

Programme of Development Structure – First Draft

Section 1 - Introduction

Chapter 1 – Partnership for Growth

- The purpose of this chapter is to restate the overall case for growth point status, including the exciting socio-economic prospects of the sub-region, as well as housing requirements.
- It will pull out the salient points highlighted in the Growth Point bid submission.
- It will recognise the current development environment in Tees Valley, but also show that the long term demand and drivers remain.
- It will paint a picture of what good would look like and our overall strategy for delivering it.
- It will highlight how Tees Valley has a compelling case on deliverability, sustainability, value for money and partnership working.
- It will set out how this Programme of Development has been structured to ensure it is both a living document and is fit for purpose.
- Overall it is an executive summary that shows how all CLG components and requirements are to be met within our Programme of Development.

Development of POD for Section One

- EC Harris will lead on developing the content of this section with input and review from stakeholders, through workshops and one to one meetings.
- As much of the information was contained in the original bid, the focus will be on collating and summarising rather than obtaining new evidence / information.

Section 2 – Defining the type and quantum of housing growth

The overall purpose of this section is to show how we have developed a considered and deliverable view on the additional and accelerated housing numbers required.

Chapter 2 – Defining the parameters and outcomes for housing growth

Before identifying the sites and related housing trajectories, it is important to first set out our guiding principles to development. These include:

- Filling the gaps in our housing ladder, as set out in our original bid.
- A broad focus on the urban core to complement the existing HMR programme.
- How new housing development needs to be sustainable in terms of the type, density, quality and location.
- The overall objectives for testing which key sites are included in our Programme of Development.
- Our commentary and evidence on the Tees Valley market and what it means for the quantum, phasing and timing of development.

Chapter 3 – Key sites, inputs and assumptions for growth

Having established the additional and accelerated housing development principles, Chapter 3 sets out a strategic overview of the key sites, including a location map and summary numbers.

Chapter 4 – Housing trajectories and delivery from 2000/01 to 2016/17

From the information collated in Chapter 3, a detailed housing trajectory will be developed in accordance with guidance contained in Annex A.

Please note that the accuracy of completion data from 2000/01 is being reviewed and will require input from each LA's planning department.

Chapter 5 – Summary analysis

This chapter will contain a summary data table and reinforce how the numbers desired are robust and achievable.

Development of POD for Section Two

- Each LA needs to complete the housing table provided w/c 11 August 2008 to test for accuracy of housing numbers and timescales for delivery given market conditions. The deadline for this is by Friday 23 August 2008.
- EC Harris will then lead on the development of the housing trajectories with TVL from the data sites provided.
- Having obtained this information, the next stage will be to prioritise the sites for inclusion. This will involve option testing at a workshop scheduled for w/c 8 September 2008. A date will be set shortly.
- EC Harris will conduct one to one meetings / telephone calls with each LA to start to identify the key sites for inclusion.

Section 3 – Enabling Growth

Chapter 6 – Transport

Chapter 7 – Environment

Chapter 8 – Housebuilding sector capacity, skills and completions

Chapter 9 – Planning

Chapter 10 - Site by site analysis

The purpose of Section 3 is to set out how the housing numbers identified in Section 2 have credibility around the deliverability drivers, including:

- Sufficient transport infrastructure to support additional housing growth. Where this is not the case, how it links into CIF funding.
- The environment and design standards being set for the new development.
- How the sites (existing and new) are aligned to the LDF or UDP strategies for each LA, as well as the RSS.
- How Tees Valley will support the house building sector to raise its skills and capacity to deliver new housing once the credit crunch cycle is over. (This will link into the work that Shared Intelligence are currently undertaking for TVL)

The final part of this section will be set out on how these drivers are considered on a site by site basis.

Development of POD for Section Three

- EC Harris will be sending out a template for each LA to use. It will cover the key areas such as:
 - Site description and location
 - Housing numbers, total x phased
 - Housing type including AYI
 - Site constraints
 - Infrastructure requirements

- Design and environment considerations
- Wider benefits
- Planning / Policy drivers

- Private sector appetite

- Funding / costs including need for Public Sector intervention

- Sustainability

This template will need to be completed for each site by the 1 September 2008 as this information will feed into the workshop w/c 8 September 2008.

- EC Harris will initially link into the JSU to collate the wider Tees Valley transport, environment, etc. drivers.

- EC Harris, as part of the one-to-ones, will need to get a feel for the capacity of the house building sector, as well as including the House Builders Federation, etc. as part of our consultees.

Section 4 – Costs and funding

Chapter 11 – Cost build up

Chapter 12 – Prioritisation and phasing

Chapter 13 – Funding sources

The purpose of this section is to collate the site specific information to provide an overall assessment of the total costs, the potential funding gap and how the overall phasing of housing development is to be planned. It will also include a considered view of the potential funding available from both public and private sources, or a combination of both.

Development of POD for Section Four

- EC Harris will undertake the appraisal of costs provided for each site and ensure phasing aligns to that set out in the housing trajectories. The information will be captured in Section 3.

Section 5: Partnership working

Chapter 14 – A clear delivery structure

Chapter 15 – Communication and consultation

One of the unique selling propositions from the original bid was Tees Valley's best practice development of partnership working including its next evolution as part of Tees Valley Unlimited. Chapter 13 puts more substance into this so that it is clear how funding will be distributed, monitored and evaluated, and the overall impacts measured. This will include:

Chapter 14 also shows how this POD has been developed with active stakeholder consultation.

Development of POD for Section Five

- EC Harris have developed a stakeholder consultation plan to include one to ones, stakeholder workshops and key milestones to allow stakeholders to review and comment on the POD.
- The primary body to agree the detailed arrangement on governance is the Director of Regenerations and this will be included as a specific item for discussion as part of their regular meetings.
- As part of this, EC Harris will set out a number of options for discussion, also drawing on best practice.

Section 6 – Benefit analysis

Chapter 16 – The socio-economic case and impacts

Chapter 17 – The quality build and design case

Chapter 18 – Environmental impact case

Chapter 19 – Public / Private partnership case

Chapter 20 – Policy / strategy alignment

Chapter 21 – The cultural offer

The range of guidance provided sets out a number of the bid evaluation criteria for the POD that we need to explicitly cover if we are to be successful. These broadly cover the benefits case, including:

Chapter 15, etc.

In particular, we want to show how new development will raise the bar in terms of design standards and quality, how it will make positive environmental impacts and continue to support the economic and social growth of the sub-region.

Development of POD for Section Six

- The preliminary content for this section was collated as part of the original bid.
- However, we will need each LA to provide more detail on how proposed schemes are going to make a difference. If you remember, we mostly referred to the TVR sponsored schemes as an illustrators for each LA in the original bid, but we will want to broaden this for the POD.

Section 7 - Summary

This section is an aide memoir to evaluators on how each of their criteria is met / exceeded by the Tees Valley bid.

- EC Harris is pulling together all the CLG requirements into a template for this purpose and will cross-reference back to the guidance and the key information contained in the earlier sections.