



The Housing Challenge

The Yorkshire and Humber Plan - 2009 Update

Call for Evidence

What is the Call for Evidence?



Accommodating the Region's future needs for homes, jobs and infrastructure presents many challenges and opportunities. How we respond to issues such as climate change, population and household growth, flooding, economic change, and transport growth will have a major bearing on what the Region will be like in 20 years time.

The Yorkshire and Humber Plan - The Plan (Regional Spatial Strategy to 2026) sets out a strategy for the future development of the Region. However, the Assembly has been asked by Government to review this Plan - as part of a range of measures being taken forward by the Government to help increase the supply of new homes across England.

Our review is called the '2009 Update' of The Plan. An early part of this is a *Call for Evidence*, which is aimed at anyone with a strategic interest in shaping the Region's future development and seeks to:

- Bring forward, early on in the process, ideas about how we might plan for growth and where it might be accommodated
- Encourage the development of evidence and information, to enable people/organisations to be in a position to respond to the Strategic Options for the 2009 Update that the Assembly will be consulting on in November/December 2008.

Work on the 2009 Update will be running over the next year. An early input of ideas and evidence about strategic proposals from people and organisations such as developers, landowners, local authorities, City Region and sub-regional partnerships, interest groups and the general public will help inform and shape the work from the start.

How to Respond to the Call for Evidence

The Plan provides a long-term strategy for the future development of the Region. It does not identify specific sites for development (it guides the choices made by Local Authorities in Local Development Frameworks about which sites to allocate for development). We are therefore not looking for proposals relating to individual sites or parcels of land.

We are looking for thoughts and suggestions about future patterns of development and/or strategic areas for future growth (perhaps particular places or areas within the Region). This booklet provides examples from elsewhere in the country of the types of different approaches that we are interested in hearing about for our Region. You may wish to comment on these or suggest other approaches. You will find a form accompanying this booklet that you can fill in to tell us about your idea or proposal. We would just like an overview, giving summary information about:

- What approach we should take to accommodate development
- Which strategic areas of the Region should be the focus for that development
- The scale of any proposal and what it consists of
- The benefits that your idea or proposal will provide
- Likely infrastructure requirements and potential constraints to delivery
- Timescales for delivery

The Call for Evidence runs from the 30 May to the 11 July 2008. Please submit your evidence and information on future patterns of development and/or strategic proposals for growth by **11 July 2008**.

Please note that no decisions about the scale of growth we should plan for are being taken at this stage. We will be testing the advice from Government on the scale of growth in this Region through the 2009 Update.

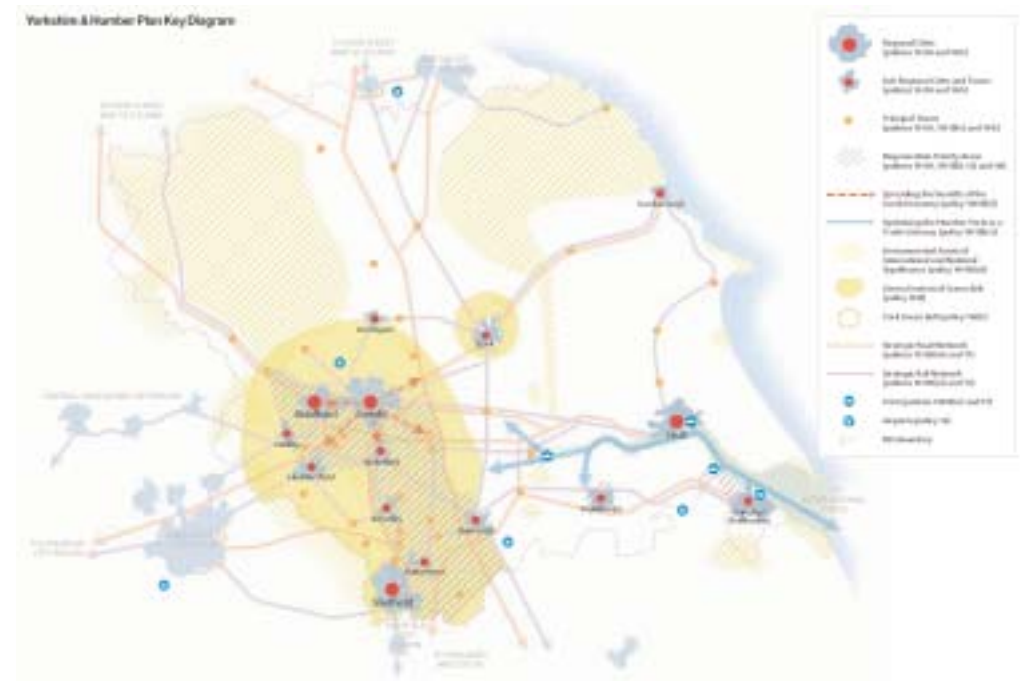
Please provide as much information as you are able to at this point. This Call for Evidence will not be the only opportunity for you to influence the 2009 Update. You will be given further opportunities to provide information at the Strategic Options stage in November and December 2008. At the Strategic Options stage, options will be presented regarding the scale and location of growth.

