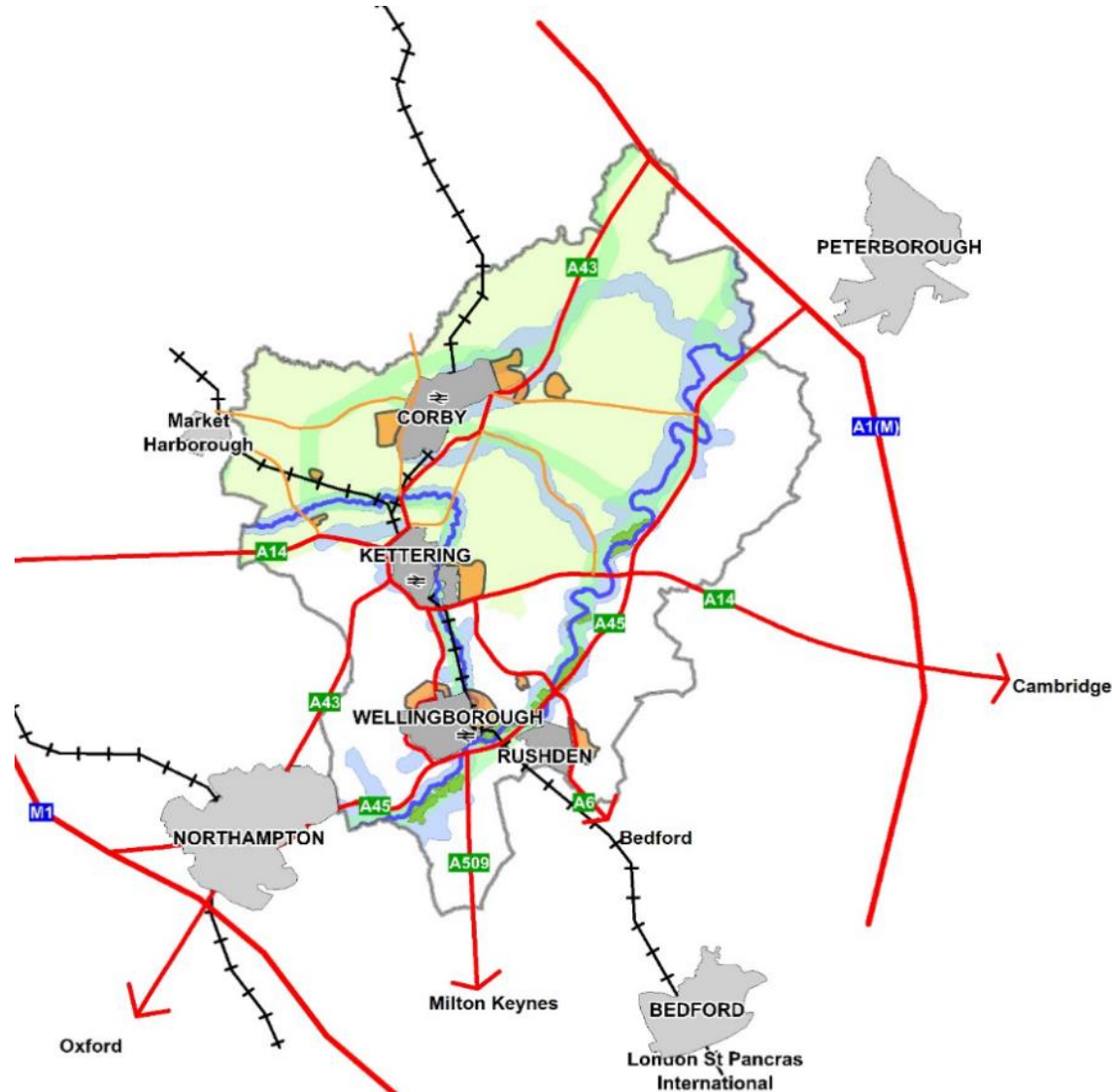


# Suffolk Design

## Tools of proactive planning

Amy Burbidge

# North Northamptonshire context



- Huge scale of growth -40,000 homes by 2031 in 4 small LPAs
- Doubling the population of Corby.
- All part of the NN Garden Community inc 6 urban extensions and a free standing garden village
- New role at Homes England

# LPAs being proactive by taking control

- From “Ultimate control” to “control by consent”
- Via land
- Via leverage – policy
- Via brokerage and consent
- Keeping at it, everywhere



Ultimate control, but ultimate risk =

Land acquisition





Craven Hill, Bicester - Cherwell District Council acquired a 187 hectare portion of the site (total area around 600 hectares) in 2014.

