‘Planning for the Future’
Workshop Agenda

9.30: Welcome, introduction to SHAP and to the Workshop, Alan Yates, SHAP Chair

9.40: Implications for sustainability and the route to Net Zero carbon by 2050, Colin Morrison, Turley

9.55: WMCA 5-yr plan, #2041 implications for housing/skills & associated areas, & zero carbon homes programme, Eve Peverley & Barny Evans, WSP

10.05: Poll, questions and debate

10.35: 5-mins Break

10.40: Thoughts on proposed design codes, standards & implications for members, Gwyn Roberts, BRE & SHAP Board

10.50: Poll, questions and debate

11.20: Thoughts on the S106 and CIL replacement by a new fixed rate infrastructure levy, Alan Yates, SHAP Chair

11.25: Poll, questions and debate

11.50: Summing up & how SHAP will take this forward into a consultation response panel

12.00: Close
Welcome from SHAP Chair, Alan Yates, OBE

The Sustainable Housing Action Partnership (SHAP) is a not-for-profit organisation that brings together key thinkers and leaders in the West Midlands interested in the housing sector: housing associations, local authorities, businesses and the third sector.

• We are an independent network of innovators and leaders working in public and private organisations across a range of disciplines involved in the housing sector.

• Our Members collaborate on peer-to-peer initiatives including research and training.

• Our approach is to share good practice/evidence leading to smarter working.

• Our objective is to use a value for money approach to achieve the best possible long-term outcomes for the housing sector and the communities we serve.
Objectives for the morning
Alan Yates

• The White Paper!
• Key areas pertinent to the SHAP agenda
• We will be encouraging debate about these issues
• Today will inform the SHAP consultation submission
• Identify evidence-based examples to support our submission
• We want to enable participants to enhance knowledge and understanding
• Get a feel for the “mood music” in the sector on this issue
Context to the Planning Reforms

- ‘Build, build, build’ to support recovery
- Failures of the current system - too slow and cumbersome
- No.10 and treasury backed (PM foreword)
- Expert Panel - practical proposals
- Radical?
Key Aims of the Reforms

- Streamline system, reduce complexity, make more democratic
- Shift to digitised and accessible plan-making
- Focus on design quality and sustainability
- Reformed approach to infrastructure funding and delivery
- More land for development (especially housing) and support for renewal
Content of the White Paper:

Three Pillars

‘Development’

‘Beautiful and sustainable places’

‘Infrastructure and connected places’

= 24 proposals for reform
Plan-Making

Planning for the Future

- Not zonal system, and no fundamental changes
- Plans that are plans (reduce number of policies)
- Introduction of a sustainable development test
Development Management

- Plan-led (as now, but strengthened to provide certainty) and rules based
- Significant reduction to level of required information
- Reserved matters (for growth areas) along with LDOs and DCOs
- Shift to regulatory system with increased standardisation (and digitisation)
- Still a discretionary system for planning applications- as exception
- Quicker and streamlined process with greater delegation to officers
- Greater predictability and certainty
Design and Place-Making

- Building better, building beautiful- architecture and places
- National Model Design Code and local ‘Chief Place-makers’
- Increased use of local design codes and ‘pattern books’
- Fast-track’ for beautiful development
- National Expert Body and Homes England responsibility
Climate Change and Carbon Reduction

- Re-commitment to implement the Future Homes Standard in 2025
- Dwellings are deemed “net zero ready” as the grid decarbonises
- Exploration of options for energy efficiency standards beyond 2025
- Proposals will remove LA’s ability to set carbon reduction targets over building regulations.....no more net zero cities
- No mention of Non-domestic standards
- Climate Change mitigation and adaptation central to the plan making system
WMCA’s Zero Carbon Homes Programme

• WMCA have committed to achieving a Zero Carbon Homes standard by 2025.

• Adopted UKGBC’s Net Zero Carbon Buildings Framework Definition, with an initial focus on operational energy.

• Analysed the performance of homes currently being delivered in the region more broadly as well as those receiving WMCA investment, to see what work we need to do.

• Next steps: Zero Carbon Homes Charter and Routemap
The West Midlands' housing targets and Local Industrial Strategy goals cannot be met through traditional construction methods alone. AMC could support the delivery of high-quality housing at pace and scale and expedite build out on development sites. Capitalise on the West Midlands' rich heritage of manufacturing and innovation. Encouraging the growth of modern construction, including skills, training and local supply chain growth.
Principles of WM2041

We will be zero-carbon by 2041, following the five principles below:

1. Change our economy without leaving anyone behind
2. Invest in the resilience of our places
3. Use our industrial past to create a new future
4. Create places and connections that help us to meet the climate challenge
5. Decouple prosperity from the consumption of energy and resources
Aims of First Five Year Plan

- Evidence Based spatial plan
- Common vision for stakeholders
- Different existing and potential new routes to delivery
- Funding sources, financing and investment
- A step change
Key priority areas

- Energy / carbon interventions
- Delivery – How and who
- Jobs and skills
- Resources and Finance
Interventions (work in progress)

GHG Emissions in 2041 - Waterfall Chart

- Increase
- Decrease
- Total

<table>
<thead>
<tr>
<th>Category</th>
<th>GHG Emissions (t CO₂e)</th>
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<td>Current (2019)</td>
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<tr>
<td>BAU</td>
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<td>Domestic</td>
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<td>Commercial</td>
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<tr>
<td>Strategic Land Use</td>
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<tr>
<td>Systems</td>
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<tr>
<td>Total</td>
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Interventions

1. Domestic (Social / Private)
   - Energy Efficiency
   - Fuel Switching
   - Microgeneration
   - Building Fabric
   - Controls
   - Heat pumps
   - Photovoltaics
   - Solar Thermal
   - Behaviour Change

