



Department for
Communities and
Local Government

Local development orders for housing development on brownfield land

Invitation to bid

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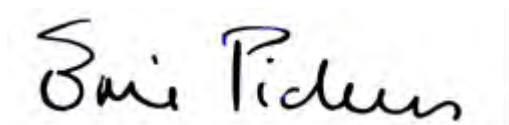
Ministerial foreword

In June I announced a package of government measures to make it easier to build on brownfield land that is suitable for housing.

There is enough previously-developed, brownfield land to deliver up to 200,000 planning permissions for new homes across the country. Homes will be built on unused and previously-developed land under the government's plans to make it easier to build on brownfield sites suitable for housing. We're determined to work in partnership with local planning authorities and private sector development partners to seize the opportunity this provides to create much needed housing while protecting England's valued countryside.

Councils play a critical role in bringing forward brownfield land and are being asked to put in place local development orders which can provide sites with outline planning permission to speed up the building of new homes. That's why we are making available a £5 million fund will help local planning authorities create the first 100 sites with local development orders.

This invitation to bid provides more information on how Councils can bid for funding to support their local development orders.

A handwritten signature in black ink that reads "Eric Pickles". The signature is written in a cursive style and is contained within a thin black rectangular border.

**The Rt Hon Eric Pickles MP,
Secretary of State for Communities and Local Government**

Introduction

1. The government has announced funding to support local planning authorities who consult on and make local development orders on brownfield land that is suitable for housing in their area. This invitation to bid sets out more detail about the funding and bidding process for the preparation of local development orders.
2. Brownfield land can have a vital role to play in meeting the country's housing needs where the land is in an area of sufficient demand and is attractive to developers. Analysis of the returns from local planning authorities suggests that there is suitable brownfield land to accommodate planning permissions for up to 200,000 new homes¹. We therefore expect to see permissions for homes in place on more than 90% of this land by 2020.
3. The funding is part of a long-term programme of measures designed to incentivise the delivery of housing on brownfield land which includes plans to create 30 Housing Zones on brownfield sites across the country as part of our efforts to increase housing supply. We are also funding work to develop templates and guidance to help local planning authorities who take advantage of the opportunity to put in place a local development order.

The Local Development Order Incentive Fund

4. Local development orders can help unlock sites and support developers in securing planning consent by establishing the parameters for housing on brownfield sites. They can relate to the size and numbers of housing but can also cover other issues such as design or the provision of infrastructure. This will help developers working up suitable schemes to get work started on site quicker and deliver much needed homes sooner. Local development orders also enable local planning authorities to work with local communities to develop workable solutions to determine what forms of development should be taken forward on sites in their local area. A new £5 million fund will support new local development orders for housing on brownfield land. Therefore local planning authorities will want to consider how they will use the funding to work with developers and communities to deliver new homes through the use of a local development order.
5. The funding for local development orders is part of a drive to unlock viable housing schemes on brownfield sites through the delivery of planning simplification. A local development order will make clear that the local authority is promoting the site for new housing development. Local planning authorities are also being encouraged to put forward proposals for local development orders as part of their expression of interests for Housing Zones.

¹ Data based on local authority returns to the Department for Communities and Local Government in 2010 (National Land Use Database).

6. This invitation to bid sets out the arrangements for local planning authorities to submit bids to secure funding to support the preparation of a local development order to facilitate housing on brownfield land. Bids are encouraged from local planning authorities which can identify brownfield sites that are suitable for housing, can accommodate in the region of 100 dwellings or more and where work on a local development order can commence in the Autumn this year with a view to being in place in 2015.
7. Guidance on [local development orders](#) is available as part of the Government's planning guidance available at <http://planningguidance.planningportal.gov.uk/> and on the [Planning Advisory Website](#).

Availability and Eligibility

8. The fund is designed to provide financial assistance to help local planning authorities bring forward a local development order for identified brownfield housing sites which will help them to speed up delivery of housing in their areas. The £5 million fund will be awarded on a competitive basis through this bidding round.
9. All local planning authorities are eligible to bid. Bids should be made by the local planning authority in which the site is situated. A local development order can cover one site or several sites. Where sites straddle more than one local planning authority area it will be for the local planning authorities concerned to decide whether separate bids should be made to support their local development orders or whether one local planning authority could act as a lead authority, for example where funding could be used to support both the authorities' local development orders. For sites straddling boundaries each local planning authority will still need to adopt their own LDO for the part of the site located in their own area. It is open to local planning authorities to make more than one bid for funding in their area. The Government wishes to ensure that the bidding process is as flexible as possible and encourages innovative applications from local planning authorities across England. To be eligible sites must be on land where the majority of the area is on brownfield² land, suitable for housing and capable of accommodating in the region of 100 dwellings or more and be located in England.
10. It is anticipated that successful bidders would receive £50,000 per bid towards the costs incurred in delivering the local development order. On the assumption that the Government receives eligible bids of an appropriate quality it is expected that a maximum of 100 awards will be made. Payments will be made through section 31 of the Local Government Act 2003³. The £5 million fund will be paid over both 2014-15 and 2015-2016 with the bulk of the funding to be available in 2014-15 unless there are strong delivery reasons for there to be spend in 2015-16, such as the phasing of Housing Zones. The Department reserves the right not to pay recipients the full amount requested in either financial year (this will depend on affordability in light of the

² Reference should be made to the definition of previously developed land in the National Planning Policy Framework

³ Or equivalent grant-making powers in respect of National Parks or other local planning authorities that are not covered by this Act.

total amount of funding requested in each financial year). Where grant is paid in both 2014-15 and 2015-16, two agreements will be made – one for each financial year.