- 1,900 homes (30% affordable housing) 2,000 new jobs.







- **WHY IS THE COUNCIL BACKING THE PROJECT?**
- Accelerate housing supply and control housing mix - using self and custom build
- Create jobs through control of the commercial space and new 'hub' for offsite construction/MMC .
- Long term investment – a significant return and produce a new income stream for the local authority in the future.
- Raise Cherwell's profile as a location renowned for housing innovation.

**MAX CONTROL & MAX RISK**

# How

- Cherwell has decided to co-ordinate the entire redevelopment of the site itself.
- The council set up the Graven Hill Development Company to manage the project, which it wholly owns
- Local Development Order
- Golden bricks
- Plot passports
- Design codes
- Plot shop
- Sales and marketing







# Buying a plot at Graven Hill

[GRAVENHILL.CO.UK](http://GRAVENHILL.CO.UK)

# BUILDING YOUR OWN HOME IN CHERWELL



## Needs:

- Corporate vision and buy in – goes beyond planning
- Long term approach
- Calculated risk

# Land – using existing assets to achieve wider ambitions – beyond planning

- Goldsmith Street Norwich – 105 homes





- A major development of new council-owned energy efficient homes.
- One of the largest collections of Passivhaus homes currently under construction in the UK.
- The original intention was to sell the site to a local housing provider and the design team agreed beforehand. The development had been on hold since the financial crash. However, the City decided to develop the site itself, without a housing association or development partner.
- Design seeks to re-introduce streets and houses in an area of the city which is otherwise dominated by 20th century blocks of flats.
- The design seeks to provide sunny, light filled homes with very low fuel bills of approximately £150 per year.
- Low rise but dense

Photo  
courtesy of  
Mikhael  
Riches  
Architects



# Why did they do it

- large amount of fuel poverty in the city, people have had to make choices about whether to eat or heat their homes.
- Norwich set its sights on becoming the UK's Passivhaus capital and created a ['Fabric First' housing construction framework](#) to assist the development of Passivhaus projects in the area. There are a number of medium to large scale residential developments under development in the city totalling more than 600 units, over twice the amount of certified Passivhaus units in the UK to date.



- **Exeter City Council**
- Passivhaus as a focus and have their own development company
- quiet but consistent approach - starting small and growing in ambition
- both commercial and residential. Over the last decade the Council have developed 103 certified passivhaus homes

Why are they doing it:

reduced operating and lifecycle building costs

happier and healthier tenants with reduced rent arrears and anti-social behaviour

exemplar buildings that are performing way beyond comparable building regulation compliant assets.

Of these homes, over 60% of residents have not needed to switch on their heating since the homes were occupied – whatever the weather! This has helped transform some households who can now afford a family holiday or extra curriculum activities for their children. Aiming at UK's first passivhaus leisure centre.



- Passivhaus
- New Build Housing Programme began in 2014, regenerating brownfield sites, to provide new high quality homes across the city.
- The council has completed 81 new homes to date since the start of this programme.
- Led by Housing Team with a particular focus on derelict, brownfield sites that can be brought back into use such as former garages and council depots.



