



PURPOSE: Key decision

MEETING: Cabinet

DATE: 01 September 2020

TITLE	Securing outline planning consents for housing delivery		
Ward(s)	Hengrove, Filwood, Lockleaze, Lawrence Weston		
Author:	Emily Price	Job title:	Senior Project Manager
Cabinet lead:	Cllr Paul Smith	Executive Director lead:	Stephen Peacock
Proposal origin: <i>BCC Staff</i>			
Decision maker: Cabinet Member Decision forum: <i>Cabinet</i>			
Purpose of Report: Seek approval to progress to appoint a multi-disciplinary consultant team to secure outline planning consent for up to five council owned sites in the city for housing-led schemes.			
<p>Evidence Base:</p> <p>The Housing Delivery Team is tasked with facilitating the Council’s corporate priority of delivering 2000 new homes (800 affordable) per year. In March 2017 Cabinet approved the Housing Delivery Plan which set out a number of interventions to accelerate the delivery of new homes in the city and create a pipeline of development opportunities.</p> <p>Obtaining outline planning permission on Council owned sites before disposing the sites is one such way. Outline planning consent can confirm the expected number of units (market and affordable), planning obligations and access requirements; site surveys will clarify ground conditions and ecological mitigation requirements. This mitigates risk, creates certainty for the buyer and increases the value of the land to the Council.</p> <p>Outline planning consents can also be the catalyst to attract external funding for on and off site infrastructure costs and allow the council to undertake enabling works, which again, accelerates delivery.</p> <p>Examples of where this has been done successfully to date are as follows:</p> <ul style="list-style-type: none"> • Hartcliffe Campus – outline planning application secured by BCC in 2018 and site sold to Live West in 2019. Works have begun on site to deliver 350 new homes. • Crome & Constable – outline planning application secured by BCC in 2018 and have exchanged contracts with Yarlington to deliver 74 new homes • Romney House – outline planning consent secured in 2018 and in process of being sold to Goram Homes. <p>Five additional Council owned sites have been identified to become the next priority sites to secure outline planning consent before a decision is made as to how they will be delivered, continuing the pipeline of investable development opportunities. These sites are:</p> <ul style="list-style-type: none"> • New Fosseyway, Hengrove – capacity for approximately 175 new homes • Knowle West Health Park, Filwood – capacity for approximately 50 new homes • Freshways, Lawrence Weston – capacity for approximately 15 new homes • Cameron Centre, Lockleaze – capacity for approximately 30 new homes • Blake Centre, Lockleaze - capacity for 50 new homes <p>As with the previous examples, a multi-disciplinary consultant team is required to work with officers to secure the</p>			

outline planning consents – the work will include (and not limited to) public consultation, initial ground investigations, developer soft market testing and due diligence on costs assumptions to input in to a financial model.

An OJEU compliant framework will be selected as a route to procure the consultants.

In anticipation of any external funding that may be made available from central government, officers identify these five sites, along with Dovercourt Deport (Lockleaze) as sites that would benefit from any infrastructure funding that could support and accelerate the delivery of new homes.

A decision on the delivery route for each site will be considered separately through the Housing Delivery Board in consultation with the Cabinet Member for Housing, using the ‘Hopper’ process.

Ecology surveys have been commissioned separately to be undertaken over the next 2 months to ensure these are done within the correct season.

Cabinet Member / Officer Recommendations:

1. Authorise the Executive Director for Growth and Regeneration in consultation with the Cabinet Member Housing to take all steps necessary to procure a multi-disciplinary team (utilising the Homes England framework and portal or other OJEU compliant framework) to secure Outline Planning Consent on up to five council owned sites (New Fosseway, Hengrove, Knowle West Health Park – Filwood, Freshways – Lawrence Weston, Blake Centre, Cameron Centre, Lockleaze) for housing led developments.
2. Authorise Executive Director for Growth and Regeneration in consultation with the Council’s Section 151 Officer to take all steps necessary to make external funding applications, accept external funding awards, and invest external funding received to support the delivery of new homes, infrastructure, and regeneration on the six sites identified.