What is the Yorkshire and Humber Plan?

As the statutory Regional Spatial Strategy (RSS) for the Region, The Plan sets out the scale, priorities and broad locations for change and development in the Region over the next 15-20 years.

Following the involvement of many people and organisations the Secretary of State has just published The Yorkshire and Humber Plan in May 2008. The Plan provides a new 'spatial approach' in comparison to previous regional plans (see The Plan's key diagram below).

The Yorkshire and Humber Plan forms part of the statutory development plan, so it is a key framework within which the Region's local authorities and partners prepare Local Development Frameworks, Local Transport Plans and other local and sub-regional strategies and plans (such as City Region Development Programmes). Alongside local policies, The Plan must be taken into account in determining planning applications. It also influences and shapes the investment decisions of private and public organisations.



Source: Navigator PR and Marketing Communications

Why do we Need to Update The Plan?

The requirement to review The Plan stems from the Government's Housing Green Paper 'Homes for the Future: More Affordable, More Sustainable', which was published in July 2007. The Green Paper sets out that by 2011 Assemblies will review Regional Spatial Strategies to reflect the Government's plans for increased rates and levels of house building (a national house building target of 240,000 homes a year by 2016). Other factors have also led to the decision for a review:

- The National Housing and Planning Advice Unit's (NHPAU) response to the Green Paper has already suggested a regional building target of between 26,000 and 30,000 homes per year (The Yorkshire and Humber Plan currently includes requirements for 22,000 homes per year)*
- The regional economy is growing faster than expected and this has led to increased migration to the Region (between 2005 and 2008, employment growth projections for 2016 have doubled)
- Projections for the annual growth in the number of households have increased significantly due to:
 - More one-person households arising from the separation of couples and more people choosing to live alone
 - People living longer (higher life expectancy)
 - Increased internal and international migration
- The Government has announced plans for New Growth Points, which could deliver around 50,000 homes across England*
- The Government has announced plans for Eco Towns, which could each deliver between 5,000-20,000 new homes*

**We will be testing the advice and announcements from Government Ministers through the RSS 2009 Update*

How and When Will the Plan be Updated?

In terms of timetable the Assembly will need to complete the preparation of a draft Plan and submit its 2009 Update to The Yorkshire and Humber Plan to Government in July 2009. A period of formal public consultation will then follow, leading up to an Examination in Public (a type of public hearing or inquiry) taking place around February 2010. The publication of the Panel Report and the Secretary of State's Proposed Changes will follow in the rest of 2010.

A **Project Plan** has been produced to guide work on the 2009 Update of The Plan. It has been drafted following engagement with the input of many different organisations represented on regional planning, housing and transport boards, forums and technical groups. The draft Project Plan:

- Identifies the focus for the Update and sets out which issues will be looked at
- Sets out responsibilities and working arrangements for regional partners
- Summarises the different pieces of work that will feed into the Update
- Outlines the timetable and different stages in the Update process
- Explains how we will consult and engage stakeholders during the Update process

We are seeking views on the draft Project Plan. Copies of the draft Project Plan and response forms can be downloaded from our website (www.yhassembly.gov.uk). You can give us your views by completing the Project Plan response form and returning it to us by the deadline (11 July 2008).

Strategic Approaches for Accommodating Growth

The newly issued Yorkshire and Humber Plan (May 2008) sets out an overall strategy for the Region (a core approach) to how we plan for development and also priorities for different parts of the Region (the sub-areas shown on the map). The sub-area approach allows us to respond to the diverse characteristics, conditions and issues facing different parts of the Region. It offers the opportunity to think about tailored approaches for different parts of the Region and to reflect the priorities and objectives of Local Authorities and other partners in the sub-areas.