Bristol City



# Zed pods on Council owned car parks



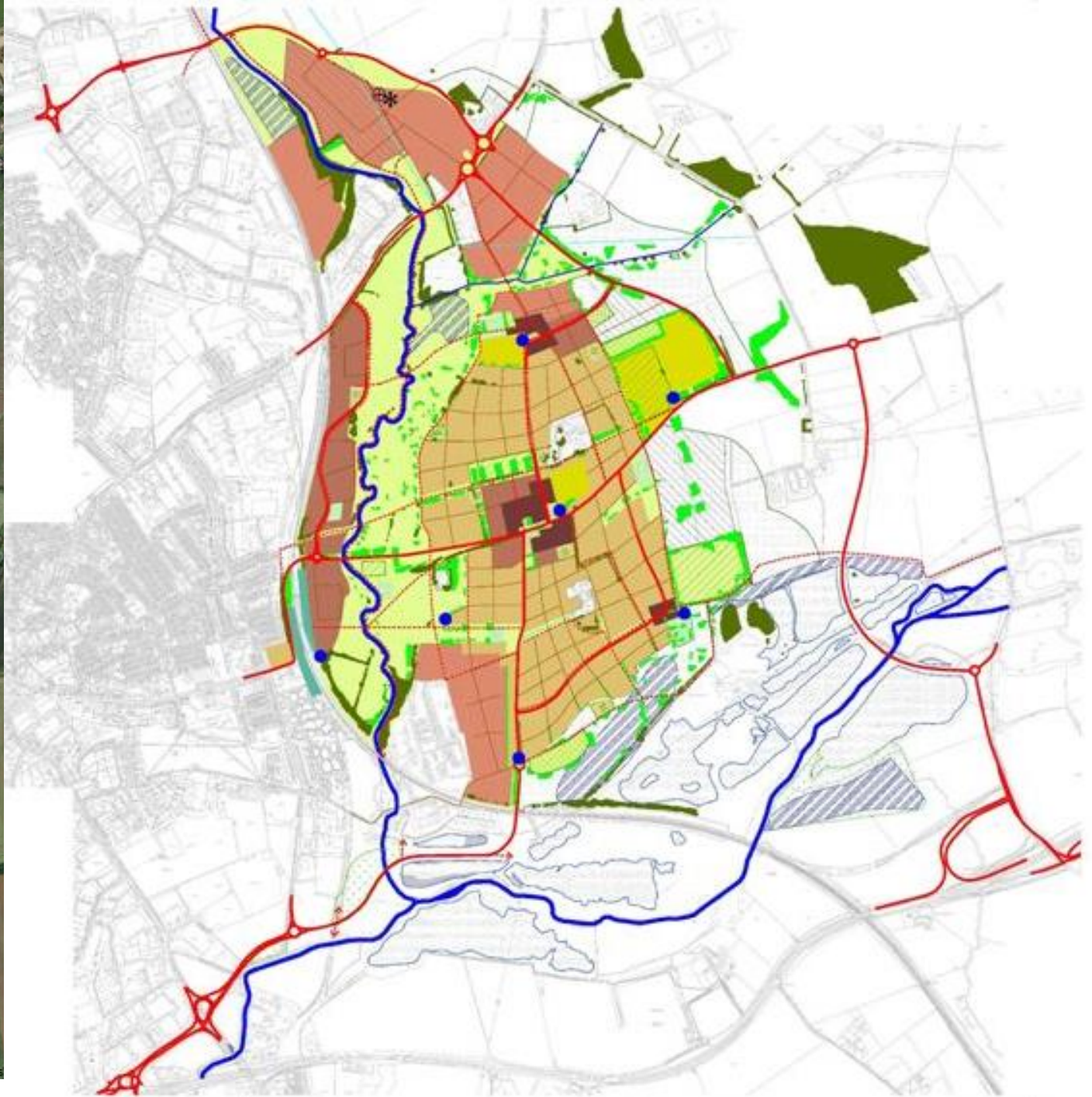


# Using compulsory purchase powers

Wellingborough Borough Council helping to achieve land assembly with Bovis for Wellingborough East



