Brownfield Regeneration & Development

Exploring the impact of the Housing & Planning Bill & changes to the NPPF, and optimising the use of Funding & Policy Mechanisms to increase viability and successfully unlock Brownfield & Challenging Sites

About this event

On publication of the Housing and Planning Bill the Government said it would kick-start a “national crusade to get 1 million homes built by 2020”. They also restated their aim to ensure that 90% of suitable brownfield sites have planning permission for housing by 2020.

However, developing on brownfield sites is not easily achieved. Barriers such as complicated or unclear ownership makes land purchase difficult, add-in physical obstacles such as contamination and lack of infrastructure, and this significantly affects the viability of brownfield sites, hindering or preventing their redevelopment. Many formerly-used sites are considered unviable by developers because of the high risks, costs and complexities associated with them, meaning that bringing brownfield land back into re-use is costly, has long timescales and is fraught with uncertainties.

Brownfield Briefing are pleased to bring you this highly topical event exploring the impact of the Housing & Planning Bill, as well as recent consultations on changes to Planning and England’s National Planning Policy Framework (NPPF). Bringing together policy makers, regulators, developers, and leading brownfield professionals, this information-packed day will look at the changing policy framework, how new measures such as Brownfield Registers and the Starter Home Fund will work in practice, and provide case studies on successful brownfield development projects. You will come away with a better understanding of the mechanisms and solutions available to successfully unlock brownfield and challenging sites and increase their development potential.

Key topics to be covered include:
- Update on the Housing & Planning Bill and changes to the NPPF impacting on brownfield development;
- Examining how the Brownfield Registers will work in practice;
- Detailing how Local Authorities can best work together with the Homes & Communities Agency (HCA), developers and other stakeholders to overcome the obstacles and risks associated with brownfield sites;
- Regional focus on delivering new housing and development on brownfield land;
- Developer’s perspective on choosing viable sites for development;
- Innovative funding mechanisms available for brownfield remediation and development.

Why attend?

Expert panel
The conference brings together a balanced panel of experts - representatives from industry, government and professional advisers - all ready to provide up-to-date policy and practical advice and guidance to help you improve the viability of developing brownfield sites.

Regional focus
Looking at how housing and redevelopment is being implemented in different regions of the UK.

Current thinking
Designed by you, for you, the conference programme has been written following research with planners & planning officers, contaminated land officers, regeneration, development, planning and environmental consultants involved in all aspects of assessing and managing brownfield sites.

Case studies
Learn from hands-on experience in a series of case studies which will provide technical guidance and practical frameworks, and come away with best practices that you can apply immediately within your organisation.

Time efficiency & focus
Remove yourself from day-to-day distractions for a day and benefit from a series of focused presentations designed to tackle key issues and impart practical advice and guidance.

Q&A panel discussions
In addition to expert-led presentations and practical case studies, there will also be a number of Q&A panel discussions throughout the day to address your specific questions and challenges.

Networking
Meet and mingle with senior professionals in your sector - an invaluable networking and knowledge-sharing opportunity.
Thursday 30 June 2016, London

9.00  Registration and refreshments

9.30  Opening remarks from the Chairman:  
Anthony Bowhill, Planning & Property Consultant,  
Bowhill Planning Partnership

9.40  Assessing the implications of the Technical Consultation  
on Implementation of Planning Changes in the Housing  
and Planning Bill and the Consultation on Changes to  
England’s NPPF

• Detailing the criteria to meet the definition  
of a brownfield site
• Clarifying definitions of “deliverable”, “developable”  
and “viable”
• Examining how “permission in principle” will be granted  
and implemented:
  ○ what safe-guards will be put in place?
  ○ how will measures to bring brownfield land back  
into re-use be improved?
  ○ what arrangements will be put in place to ensure  
sufficient and effective community engagement  
and consultation?
• How will PIP and sites on brownfield registers interact  
with the requirements of the Environmental Impact  
Assessment Directive, Habitats Directive and sites  
classed to be of “high environmental value”?
• How will Local Development Orders (LDOs) work alongside  
new development proposals?
• Exploring further revisions required to planning policy  
to facilitate brownfield development
  
Giles Pink, Associate Director, Berwin Leighton Paisner LLP

10.05  Brownfield Registers: Examining how the brownfield  
register pilots will work in practice and lessons to be  
learned going forward

• Examining the practicalities of developing  
a brownfield register:
  ○ on what criteria can sites be identified as suitable  
for housing development?
  ○ how will Local Planning Authorities create their  
register and do they have the capacity to do so?
  ○ exploring the issues that need to be considered  
 e.g. involvement of the community
  ○ assessing the impact of brownfield classification  
on neighbouring sites
• Selecting other local sites to include in the register  
as potential housing sites for investment
• Identifying and accessing different investment and funds  
for regeneration and housing development
  
David Jones, Director, Chilmark Consulting

10.30  Q&A

10.40  Morning refreshments

11.10  HCA Perspective: Detailing how Local Authorities can work  
with the Homes & Communities Agency (HCA) to access  
the Starter Home Land Fund and help remediate and  
de-risk brownfield sites

• Detailing exactly what support and expertise the  
Agency will provide to partner Councils to remediate  
and de-risk sites
• Outlining what will be expected of Local Authorities from  
the partnership:
  ○ clarifying the definition of “early deliverability”
  
Jon Irvine, Team Leader - Enabling Development and Disposal,  
Homes and Communities Agency

11.35  Local Authority Perspective: Detailing the information  
we require and how best we can work with developers  
and other stakeholders to overcome the obstacles  
associated with developing brownfield sites