We want to use the 2009 Update to reinforce and develop the sub-area approach of The Plan. However we do need to look at the longer-term and assess whether the Plan's strategy needs to evolve further or change over time, in light of potentially higher housing growth levels.

We have set out some examples of different strategic approaches for accommodating growth from around the country. We hope that these examples help to stimulate your ideas as to how growth could be accommodated in the Yorkshire and Humber Region.



Source: Navigator PR and Marketing Communications

Approach 1: Maintaining the Current Strategy

The strategy set out in the existing Plan is to achieve a more concentrated pattern of development in the Region than in the past - focussed on a network of settlements across the Region - identified in The Plan as Regional Cities, Sub-Regional Cities and Towns and Principal Towns (see map opposite). This general approach minimises the use of land and seeks to better relate jobs and homes.

A key emphasis is placed on the continuing transformation of existing towns and cities. Making the best use of brownfield sites (previously developed land) and opportunities is the first priority, followed by other opportunities within the relevant towns and cities, and to only then consider extensions to them. A transport-orientated approach is central - focusing development where best use can be made of existing infrastructure and capacity. This has meant that existing infrastructure is used to a higher capacity and there is less need to deliver new infrastructure.

This approach seeks to make the existing settlement pattern in the Region work better.



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There is a strong degree of 'urban focus' - with most development taking place in the 'Regional' and 'Sub Regional' Cities and Towns but coupled with a development focus on Principal Towns in rural and coastal areas (to enhance their service centre roles).

Continuing economic change is likely to contribute more re-development opportunities across the Region. The re-structuring or re-engineering of our existing towns and cities, along with extensions to them, could continue to offer significant potential to accommodate most of this future growth. Our current strategy has received wide support across the Region and in other regional strategies. It may be appropriate to keep it. However, we do need to test how long we can continue to guide development within and around the settlements identified in The Plan or whether over the long term a different approach will be needed.

Approach 2: Major Urban Expansions

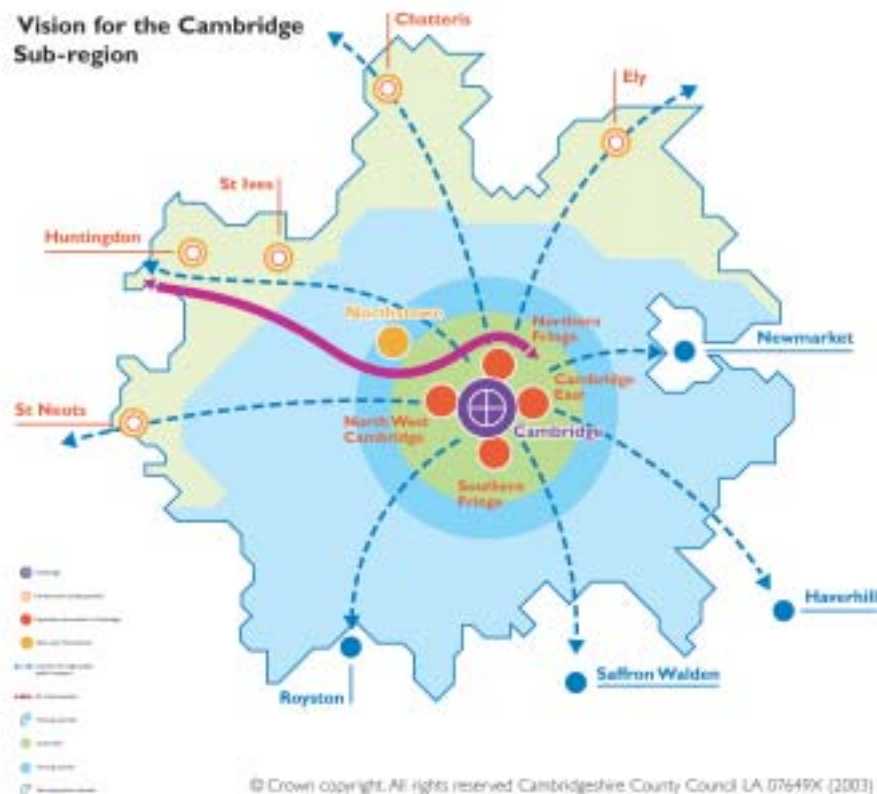
This approach involves significantly growing some existing settlements - well beyond their current boundaries - in a very concentrated way. This would result in a 'sharper urban

focus'. Rather than accommodating development through a range of urban extensions, this approach would mean that a smaller number of very large expansions at a more limited number of towns and cities would form the focus of growth.