11. Local planning authorities will be expected to confirm when the local development order comes into force.

Award Criteria

12. In making awards priority will be given to those local planning authorities who provide the strongest evidence in support of their bids. Applicants should adopt a proportionate approach to the submission of evidence which should be sufficiently robust to present a convincing case about the eligibility and deliverability of sites, and the prospect of delivering the local development order. There should be real commitment from the local planning authority, signed off by an individual with authority at the appropriate level, to prepare and consult on the draft local development order by April 2015.

13. The specific criteria are set out in the table below and each bid will be assessed on a scale of 1 to 15 points, where 15 is the maximum score available. The assessment of bids will be made against the evidence in the bids submitted.

14. In summary applicants will be required to demonstrate and evidence, that:

- a. sites are deliverable⁴
- b. there is a clear project plan in place for consulting on the draft local development order by April 2015
- c. the local planning authority has sufficient capacity to prepare and deliver the local development order, particularly staff resources,
- d. there is a clear commitment to timely discharge of conditions or the granting of prior approval
- e. it is clear how the local planning authority intend to use the money and that it will be used in a cost effective way.

15. The Government's ambition is to deliver the maximum number of homes on brownfield sites by 2020 and bids will also be assessed according to the number of units to be provided through the local development order. Local planning authorities are also asked to identify where their bid is associated with wider strategic initiatives such as a bid for Housing Zone funding. Local planning authorities should also set out their plans for how the authority will engage with developers and communities on the future development of the site.

⁴ In line with policy in the National Planning Policy Framework, to be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that the development of the site is viable.

Local Development Order Fund Assessment Criteria		
Criteria	Points available	Reasons for these criteria
<p>(a) Sites are deliverable</p> <p>3 points: strong proposals with very good evidence about site and deliverability 2 points: good case and evidence 1 point: very limited case and/or unclear evidence 0 points: no evidence</p>	Up to 3	The Government is committed to maximising the potential of brownfield sites in meeting the country's housing needs. It is vital that the sites identified for local development orders have a realistic prospect of being delivered within five years and that they make a significant contribution to housing supply.
<p>(b) Clear project plan in place for consulting on the local development order by April 2015</p> <p>3 points: strong project plan with very clear milestones, very good analysis of risks and very effective mitigation measures identified 2 points: good project plan, identifying milestones, with an appropriate analysis of risks and mitigations identified 1 point: very limited project planning 0 points: no project planning</p>	Up to 3	The Government expects to see permissions for homes in place on more than 90% of suitable brownfield land by 2020. A strong and organised project management approach will demonstrate a commitment by the local planning authority to the delivery of the local development order, and more widely, to housing delivery.
<p>(c) Sufficient capacity, including staff and other key resources, to prepare and deliver the local development order</p> <p>3 points: strong proposals with a very good assessment of the resource (staff and any other) needed and very clear confirmation that this is available 2 points: good assessment of resource requirements and clear confirmation that this is available. 1 point: very limited or unclear assessment about resource needs/availability 0 points: no evidence about resource needs/availability</p>	Up to 3	The funding for successful bidders will provide an important boost to local planning authorities preparing local development orders for housing. But the Government recognises that in most cases it will need to be supplemented by additional resources, including staff time, if high quality local development orders are to be delivered on time. To ensure confidence that this will be achieved a clear assessment about the level of resources needed and a commitment to ensuring that this will be made available will be vital to the successful

		bids.
<p>(d) Clear commitment to timely discharge of conditions and/or the granting of prior approval</p> <p>3 points: strong proposals with a very clear commitment to discharge conditions and/or grant prior approval 2 points: good proposals with clear commitment 1 point: unclear evidence and commitment 0 points: no commitment</p>	Up to 3	Local development orders are designed to simplify and speed up local planning. A delay to discharging any associated conditions or granting prior approval would undermine this core objective and act as a disincentive to developers. Therefore bids should include details of how prior approval will be handled and how conditions will be discharged and a firm commitment that both will be undertaken in a timely manner.
<p>(e) Use of funding demonstrates cost effectiveness</p> <p>3 points: strong proposals with very good evidence to show how the funding will support the delivery of the local development order including a breakdown of activities and costs. 2 points: good proposal and evidence to show the how the funding will support the delivery of the local development order 1 point: very limited or unclear evidence of how the funding will support delivery. 0 points: no evidence of how the funding will support delivery.</p>	Up to 3	The funding provided to successful bidders will act as an important boost to local planning authorities that are keen to streamline the planning process, provide greater certainty for developers and communities, and operate a more efficient service. It is open to successful bidders to bid for resources for activity that is required to support the creation of the local development order. This may well be on additional staff resource but it could also be to support other aspects of the local development order preparation process. Successful bidders will need to set out clearly how they intend to spend the funding including a breakdown of proposed activities and costs and demonstrate why it is cost effective.

How to apply

16. Bids should either be made electronically using the Local Development Order Fund application form located at the following address: <https://www.surveymonkey.com/s/VKQRF63> or by sending a completed bid to LDOFunding@communities.gsi.gov.uk. A list of the additional information required when completing the form is provided for information at Annex A.
17. All bids should be submitted by 30 September 2014 with a view to an outcome being notified by November.
18. Any other questions about the fund or the bidding process can be sent to us at LDOFunding@communities.gsi.gov.uk.

Additional Information required

Applicant details:

- Name of local planning authority
- Contact name
- Contact email address
- Contact telephone number
- Address of local planning authority

Bid details:

- Name and location of local development order area or areas (including where known the postcode)
- Confirmation that a site plan has been provided (where the online form is completed the site plan can be sent separately to LDOFunding@communities.gsi.gov.uk)
- Size of site (in hectares)
- Planning status
- Number of housing units proposed
- Confirmation of whether the local development order is part of a wider strategic initiative such as a bid for Housing Zone