Imagery ©2014 DigitalGlobe, Getmapping, Inc, Infoterra Ltd & Blues



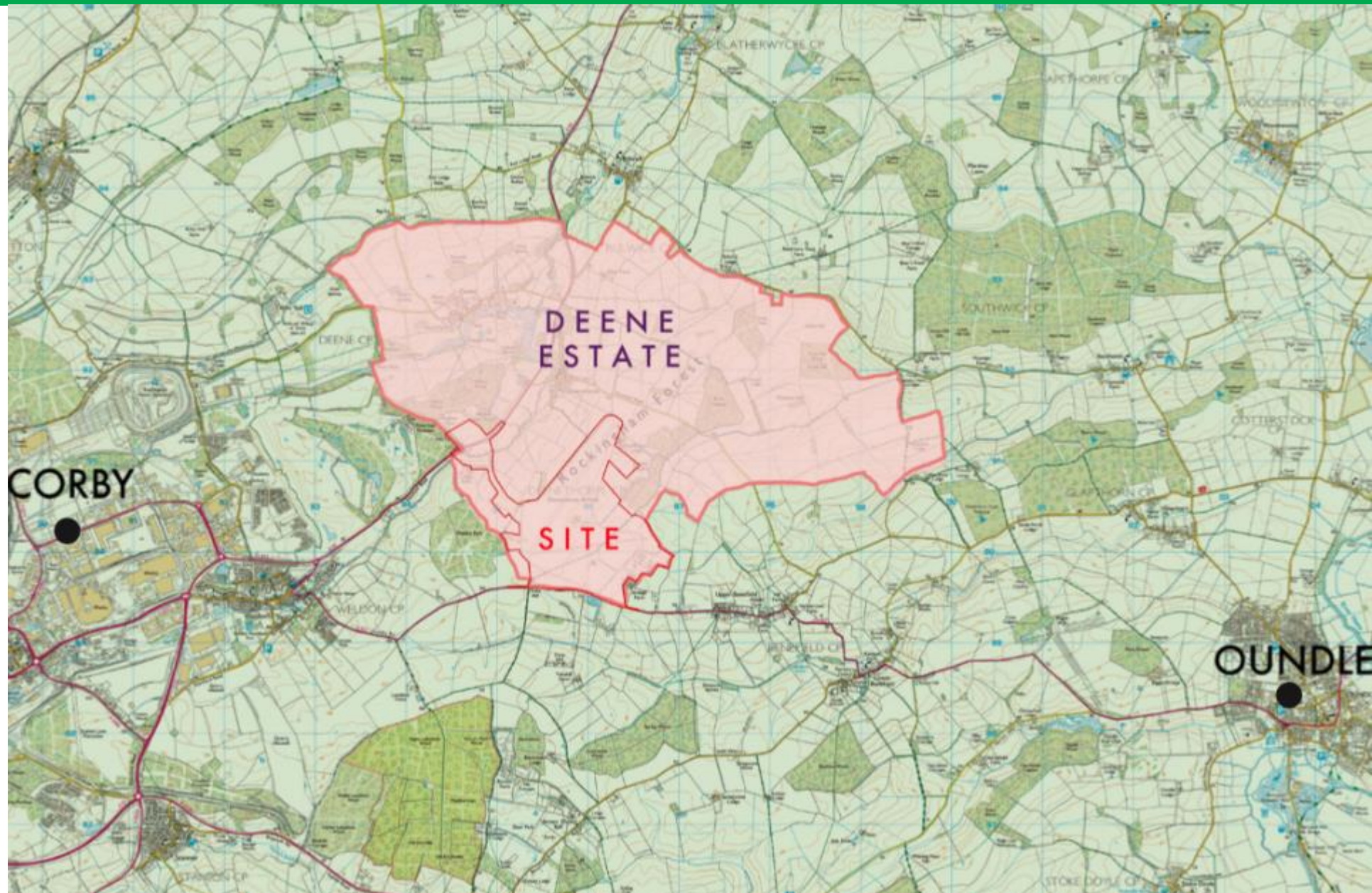
- Needs to be a compelling case in the public interest for the acquisition of the properties considering the benefits
- All costs incurred by the council, including compensation payments and the administrative costs of processing the order, funded by the developers by way of Deed of Costs Indemnity with the council
- Takes a long time, but in the context of the scale of the transformational change planned, its worth it
- Organised through the project team, not part of the planning “day job”