There are a number of significant expansion initiatives currently taking place elsewhere in the country. These initiatives provide ideas and examples of how major settlement expansions might be implemented within the Yorkshire and Humber Region.

Major Expansions

The diagram below shows plans for Cambridge as an example of a major urban expansion. On the eastern edge of Cambridge an urban extension consisting of 10,000 new homes, built around a new employment and service centre, is planned. The new



Source: Cambridgeshire Horizons

urban quarter will be linked to Cambridge city centre and other employment areas in the city via new footpaths, cycle ways and public transport connections.

Other examples include:

- Newcastle's urban extension of 2,500 homes to meet demand for family housing, located 3 miles from the city centre and to be linked by new bus services to the Tyne and Wear Metro.
- A growth corridor planned for the southwest fringe of Lincoln city centre - including the development of 4,550 new homes, employment space and community facilities.
- A programme of urban extensions in Northamptonshire between the existing town and the motorway providing new jobs, housing, offices, schools, park-and-ride services, medical centres, nurseries, shops and parks and open spaces.

Approach 3: New Settlements

One way of accommodating growth could be by the development of an entirely new settlement. The size of the proposals could vary from new towns to villages and there could be a limited number or a range of new settlements. Compared to the two previous approaches this would change the existing settlement pattern in the Region. This could be done to varying extents and in different ways.

New towns and settlements have featured prominently in UK planning over the last century. Given the Government's announcement of the Eco Towns initiative, it is something that will need to be tested in the Update.

New Towns

The *Garden City* concept developed in 1898 was based on certain design and social principles and aimed to create a higher standard of living. Garden Cities were one of the first examples of New Towns in Britain. After the Second World War, plans for additional *New Towns* were drawn-up. The diagram (on the following page) is taken from Abercrombie's Greater London Plan (1944). In seeking to accommodate London's growing population, Abercrombie proposed to build 8 new self-contained communities with a population of about 50,000 each, approximately 20-35 miles from London. Subsequently, 21 New Towns were established and designated in England between 1946 and 1970 to serve a range of different needs.