Corporate Strategy alignment:

1. This will support delivery of the Fair & Inclusive Key Commitment: Make sure that 2,000 new homes – 800 affordable – are built in Bristol each year by 2020.
2. This will support the delivery of the Empowering and Caring Key Commitments: Prioritise community development and enable people to support their community.
3. This will support delivery of the Fair and Inclusive Key Commitment: Help develop balanced communities which are inclusive and avoid negative impacts from gentrification
4. This will support delivery of the Well Connected Key Commitment: Reduce social and economic isolation and help connect people to people, people to jobs and people to opportunity.

City Benefits:

The proposal will facilitate the supply of housing and affordable housing which will be of benefit to the whole city. The lack of affordable housing causes homelessness and the people who are owed a homelessness duty by the council are disproportionately young people, disabled people, BME people and lone parents who are mainly women. Lack of accessible housing mainly affects older people and disabled people.

Consultation Details:

1. Various consultations have taken place regarding the suitability of these sites for development:
 - New Fosseway and Knowle West Health Park - both allocated development sites with the Bristol Local Plan – consultation was undertaken as part of this approval process.
 - Blake Centre and Cameron Centre – Gainsborough Square Regeneration Strategy was subject to consultation from 2009-2012 and identifies both sites for future change and development. In addition Blake Centre was subject to consultation on housing proposals in Autumn 2019.
 - Freshways – although not specifically identified, this site falls within the Lawrence Weston Neighbourhood Planning area. Developing this site for housing would fit with the aims of the Neighbourhood Plan to deliver new homes for the area.
2. Cabinet member briefing on 13 July 2020 identified the sites.

3. All planning applications will be subject to further public engagement in accordance with the Council's Statement of Community Involvement.

Revenue Cost	£0	Source of Revenue Funding	
Capital Cost	£2m	Source of Capital Funding	Part of Housing Delivery approved budget
One off cost <input checked="" type="checkbox"/>	Ongoing cost <input type="checkbox"/>	Saving Proposal <input type="checkbox"/>	Income generation proposal <input type="checkbox"/>

Required information to be completed by Financial/Legal/ICT/ HR partners:

1. Finance Advice: The Council seeks to progress obtaining outline planning consent for construction of approximately 402 new homes across five Council sites. This is to increase the likelihood and accelerate delivery on these sites by reducing the risk by creating more certainty over the development. Additional housing generates an increased Council Tax base for the Council. The value of this would be dependent on the banding and mix of properties however would be expected to be at least £0.5million/annum. Part of delivering the consent will require externally procured services and a competitive procurement exercise will be undertaken to ensure value for money for this spend.

The total cost to deliver these consents, including engagement of external support, will be up to £2m and met from the Housing Delivery Enabling budget which is part of the approved Capital programme.

Finance Business Partner: Wendy Welsh, Finance Manager 12 August 2020

2. Legal Advice: The procurement process must be conducted in line with the 2015 Procurement Regulations and the Council's own procurement rules. Legal services will advise and assist officers with regard to the conduct of the procurement process and the resulting contractual arrangements.

Legal Team Leader: Husinara Jones, Team Leader/Solicitor, 3 August 2020.

3. Implications on IT: No anticipated impact on IT Services

IT Team Leader: Simon Oliver, Director - Digital Transformation 5 August 2020

4. HR Advice: The report seeks approval to appointment a team of external consultants to secure planning consent. There are no HR implications evident as the work will be commissioned and undertaken by an external organisation.

HR Partner: Celia Williams, HR Business Partner – Growth and Regeneration, 6 August 2020

EDM Sign-off	Stephen Peacock	22 July 2020
Cabinet Member sign-off	Councillor Paul Smith	27 July 2020
For Key Decisions - Mayor's Office sign-off		3 August 2020

Appendix A – Further essential background / detail on the proposal	NO
Appendix B – Details of consultation carried out - internal and external	NO

Appendix C – Summary of any engagement with scrutiny	NO
Appendix D – Risk assessment	YES
Appendix E – Equalities screening / impact assessment of proposal	YES
Appendix F – Eco-impact screening/ impact assessment of proposal	YES
Appendix G – Financial Advice	NO
Appendix H – Legal Advice	NO
Appendix I – Exempt Information	NO
Appendix J – HR advice	NO
Appendix K – ICT	NO
Appendix L – Procurement	NO