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District Council

# South Cambridgeshire District Council

## Local Place Partnership- Considerations





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# What is a Local Place Partnership?

- A new way of bringing together housing and planning to deliver the homes needed in the district
- Response to the housing crisis
- Overcome barriers to housebuilding
- Aim to give greater control to local authority & harness capacity of private sector
- Developed by Respublica



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# Characteristics

- Cross boundary – needs to address needs of a coherent housing market area and needs right scale
- Public/private/community partnership – developers, housing associations, HCA, LEP
- Coordination requires new intermediary organisation – Local Place Partnership



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## Characteristics 2

- Forward looking – not recreating council housing of the past
- Utilises local knowledge on housing needs, infrastructure requirements etc.
- Focussed on place making to win local support
- Time limited e.g. 10 years



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# Governance

- Managed by a board with powers from councils
- Forum to bring in local business and community perspectives
- Arms length from day to day council activity



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# Tools

- Planning powers including land value capture and local development orders
- Central government powers e.g. tax incentives
- Public land
- JVs & framework contracts
- Ermine Street Housing
- Housing Development Agency



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# Key Benefits

- Provides long term vision
- Provides stability & confidence to development market
- These essential to unlock funding including pension funds, international investors and LGA Municipal Bonds
- Compliments City Deal investment



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# Key Issues

- What area should it cover? Cambridge City and South Cambs + ?
- How will governance work?
- How does this sit alongside City Deal?
- Is there an appetite to use planning powers?





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## Key Issues 2

- Streamlined planning process relies upon reduction in objections – is this realistic?
- Can transfer of powers and land from central government be achieved?
- Can this be done without a devolution settlement?



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# Any Questions?