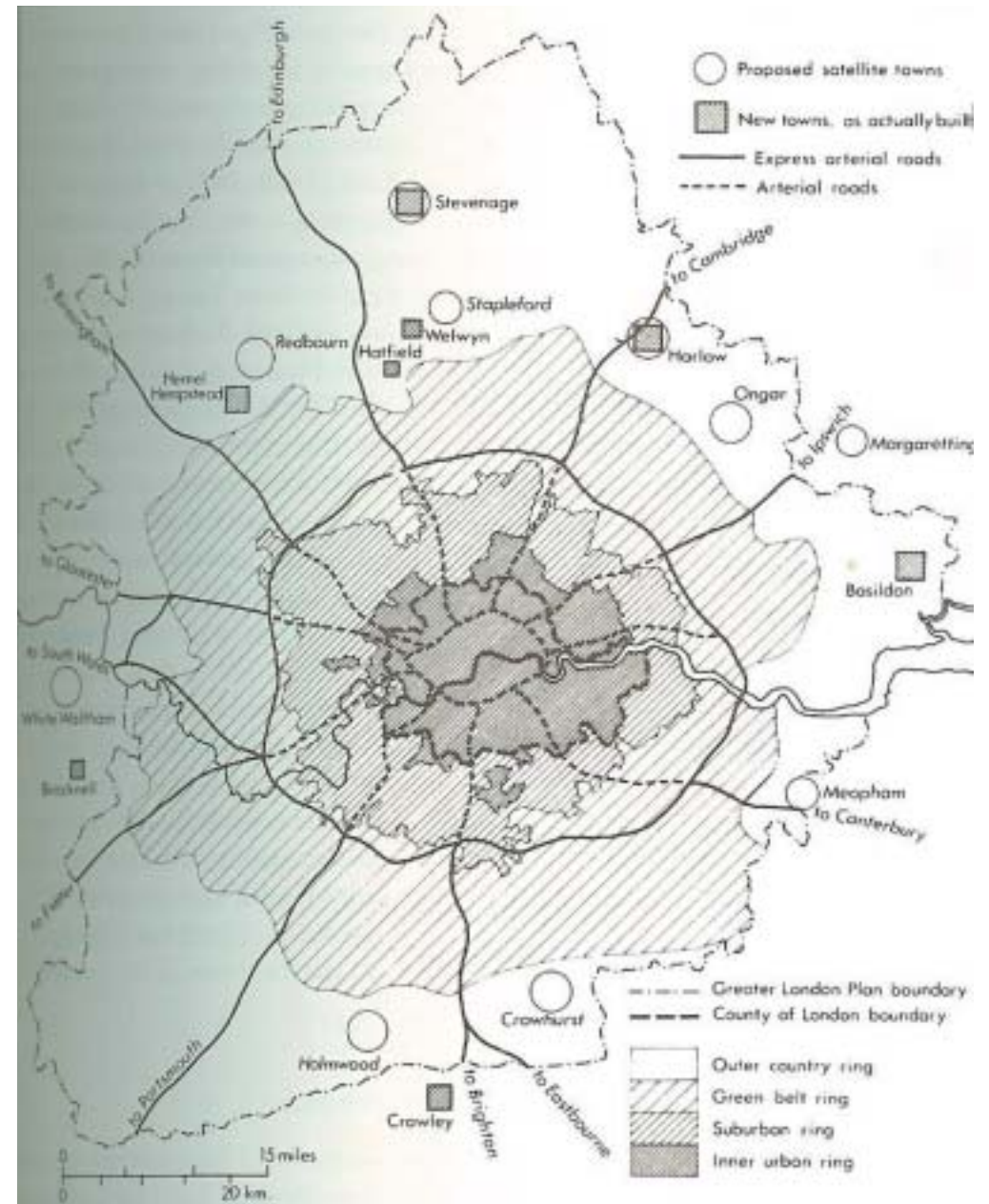
Other New Settlements

The Government announced plans in July 2007 to build up to ten new Eco Towns in England. A shortlist of potential locations, including two in Yorkshire and the Humber, was revealed in April 2008. The development of Eco Towns in this Region and in neighbouring regions would have a significant impact on settlements in this Region.

Eco Towns are described by Government as freestanding communities of between 5,000 and 20,000 homes and are expected to be exemplars of 'green development'. They will need to reach zero carbon standards, provide for a range of community facilities and services and include a high percentage of affordable housing.

The criteria for Eco Towns are based on examples of 'best practice' new settlements from around the country. One of these examples is Northstowe in Cambridgeshire, which has been promoted by a partnership of local authorities, and is a new community of 9,500 homes and 5,000 jobs that will achieve 50% reductions in energy and water use.

The Eco Towns announcement has led to serious reservations being expressed by organisations across the Region about the appropriateness of this approach to development in the Region. Nevertheless, given the Government's announcement and with two potential locations in the Region, the concept has to be tested as part of the RSS 2009 Update.



Source Urban and Regional Planning. Hall, Peter. 1992

Approach 4: Growth Points and Growth Areas

Growth Points are a key part of the Government's approach to accommodating growth in the Midlands and South of England. Twenty-nine locations have been granted Growth Point status. This initiative has now been opened up to Local Authorities in the North of England and an announcement on additional locations is pending (with three bids from the Yorkshire and Humber Region). A Growth Point can consist of expanding settlements

alongside the regeneration of existing neighbourhoods. Derby, Leicester and Nottingham have together gained Growth Point status. The plans for their Growth Point include providing an additional 81,500 homes through a package of urban expansion schemes and new settlements.

There are four *Growth Areas* in the South East of England (see map to the left), which form part of the Government's Sustainable Communities Plan. Each of the four Growth Areas consists of a package of proposals to deliver major housing growth and regeneration. The Thames Gateway area has been a prominent example. The Ashford Growth Area is centred on the area's role as a gateway location to Europe via the Eurostar tunnel and the new high-speed rail link to London. Plans for the area focus on diversifying the employment base, redeveloping the town centre and providing 31,000 new homes and 28,000 new jobs.

Conclusion: Where Should We Focus Development in the Region?

The four approaches outlined above provide different ways of accommodating growth. Clearly, there are critical issues to consider of where and how much future development takes place in the Region. The approaches set out above are just examples. They could be used in combination and in different ways in different parts of the Region. By using the response form, please give us your views on how we should address these issues.

Other work is taking place alongside this Call for Evidence. Current work on the 2009 Update is focused on key issues such as critical infrastructure, flood risk, green infrastructure, transport constraints and opportunities, climate change adaptation, housing markets and housing land supply.

