

## Email to Homes England 1 May 2019

From: Patricia Hughes [mailto:patricia.hughes@hart.gov.uk]  
Sent: 01 May 2019 11:13  
To: Kevin Bourner  
Cc: Daryl Phillips  
Subject: Growth Options within Hart

Dear Kevin,

Daryl Phillips has kindly given me your email address as the best contact within Homes England to take forward a discussion around growth options.

As you may be aware, the Planning Inspector has tasked us to remove SS3, the policy which enabled a new settlement - and requested that we revisit the rationale for how and where growth will occur. This is a technical element of work that Daryl will be overseeing with his colleagues.

However, my role is to continue to look at the 'art of the possible' - to make sure whatever (and wherever) growth is delivered, that the promises made at the earliest stages, can truly be delivered on the ground. With this in mind, I would like to reach out the landowners promoting their land, to have a discussion around

- their expectations around price
- what form of agreement they have entered into with promoters/developers (if any)
- what other constraints/red lines they may have

Similarly, we need to reach out to the promoters/developers to establish what equalisation agreements might be in place.

We have a golden opportunity at the moment, to consider (at the earliest point) what infrastructure or land value capture might be gained from different growth opportunities; whether we should create a JV or other body to help land value capture - and in doing so, test true deliverability.

With your background and strategic approach, having someone from Homes England in at the very beginning of these discussions would be helpful. If you agree, could you point me in the direction of the person best placed to do this?

All the best,

Tricia

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From: Kevin Bourner <Kevin.Bourner@homesengland.gov.uk>  
Sent: 02 May 2019 06:34  
To: Patricia Hughes <patricia.hughes@hart.gov.uk>  
Cc: Daryl Phillips [daryl.phillips@hart.gov.uk](mailto:daryl.phillips@hart.gov.uk)

Subject: RE: Growth Options within Hart

Patricia,  
Thanks for the email and I am keen to help if we can.

It would be useful to have a quick call on this so I more fully understand the context if that works for you?

Regards  
Kevin