# Leverage –policy tools

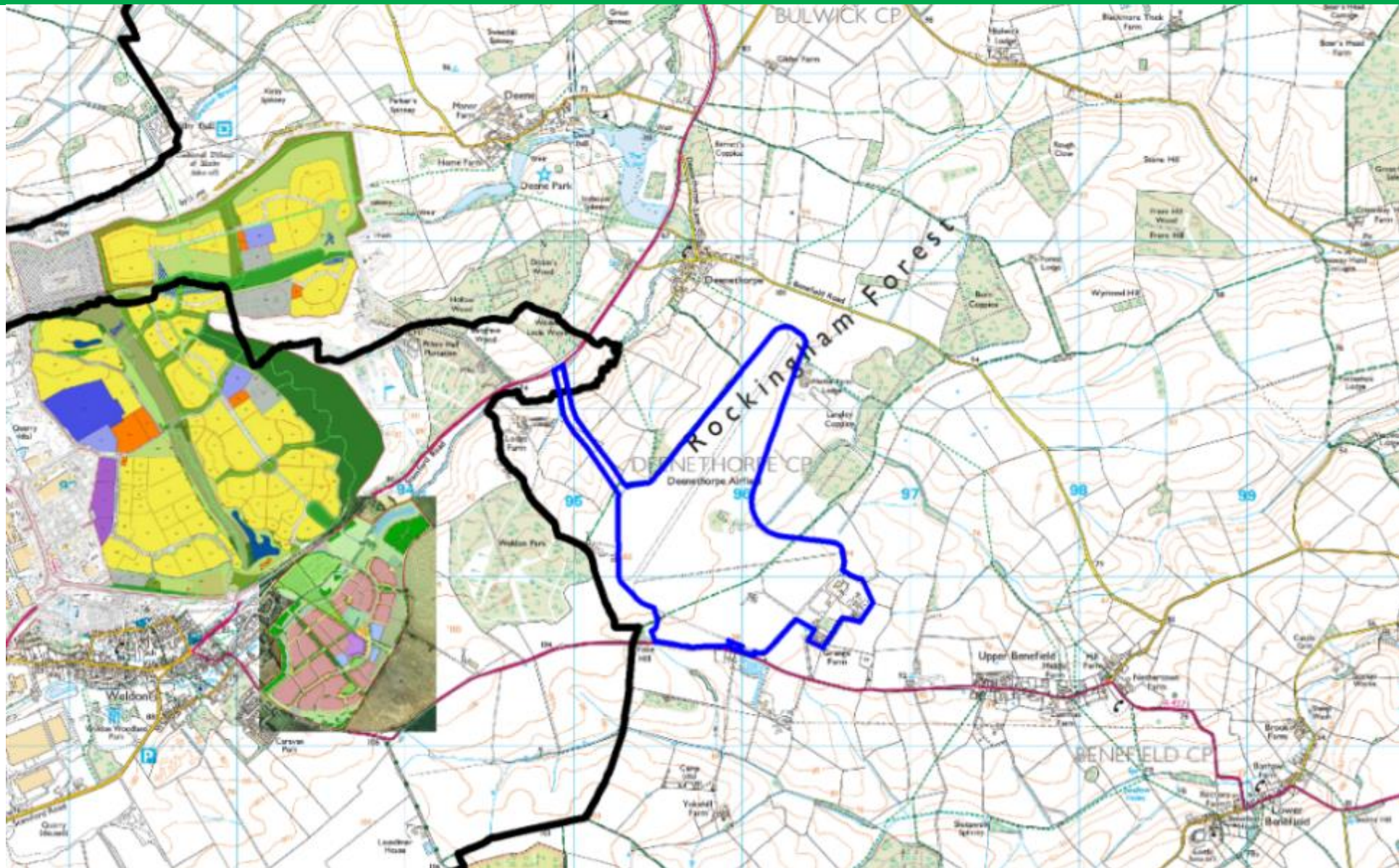
- Tresham Garden Village, East Northamptonshire

# Location





# Location

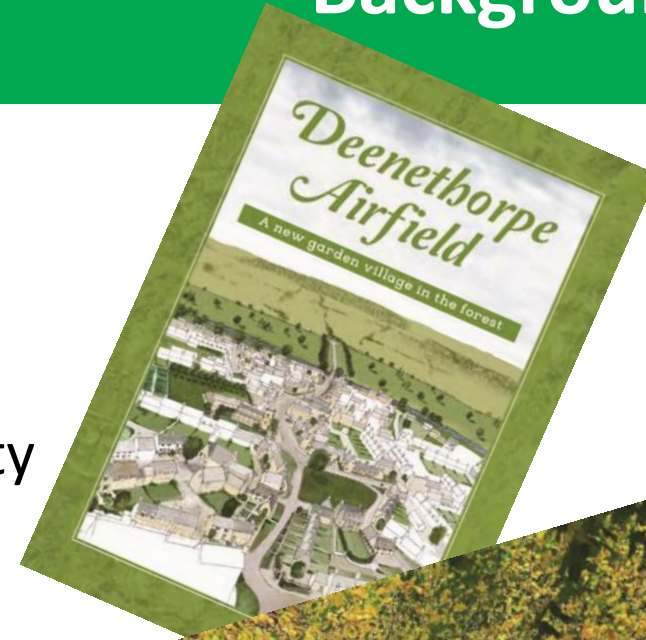




# Background

Garden Village promoted through preparation of Joint Core Strategy

- ENC supportive, others cautious
- Policy 14 - opportunity for additional growth if quality high enough
- Enabling policy – not an allocation
- Requires a masterplan and delivery strategy and joint work on cross-boundary issues
- “A model for sustainable rural living, with exemplary standards of design, construction and community facilities, made possible by the long term commitment of the Deene Estate”