The Strategic Options consultation (which will take place in November and December 2008) will be shaped by this Call for Evidence and our work on the evidence base. The Strategic Options work will involve making choices about the distribution of growth between different parts of the Region and ways of delivering growth. Throughout this work we will be testing the Government's announcements for delivering housing growth.



We hope that the examples have helped you to form your own ideas for how we could accommodate growth in the Region. You may wish to tell us about:

- Opportunities to continue to transform and re-use land within existing places that with increased investment could accommodate further change and growth
- Ideas and proposals for significant expansion to existing settlements
- Ideas and proposals for developing entirely new settlements
- Or any other strategic approach for accommodating growth in the Region

Please respond to the Call for Evidence by completing the response form and posting it to:

Call for Evidence, Yorkshire and Humber Assembly, 18 King Street,
Wakefield, WF1 2SQ

**The deadline for responding
is 11 July 2008**

Your Response



Call for Evidence Response Form

This form can be used to respond to the Call for Evidence.

The Call for Evidence can also be downloaded from our website:
www.yhassembly.gov.uk

Using a form helps to give you an idea of the sort of information we are looking for and helps us to make sure we get the basic information that we need from you.

Please use one form per proposal. If you wish to tell us about additional proposals for accommodating growth, you can get additional forms by:

- Downloading them from our website www.yhassembly.gov.uk or
- Emailing us at rssupdate@yhassembly.gov.uk or
- Ringing us on **01924 331 555**

Any information you provide by the deadline will be considered by the Yorkshire and Humber Assembly and used to inform the preparation of different spatial options for accommodating growth in the Yorkshire and Humber Region.

The deadline for responding to the Call for Evidence is **11 July 2008**.

Please return your form(s) by posting to:

Call for Evidence
Yorkshire and Humber Assembly
18 King Street, Wakefield, WF1 2SQ

Any responses to this Call for Evidence may be made public by the Yorkshire and Humber Assembly. If you do not want all or part of your response or name made public, please state this clearly in the response. Any confidentiality disclaimer that may be generated by your organisation's IT system or included as a general statement in a fax cover sheet will be taken to apply only to information in your response for which confidentiality has been specifically requested.

Information provided in response to this consultation, including personal information, may be subject to publication or disclosure in accordance with the access to information regimes (these are primarily the Freedom of Information Act 2000 (FOIA), the Data Protection Act 1998 (DPA) and the Environmental Information Regulations 2004).

In view of this it would be helpful if you could explain to us why you regard the information you have provided as confidential. If we receive a request for disclosure of the information we will take full account of your explanation, but we cannot give an assurance that confidentiality can be maintained in all circumstances. The Assembly will process your personal data in accordance with the DPA and in the majority of circumstances this will mean that your personal data will not be disclosed to third parties.

About you (if responding as an individual)

Name:

Address:*

Postcode:

Telephone Number:

Email:

Age: 0-15 16-24 25-44 45-64 65+

**Please provide your postcode as a minimum*

About you (if responding as an organisation)

Organisation Name:

Address:*

Postcode:

Telephone Number:

Email:

** Please provide your postcode as a minimum*

1.1 How did you hear about the Call for Evidence?

- a) YHA Website
- b) Partner website (please state)
- c) Yorkshire Futures newsletter
- d) Advertisement (please state)
- e) Mail out
- f) Other (please state)

2.1 Did you get involved in the preparation of The Yorkshire and Humber Plan (2004 - 2007)?

- a) Yes
- b) No
- c) Unsure

3.1 What is your interest (or who you represent's interest) in the strategic proposal for accommodating growth?

- a. Public Sector Organisation
- b. Member of Public
- c. Land Owner
- d. Developer
- Other (please state)

4.1 Thinking about the four strategic approaches for accommodating growth, please tell us about your preferred approach.

5.1 Are there particular areas or locations in the Region where this strategic approach should be applied? If so, please indicate where.

6.1 You may wish to give us more information about your idea for how the Region might best accommodate growth. If so, in 500 words or less, please tell us what and where your idea is, the benefits that could be provided (economic, community services, transport etc.), any potential problems, infrastructure investment requirements, timescales for delivery and any other information you deem necessary.

The deadline for responding to the Call for Evidence is **11 July 2008.**

Please return your form(s) by posting to:

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Yorkshire and Humber Assembly
18 King Street, Wakefield, WF1 2SQ

Thank you for taking the time to tell us about your idea. Your views will help us to update the Plan.

