

**Autumn
Statement and
New
Infrastructure
Plan 2014**

DLP BRIEFING NOTE 186

Prepared by
DLP Planning Ltd

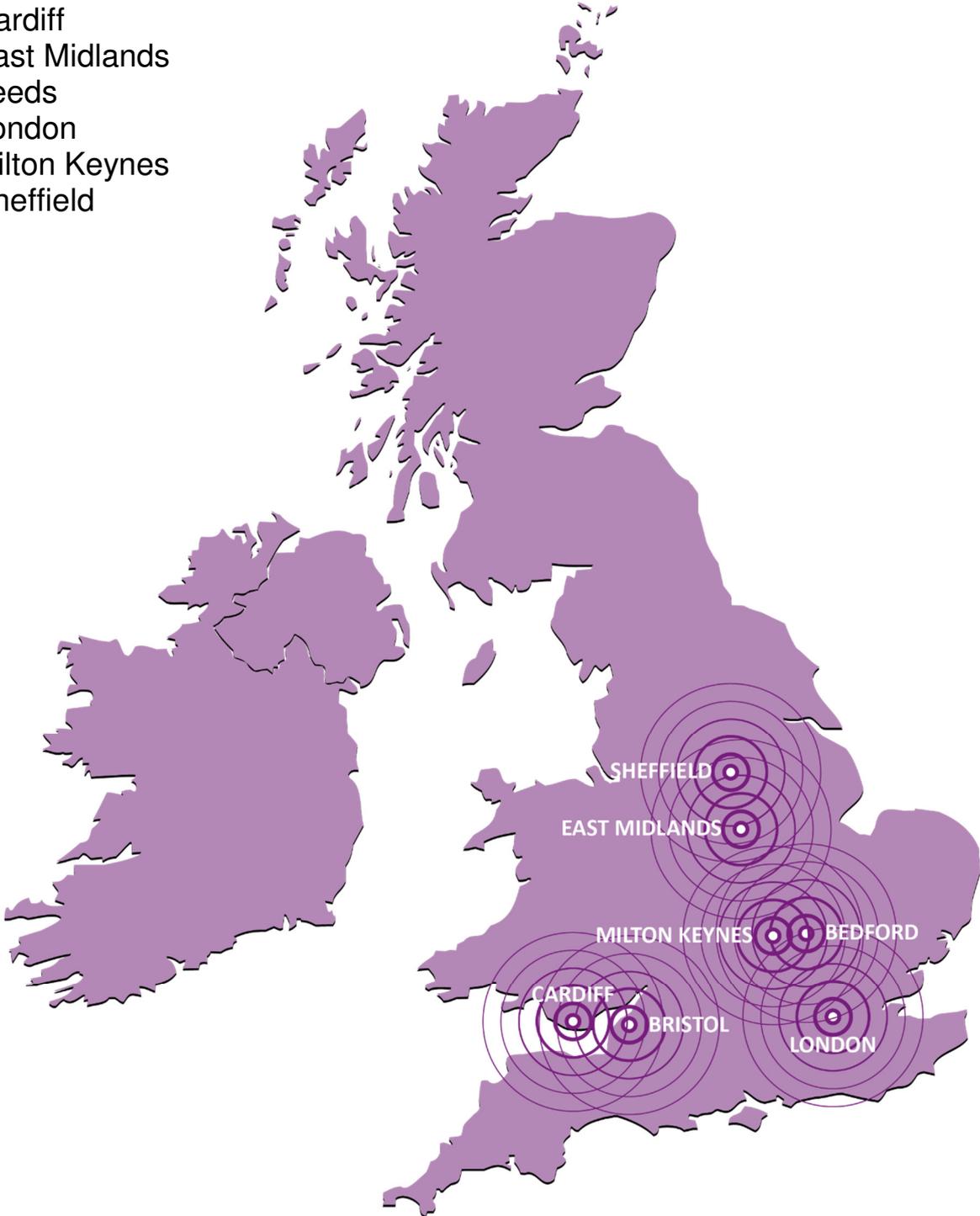
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New planning reforms to be introduced by the Government

HM Treasury have this week made two announcements that will impact on planning and development.

On the 2nd of December 2014, the Treasury published **the National Infrastructure Plan 2014** which detailed measures that are aimed at speeding up and making more certain investment in infrastructure and major developments. At the same time further information was provided on regeneration schemes, affordable housing funds and public land disposals as detailed below.