# The power of policy: Joint Core Strategy Policy 14

<b>Environmental impacts</b> <ul style="list-style-type: none"> <li>○ Avoid</li> <li>○ Minimise</li> <li>○ Mitigate</li> </ul>	<b>Carbon neutral</b> <ul style="list-style-type: none"> <li>• Construction</li> <li>• Energy</li> <li>• Trees</li> </ul>	<b>Effective use of brownfield land</b> <ul style="list-style-type: none"> <li>○ Restore landscape</li> <li>○ Replace aviation &amp; storage uses</li> </ul>	<b>Support rural economy</b> <ul style="list-style-type: none"> <li>• Premises</li> <li>• Broadband</li> <li>• Training</li> </ul>
<b>Hub for rural services</b> <ul style="list-style-type: none"> <li>▪ Schooling</li> <li>▪ Health care</li> <li>▪ Community</li> <li>▪ Shops</li> </ul>	<p><i><b>“A model for sustainable rural living, with exemplary standards of design, construction and community facilities, made possible by the long term commitment of the Deene Estate”</b></i></p>		<b>Balanced &amp; mixed community</b> <ul style="list-style-type: none"> <li>○ Affordable housing</li> <li>○ Later-life housing</li> <li>○ Custom &amp; self-build</li> </ul>
<b>Sustainable water treatment &amp; status of Willow Brook</b>	<b>Transport choice &amp; connectivity</b> <ul style="list-style-type: none"> <li>○ Footpaths &amp; cycleways</li> <li>○ Public transport</li> <li>○ Electric vehicles</li> </ul>	<b>Strengthen Green Infrastructure</b> <ul style="list-style-type: none"> <li>• Landscape</li> <li>• Biodiversity</li> <li>• Recreation</li> </ul>	<b>Stewardship</b> <ul style="list-style-type: none"> <li>▪ Community governance</li> <li>▪ Long term management</li> </ul>

# Joint Core Strategy

JCS Inspector:

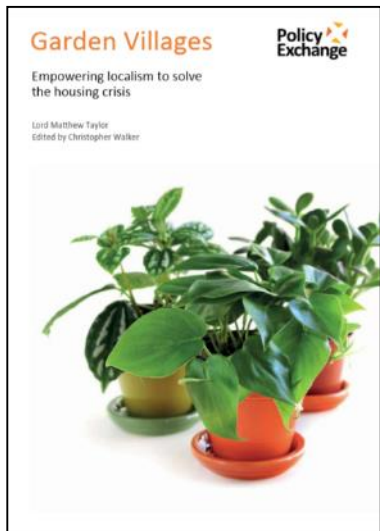
***“...the available evidence indicates that Deenethorpe Airfield constitutes an appropriate and sustainable opportunity for the creation of a new community or Garden Village that seems likely to prove viable and deliverable within the plan period.... the proposals for this site in policy 14 are sound, as modified, and consistent with the relevant national policies in the NPPF.”***

