

Working together to build the homes we need

Driving Planning Permissions into Housing Delivery

P12 Tool

Driving Planning Permissions into Housing Delivery

The HFi have created a Driving Planning Permissions into Housing Delivery (P12) tool. This tool has been developed to assist with monitoring delivery in order to drive housing success (HBR #18).

The concept behind this tool is simple, and it is easy to create, however, despite its simplicity and value, far too many councils do not have such a tool in place.

It is an excel spreadsheet illustrating how councils can allocate responsibility to specific officers and ensure the monitoring and driving of delivery. Councils can copy the format of this document – tailoring as necessary – and input their own information into the document.

Once the relevant information is inputted, the council will have a simple, easy to use document, allocating responsibility and creating an overall picture of site developments in the council area.

The driving and monitoring document must be easily accessible, continuously updated and capable of review by the portfolio holder.

It will include permissioned land, land capable of permission and would show when planning was granted and what, if any, blockages have occurred, and any actions which need to be taken.

The purpose of this tool is, therefore, to provide an overall outlook – on a real-time basis – on site developments, allowing the monitoring of delivery and the highlighting of any remedial action which needs to be taken.

This will ensure that councils not only monitor delivery, but also use monitoring to drive housing success.

Examples of how the tool can improve delivery:

- Roadworks allows the council to prioritise road delivery.
- HCA Funding when to focus assistance on a medium sized builder, to help that builder understand the opportunities available from the HCA fund, and assistance in applying for funding.
- Stalled Land understanding when to request a meeting with the Chief Executive of a company which owns land that has stalled or conversations need to take place to identify blocks and barriers.
- Build-Out Rates assists the council to negotiate faster build-out rates, with advanced funding for infrastructure works on a site.

For a wider range of powers and levers see: <u>http://thehfi.com/wp-content/uploads/2016/11/HFI-finance-and-structuring-opportunities-for-estate-regeneration-and-housebuilding.pdf</u>

Site Name	Parish/ Ward	Landowner / Developer	Main application reference	Decision date	Action Owner	Site status	Under construction at 1st April 2016 (gross)	Still to be completed at 1 April 2016 (net) - includes those under construction	Current interventions	Potential interventions	Notes	Date for next diary action
Development Site at 15 to 21 Westend Drive	Newton Fields	Smith & Co. Engineering	2/2003/1223	21/06/2006		under construction	5		Phird Party Engagement	Technical issue on re-positioning of an existing BT box and covered sewage drain raise with waterco and openreach/BT at next council utility forum and seek technical resolution to move forward on leat 3 heres	5 Dwellings previously completed. 2 not developed out.	. 14/06/2017
13 Garden Street Council Depot Building	Central Central		2/2014/112347/FUL 2/2013/567/	02/03/2015		not started	C		None	Diarise to check that is underway next Discuss With Owner and understand what the next steps will be and why not progressed	Work will be commencing this Planning permission expired due to inactivity	04/03/2017
142 Treeby Avenue	Beacon Wells	Beacon Developments	2/2015/1356/OUT	24/11/2015	GН	not started	C	180	None	In discussions about section 106 viability	Outline application (all matters reserved except access and layout). Not issued yet, awaiting \$106	0
Diamond Mews, Sandy Lane	Sandy Lane	Newton Develpoments Ltd	2/2014/0556/OUT	18/12/2014	ND	not started	C	0 10) None	Discuss With Owner to gauge timing for starting	Private development with planning permission for ten dwellings	U
Industrial Site, Factory Street	Newton Fields	Curb Developments Ltd	2/2012/0123/PLNG	27/01/2014	AC	not started	C) 35	None	Discuss With Owner and arrange meeting with EastWaterCo to see what the possible sewerage resolution may be to bring the site forward	Planning withheld because of sewerage problems in the area - suggested could speak to water EastWater Company if no resolution by next catch up call -	U
Land on the west side of Edgefield Road	Central	Primary Homes LLP	2/2012/0768/PLNG	05/04/2013	GH	under construction	27	, ε	None	Diarise to issue new occupier questionnaires to check quality of build and profile of new residents	35 dwellings approved, c60% occupied, remainder nearing completion	
			TOTAL POTENTIAL ON SITES 10+ TOTAL ON ALL SITES INCLUDING SMALL	-			32					
		-	SITES	-			_					