2. Commercial
   - Energy Efficiency
   - Fuel Switching
   - Microgeneration
   - Building Fabric
   - Controls
   - Heat pumps
   - Photovoltaics
   - Solar Thermal
   - Behaviour Change

3. Industrial
   - Energy Efficiency
   - Fuel Switching
   - Microgeneration
   - Building Fabric
   - Controls
   - Heat pumps
   - Photovoltaics
   - Solar Thermal
   - Behaviour Change
   - Plant Renewal
   - Energy Recovery
   - Electrolysis
   - Hydrogen
   - Wind
   - Biomass

Carbon Modelling
Project Outputs

- Energy and carbon model
- Planned interventions
- Estimated cost and resource requirement
- Jobs and skills strategy

Next Steps

- Energy / Carbon Model
- Job, Skills, Resources
- Delivery Plan
Please provide feedback on priorities and experiences to:

**Barny Evans**
barny.evans@wsp.com
+44 7827 306 501

**Eve Peverley**
Eve.Peverley@wsp.com
+44 7825 843 608

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Questions

- What should sustainable development look like in practice?
- If climate change is more important in plan making….what should that look like in practice…..more city centre development close to public transport or more green field development to provide the homes we need
- Do the reforms prioritise net zero carbon?
- Does the FHS go far enough for our net zero target?
- What standards should apply to non-domestic development?
- Should local authorities have the ability to go beyond building regs and set net zero targets
Gwyn Roberts
Digital #51*

- Digital Tools
- Digital Technology
- Digital Neighborhood's
- Digital Engagement
- Digital Services
- Digital-First
- Digital Innovation
- Digital Approaches
- Digital Rules
- Digitally Accessible

*Democracy #5
Design Codes – helping to achieve sustainability?
Introducing the ten characteristics

Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

The ten characteristics set out in Part 2 are:

- **Context** — enhances the surroundings.
- **Identity** — attractive and distinctive.
- **Built form** — a coherent pattern of development.
- **Movement** — accessible and easy to move around.
- **Nature** — enhanced and optimised.
- **Public spaces** — safe, social and inclusive.
- **Uses** — mixed and integrated.
- **Homes and buildings** — functional, healthy and sustainable.
- **Resources** — efficient and resilient.
- **Lifespan** — made to last.

The ten characteristics of well-designed places
# Examples of Design Codes

## Contents

- **Introduction**
  - The Tenalech Quarter
  - The Design & Community Code
- **1.0 The Legal and Management Framework**
- **2.0 Guidance for Extensions**
- **3.0 Building Materials and Details**
- **4.0 External Walls**
  - Stone
  - Slate Hanging
  - Timber
  - Brick
  - Render
  - Alternative Materials
  - Mortar
  - Lintels
  - Copings
  - Parry Walls
  - Control & Expansion Joints
  - Airbrick & Weepholes
  - Doors & Porches
  - Windows
- **5.0 Roofs and Chimneys**
  - Dormer Windows
  - Roof Tyles
  - Rainwater Goods, Gutters & Plumbing
  - Chimneys
- **6.0 Outbuildings**
- **7.0 Boundary Walls, Fences and Gardens**
- **8.0 Ancillary Elements**
  - Lettering
- **9.0 Business Premises**
- **10.0 Accessibility**
- **11.0 Environmental Issues**
- **12.0 Utilities**
- **13.0 Cornish Language**
- **14.0 Birds and Bees**
- **15.0 Edible Planting**
- **16.0 Making Your Application**

## APPENDICES

- Appendix A – Estate Stipulations
- Appendix B – Community Stakeholder Covenants
- Appendix C – Lettering on Homes and Streets
- Appendix D – Lettering on Shopfronts
- Appendix E – Approved Paint Colours
PDR – Elephant in the room? Or a way to keep our towns alive?

- Wider economic context – changes in the property sector.
- Now require space standards.
- Pattern book approach for SME Housebuilders, replicable at scale
- TCPA – Healthy Homes Act
- BBBBC - Policy Proposition 8: require permitted development rights to have standards.
Questions & Debate

- What does “digital” in planning mean to you?
- Are you ready for it?

- Design Guides and Codes, are you working on one? Do you have the required skills to develop one? Do you think they will have impact?

- PDR do they need more requirements?
Section 106 and CIL – Alan Yates

• Introduction
• S106 proposals
  • Replacement of Section 106 contributions for affordable housing with a new levy system.
  • An increase to the threshold above which developers must make affordable housing contributions (from circa 10 to 40-50)
  • Ensuring that First Homes make up 25% of affordable housing delivered under Section 106.
  • First Homes would directly displace other “affordable home ownership products
Community Infrastructure Levy (CIL)

• Proposal to replace S106 and CIL with a simple “infrastructure levy”
• This would be set nationally, applied to final development values above a minimum threshold, and payable at the end of the development process.
• Would be applied across a wider range of developments and areas than is currently the case
• Aims to capture land value uplift with less bureaucracy and complexity.
• The proceeds of this levy would continue to be used for affordable housing and infrastructure
• Intention to continue to deliver onsite affordable housing at least at present levels, but local authorities will have more flexibility around managing contributions
• Unclear whether:-
  • Contributions towards affordable housing would be as clearly ring-fenced as they are through Section 106
  • Affordable housing developments would be liable to contribute to the levy (they are currently exempted from CIL)
• The paper acknowledges that development capture mechanisms are less effective in areas of lower land values but does not identify a solution
• More development in lower value areas would fall below the threshold from which the levy is applied
The wrap up session, with all our presenters

• Summary of the morning
• Next steps
• SHAP’s submission
• Stay engaged with SHAP!
• Thank you to our participants today