JCS adopted July 2016



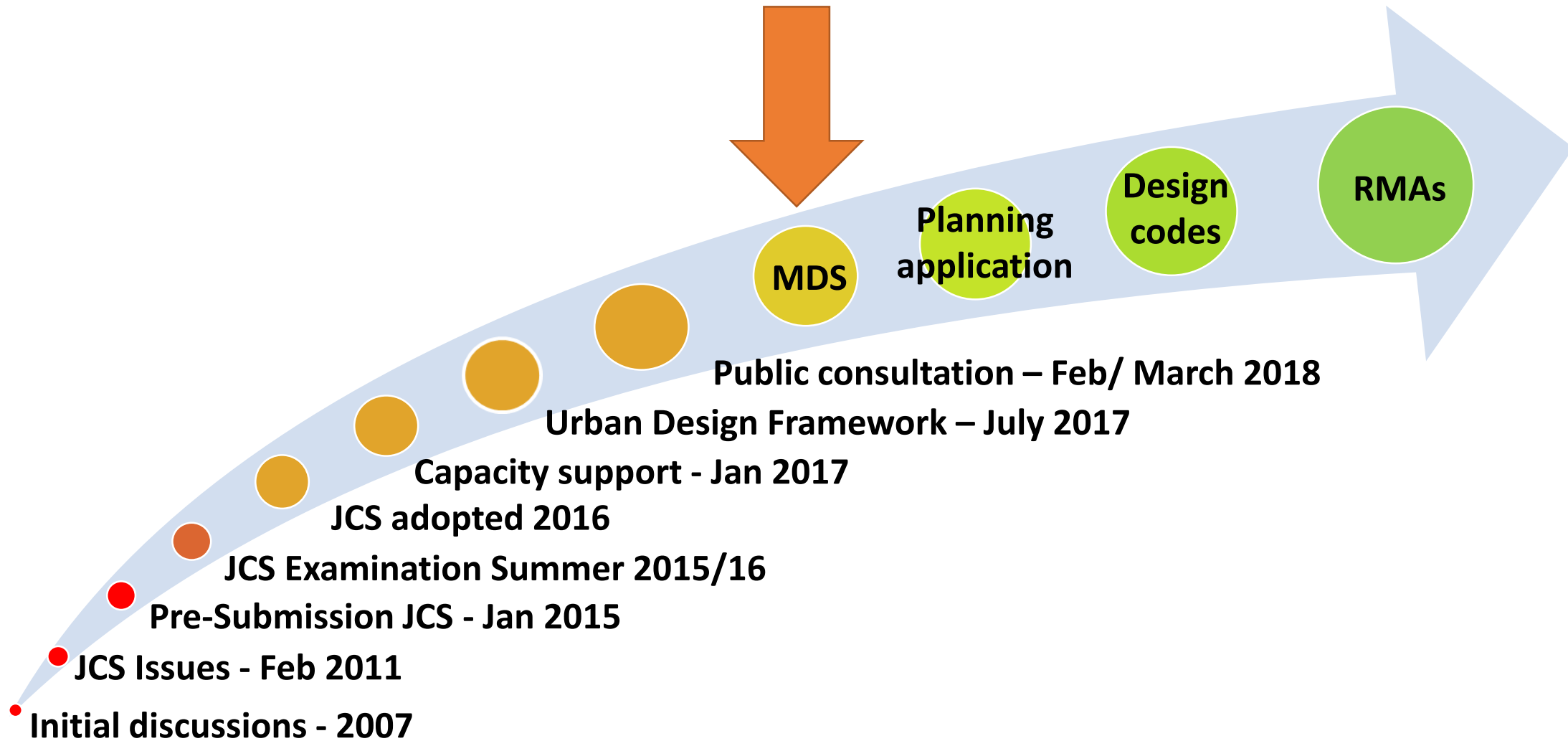


# Government support

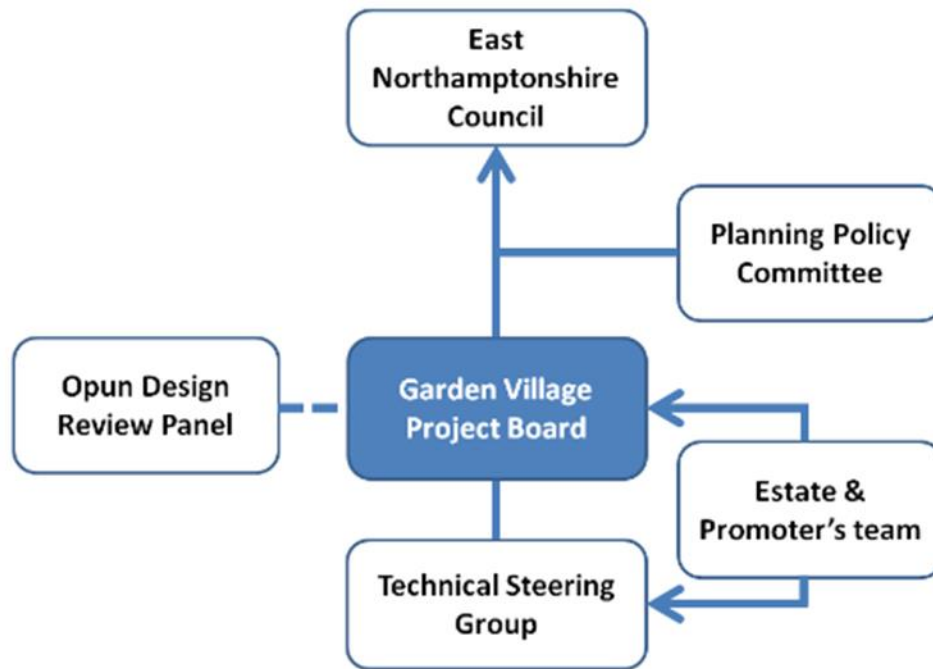


- Council secured capacity support January 2017 - one of 14 Garden Villages to share £6m over 2 years
- Delivery enabling funding plus expertise, brokerage and access to funding streams
  - Planning capacity
  - Design input/ review
  - Delivery mechanisms
  - Viability support
  - Housing strategy
  - Ecosystem services
  - Custom & self-build

