

# The Key to Unlocking a Site



## Infrastructure Funding for Housing Growth

### 'New Growth Points' - the next round of partnership for housing growth announced

The Housing Green Paper - 'Homes for the future: more affordable, more sustainable', published in July 2007, announced an expansion of the New Growth Points Programme to include for the first time the North of England.

### What is the New Growth Point programme?

First announced in December 2005, this initiative is designed to support local authorities who wish to pursue large scale sustainable housing growth, supporting the ambitious growth agenda outlined in the Green Paper. Areas assigned New Growth Point status can access funding to support the infrastructure requirements necessary to make large scale housing growth happen, providing a more stable base to bring forward mixed tenure development in these challenging times. This presents the opportunity for developers to work in partnership with local authorities to lever in funding to overcome local infrastructure problems, unlocking sites for new housing development and enhancing the local environment. Ability to access infrastructure funding could make a big difference to previously marginal development appraisals - this could be the right time to look again at previously 'mothballed' sites.

### The Context

New Growth Point status is not a statutory designation. Regional Spatial Strategies set out strategic policies and proposals that shape the distribution of regionally or sub-regionally significant activities and development

including, amongst other things, the scale and distribution of new housing. Local Development Frameworks set the local policy context and allocate specific sites for development.

New Growth Point proposals needed to be acceptable to local planning policies. However, proposals for New Growth Point status also needed to be ambitious, showing the ability to deliver housing growth in excess of current planned figures. This additional growth will be enabled by a series of partial reviews to enable the uplift in housing numbers to be reflected in the relevant RSS.

### The Criteria

Proposals for New Growth Point status needed to meet a number of criteria. Including;

- Ability to demonstrate a good case for accelerated, additional economic and housing growth, where this can be shown to relieve pressure on high demand areas and tackle affordability issues
- Illustrating that the schemes can be achieved without major negative environmental, social and economic impacts, demonstrating a good rationale in terms of the wider objectives for sustainable growth
- Setting out their impact on the transport networks in the area, both strategic and local
- Demonstrating the ability to lever in private sector contributions.

## What's happening now?

Proposals submitted from across the UK have been assessed by a cross-Government panel involving DfT, DEFRA, the Environment Agency, Natural England and the Highways Agency, amongst others. The latest round of successful New Growth Points was announced July 16th 2008.

## STOP PRESS: New Growth Points

Successful Areas Announced	
AREA	NUMBER OF ADDITIONAL HOMES TO BE BUILT
<b>North West</b>	
Greater Manchester (Manchester, Salford, Trafford and Bolton)	11,268
Carlisle	1,350
Central Lancashire and Blackpool	4,014
West Cheshire	2,700
Halton/St. Helens/Warrington	5,706
Mersey Heartlands	4,410
<b>North East</b>	
Tees Valley	3,744
South Durham East	4,680
Newcastle and Gateshead	2,420
South East Northumberland	1,179
North Tyneside	882
<b>Yorkshire and Humber</b>	
Doncaster and South Yorkshire	10,323
Leeds City Region	6,030
<b>East Midlands</b>	
Gainsborough	3,312
<b>West Midlands</b>	
Black Country/Sandwell	5,310
Stafford	900
<b>South West</b>	
Kerrier and Restormel	1,530
Teignbridge	1,080
<b>South East</b>	
Dover	1,080
Shoreham	2,900

## The Funding

Funding allocated to New Growth Points is channelled through the Community Infrastructure Fund (CIF). £300m has been allocated to CIF2 for allocation to schemes within New Growth Points, Eco Towns and Growth Areas. So far £100m has been allocated to transport schemes in the Thames Gateway leaving the remaining £200m for other areas. The CIF is a joint CLG and DfT fund, designed to complement mainstream transport funding with a key objective to linking transport infrastructure to the delivery of housing.

At the heart of the New Growth Point initiative is the push to ensure sufficient land is available and more importantly deliverable for housing. Although the CIF funding will assist with bringing sites forward, the initiative relies on residential developers to deliver the housing growth if the ambitious targets outlined in the Housing Green Paper are to be met.

## What Next?

If you have sites that have been difficult to bring forward in the past, located in one of the New Growth Point locations, we are able to liaise with Local Planning Authorities on your behalf to assess this as a possible way forward. If eligible, funding via CIF2 could be the key to 'unlocking' your site's development potential.

Further detail on the areas allocated New Growth Point status can be downloaded from:

<http://www.communities.gov.uk/documents/housing/pdf/partnershipforgrowth>

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