

Old Planning and New Governance : the changing nature of residential development

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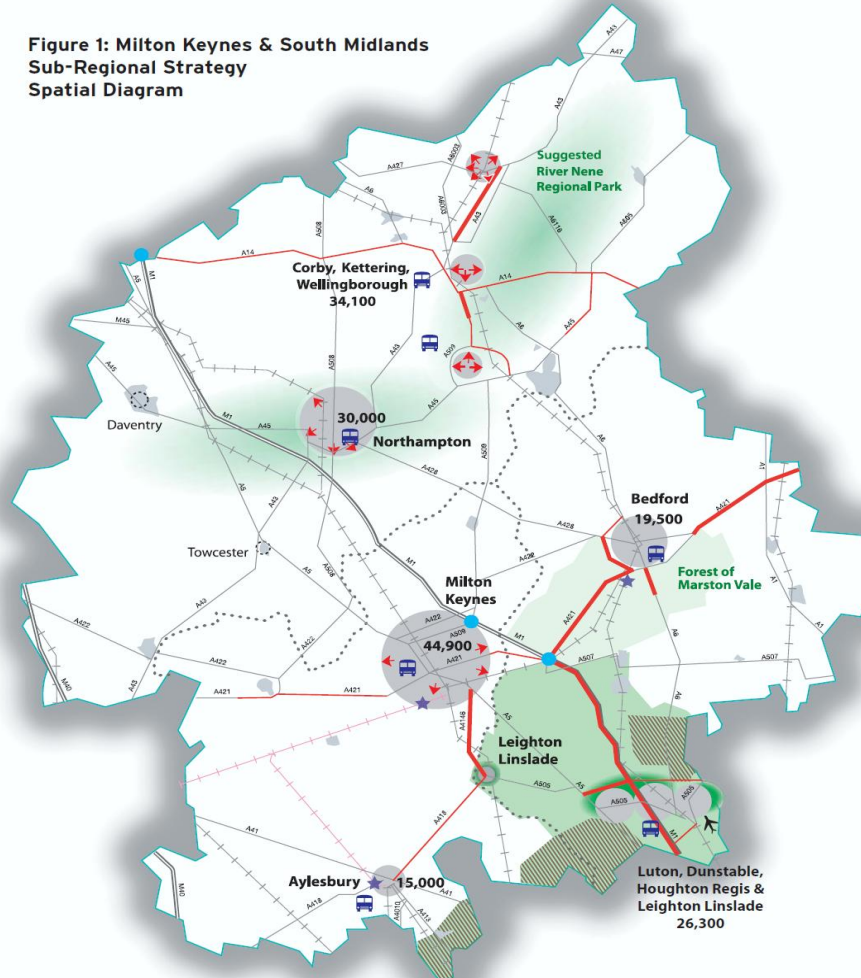


Imperatives for new residential supply

- Political identification of housing need and housing as brake on growth
- SCP challenge of 'growth' **and** sustainability
- Plans across the South-East and Central England
- Subsequent focus on *quantity* not quality....

Milton Keynes South Midlands Growth Area (2005) as context of our research

Figure 1: Milton Keynes & South Midlands
Sub-Regional Strategy
Spatial Diagram



Problems of governance

- Planning frameworks and enabling governance
- Lack of strategic oversight and fragmented institutions
- Limited leverage
- Responsibilities for infrastructure

Riding the tiger

- The primacy of the private sector as delivery agent
- Monopolies of sites and rates of delivery
- Failed to deliver on quantity as well as on sustainability targets
- No different models post-2008

The shifting parameters of governance

Past intentions

New worlds

Local Plans

NPPF 5-year land targets

Planning polices

Financial Viabilities

Transparent Localism

Commercial confidentiality

Raised quality

Raised costs

Will 'governance' deliver sustainability?

- The problem remains : what does it mean to deliver 'sustainable housing growth'?
- Where are the new ideas for the governance of the 'sustainable expansion' areas?
- How can private sector 'business models' be managed from the outside?

- Website:

<http://www.open.ac.uk/researchprojects/tensionsandprospects/>

- Project funded by the ESRC: ES/I038632/1

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