latest Garden Communities funding bid is unlikely to be known until the end of the year (2018/19 funding was not received until April 2019). The operational budget to deliver the agreed work programme for 2019/20 to 2020/21 therefore assumes a level of 2019/20 capacity funding within the range previously secured. Together with reserves, this will sustain the JPDU (including the contribution to the Health & Planning Programme referred to in item 5) and contribute to capacity in the LPAs and highway authority up until the new unitary authority is formed. Consideration needs to be given to how delivery activities are funded in the unitary authority. It is understood that MHCLG will be making capacity funding available in the autumn for authorities that wish to explore new delivery arrangements. The JPDU will explore the opportunities that this may provide and update the Joint Committee accordingly.

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6. RECOMMENDATION

6.1 The Head of the NNJPDU recommends that the Joint Committee:

- 1. Endorses the 2019/20 to 2020/21 work programme set out in section 3 of this report;**
- 2. Notes the updates on work programme and resources provided in sections 4 and 5.**

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