• Assessing the implications of changes to the planning  
process for Local Planning Authorities
• Detailing the information we require, and when,  
in order to:
  ○ comply with national guidance
  ○ assist the planning process
  ○ avoid unnecessary remediation
• When is the optimum point in the planning process for  
a detailed SI to be submitted?
• Top tips on getting your site investigation report through  
the planning system smoothly
  
Michael Eaglestone, Planning Officer, Regeneration  
Department, City of Bradford Metropolitan District Council

11.30  Local Authority Perspective: Delivering brownfield  
regeneration in the current & evolving planning climate

Pat Hayes, Executive Director, Regeneration and Housing,  
London Borough of Ealing

12.00  Case Study: Demonstrating how developers, local  
authorities and other stakeholders working together  
can help unlock value on difficult sites

Phil Mayall, Development Director, Muse Developments

12.25  Q&A

12.40  Lunch

13.30  Practicalities of implementing Local Development Orders  
(LDOs) to make brownfield land available for housing

• Practicalities of designing and implementing Local  
Development Orders:
  ○ time, resource and cost requirements
  ○ what level of additional detail is required  
compared to current planning documents?
  ○ benefits of using an LDO to encourage delivery  
on a site

13.55  Local Authority Perspective: Delivering brownfield  
regeneration in the current & evolving planning climate

Pat Hayes, Executive Director, Regeneration and Housing,  
London Borough of Ealing
Brownfield Regeneration & Development 2016

- Detailing how LDOs are implemented under current planning guidance and risk assessment for contaminated land: advantages and disadvantages
- To what extent can local authorities retain control over the planning and development of their towns and how can they influence this?
  - effectively involving local residents in zone planning
  
  David Dewart, Service Manager: Building Control and Planning Special Projects, Swindon Borough Council

14.20 Case Study: Demonstrating how developers, local authorities and other stakeholders working together can help unlock value on difficult sites

Michael Mulhern, Director of Planning, Old Oak & Park Royal Development Corporation (OPDC)

14.45 Q&A

15.00 Afternoon refreshments

15.20 Innovative funding mechanisms for brownfield development: Identifying and accessing the mechanisms available to fund remediation and redevelopment and minimise the risks

- Analysing the different UK and European funds and financial products available and the types of projects receiving this money
- Examining the range of incentives and tax relief available to develop contaminated or derelict land:
- how will these work alongside new funding sources for developing affordable housing?
- Exploring the structure, implementation and applicability of a Community Infrastructure Levy (CIL) – can it be used to de-risk brownfield sites?
- Taking the risk out of regeneration funding - exploring the range of insurance and financial security mechanisms available and the risks they cover

Andy Pack, Director, 31ten Consulting

15.45 Examining Government proposals to assist brownfield development

- Exploring the background to the housing crisis and its causes
- Assessing the Housing and Planning Act: to what extent will it help brownfield housing development?
- Examining other Government proposals

16.00 Q&A

16.10 Brownfield development viability appraisals – Exploring a multi-disciplinary approach to unlocking value from complex brownfield sites

- Identifying the needs of different stakeholders and balancing these in the design and delivery of development plans for a range of large mixed-use regeneration projects
- Detailing the importance of integrating decommissioning and remediation strategies with land use planning, geotechnical, utilities, ecological and flood risk assessments to facilitate development
- Case study examples unlocking the development potential of brownfield sites for a range of clients, including the HCA

Daymion Jenkins, Regional Director, WSP | Parsons Brinckerhoff

16.35 Brownfields and sustainable cities: A local perspective on a national issue

The national debate on land management is playing out on a local level in ways and timescales that require agility on behalf of residents, and flexibility on behalf of both planning authorities and developers. Conflicting priorities on meeting housing needs, reusing previously developed land, protecting the green belt, providing affordable homes, and ensuring development that is sustainable must all be juggled to make decisions in the short term that will have consequences for a decade and beyond.

Professor Paul Nathanail, Managing Director, Land Quality Management & Director, Masters in Contaminated Land Management, University of Nottingham

Paul is a Director of the CABERNET sustainable brownfield regeneration network and is leading the development of a neighbourhood plan

16.50 Q&A

17.00 Q&A

17.15 Closing remarks from the Chairman

and close of conference
Brownfield Regeneration & Development 2016

Delegate Rates

Early bird price - if booked by 20/05/2016 - £367
Full price - if booked after 20/05/2016 - £420
Early bird subscriber rate - if booked by 20/05/2016 - £323
Full price subscriber rate - if booked after 20/05/2016 - £376
Second / third delegate - £227 / £167
Local authorities / academia - £127

Three ways to register

- www.brownfieldbriefing.com/regeneration-2016
- orders@environment-analyst.com
- +44 (0)2036 372 191

Event times

Thursday 30 June 2016
09:00 - 17:00

Location

ICO Conference Centre
22 Berners St.
London
W1T 3DD

Executive Briefing Webinar Series:
Challenging Substances in Contaminated Land

Book all four webinars in the series and save 25%

Brownfield Briefing, together with Land Quality Management Ltd., is hosting a series of four premium “Executive Briefing” webinars, teaching delegates how to approach a range of challenging substances in contaminated land: Lead, PAH, PFOS/PFOA, and Asbestos in soil – which all pose unusual challenges to the redevelopment of brownfield sites.

Find out more or register at www.brownfieldbriefing.com/executive_briefings

Visit our events calendar for details of our annual series of events: www.brownfieldbriefing.com/events