Subsequently, on the 3rd of December 2014, the Chancellor, George Osborn, published his **Autumn Statement 2014** and announced, inter alia, major changes to Stamp Duty (on residential transactions), changes in shared ownership, and a reaffirmation of earlier announcements on the planning process and infrastructure.

(i) Speeding up the planning process

Under the new proposals, **measures will be taken to ensure that the principle of development will only need to be established once**, so as to provide greater certainty in securing investment. Further information will be provided within the Budget 2015, following a consultation on compulsory purchase reform.

Revised guidance will also be issued to **speed up consultations/negotiations over S.106 agreements, and there will be rules governing further transparency on spending S.106 receipts**. No dates have been provided for the time being, but it is expected this will be covered with the Budget 2015.

The speed of decision making has also come under further scrutiny and **it is the intention of the Government that minimum performance thresholds will be raised**, with major development decisions being expected to increase to 50% within the time frame (13 weeks) at least. New data on the local authorities' performance, and their ability to meet their expected timescales for determination are to be published publically.

It is recommended that where there is a lack of information, local authorities' commission research to strengthen their evidence bases, from which development policies can be derived from. An emphasis on making information available to the public is also stressed upon.

The government has also stated that it will work alongside the development industry and local authorities to work towards finding more ways to support the approval of small sites in the planning system.

(ii) Meeting housing supply targets

A push to unlock housing delivery through the development of new towns and major regeneration schemes has been outlined. Within this the headline announcement was the Government's **intention to trial a new delivery model under the auspices of the Homes and Communities Agency (HCA)** at the new settlement in Northstowe, Cambridgeshire, which will see the HCA take on master-planning and delivery of 1,500 homes directly as a first phase of the 10,000 home new town development. A report on the exact nature of delivery, governance and investment will be published just in time for the Budget 2015.

The already planned development of **a new garden city at Ebbsfleet in Kent will be supported by a £100m fund for infrastructure and land remediation**, with further transport improvements serving the area.

Bicester in Oxfordshire has been confirmed as a second 'new garden city', with 13,000 new homes proposed and £44 million capital investment in infrastructure; including roads, a new junction on the M40 and the development of amenities.

The Government has also agreed upon **a principal heads of terms agreement, for a loan of £55 million, to extend the London Overground tube line to Barking Riverside** – which in turn will provide better connectivity to 11,000 new homes.

The GLA's plans for regeneration at Brent Cross, for the delivery of up to 7,500 homes will be supported, and the Government will separately invest £141 million in higher education within the Olympic Park.

The Government also reported that it was **'on track' to release enough surplus public sector land for 100,000 homes between 2010 and 2015, and confirmed a new target of 150,000 homes between 2015 and 2020.**

(iii) Funding for affordability

The Capital Settlement for affordable housing will be extended by £957 million per year between the fiscal years of 2018/19 to 2019/20, from which the additional £1.8 billion is expected to deliver some 55, 000 new homes.

Four housing estates in London will benefit from a £150 million Estates Regeneration Programme which is expected to lead to 8,000 homes being built across these sites. The estates named so far (subject to contract negotiations) are Grahame Park (Barnet Borough), Aylesbury Estate (Southwark), Blackwall Reach (Tower Hamlets) and New Union Wharf (Tower Hamlets).

(iv) Further reforms due

The National Networks National Policy Statement is intended to be brought before Parliament in December 2014 for consideration, and this will cover transport policy. There is proposed to be a consultation launched on streamlining the process for selling shared ownership properties.

The government will publish proposals for consultation on the development of previously developed land to make processes clearer, faster and fairer, with the aim of bringing forward more brownfield land for development.

DLP's role and how we can help you

DLP is committed to providing the best form of advice and keeping up to date with not just emerging and current policies but also in keeping up to date with changes and shifts in development and planning trends.

DLP Planning Ltd has considerable knowledge of the national planning system and have experience and a proven track record in dealing with development issues and changes, as well as providing expert guidance to developers, community groups and stakeholders.

If you wish to utilise DLP's considerable planning expertise to maximise your opportunity, please contact us. Senior staff within the practice would be very happy to explain its potential implications for you.

If you require more information or would like to discuss the issues mentioned in further detail please contact:

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