# Progress of the Garden Village proposal



# Scheme evolution



- ENC Project Board – ENC, NCC, Benefield PC, Deene & Deenethorpe PC
- Nov 2016 'day of days' to test emerging masterplan and push innovation





# What does exemplary mean for Tresham



## Tresham Garden Village:

- Tresham “Day of days”
- 2 x Design Review workshops on the masterplan
- Extra support on key topics
- Bring in help through Design Review Panel – reviews, workshops and people

# Master steps to the masterplan

- Independent design review with OPUN
- External design expertise and urban design framework critical friends
- Commissioning of technical work
  - Housing strategy
  - Custom & self-build
  - Ecosystem services
  - Space syntax
  - Stewardship
  - Cost consultant
- Positive, collaborative process
- Assessment of deliverability supported by HCA consultant





# Urban Design Framework July 2017

- Basic structure of landscape and movement
- Supported by Opun Design Review Panel
- Endorsed by Project Board and PPC
- Basis for masterplan development
- Council considered draft MDS November 2017





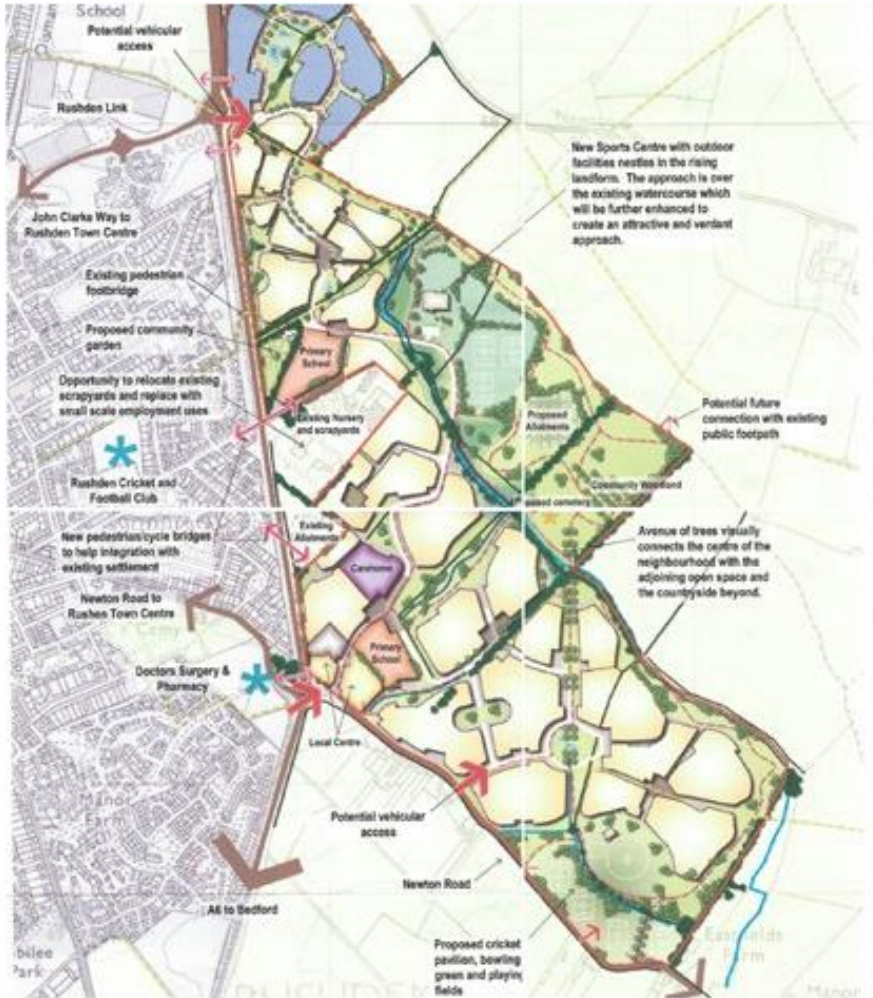


# Rushden East

- **Assisting with critical friends – LDA, Design Review Panel and workshops**



# Using Space Syntax - Are the streets in the right place?







Now moved to appointment of own masterplan team to produce a UDF and delivery strategy

Funded as at Tresham, with capacity funding from Garden Communities funding stream from Homes England

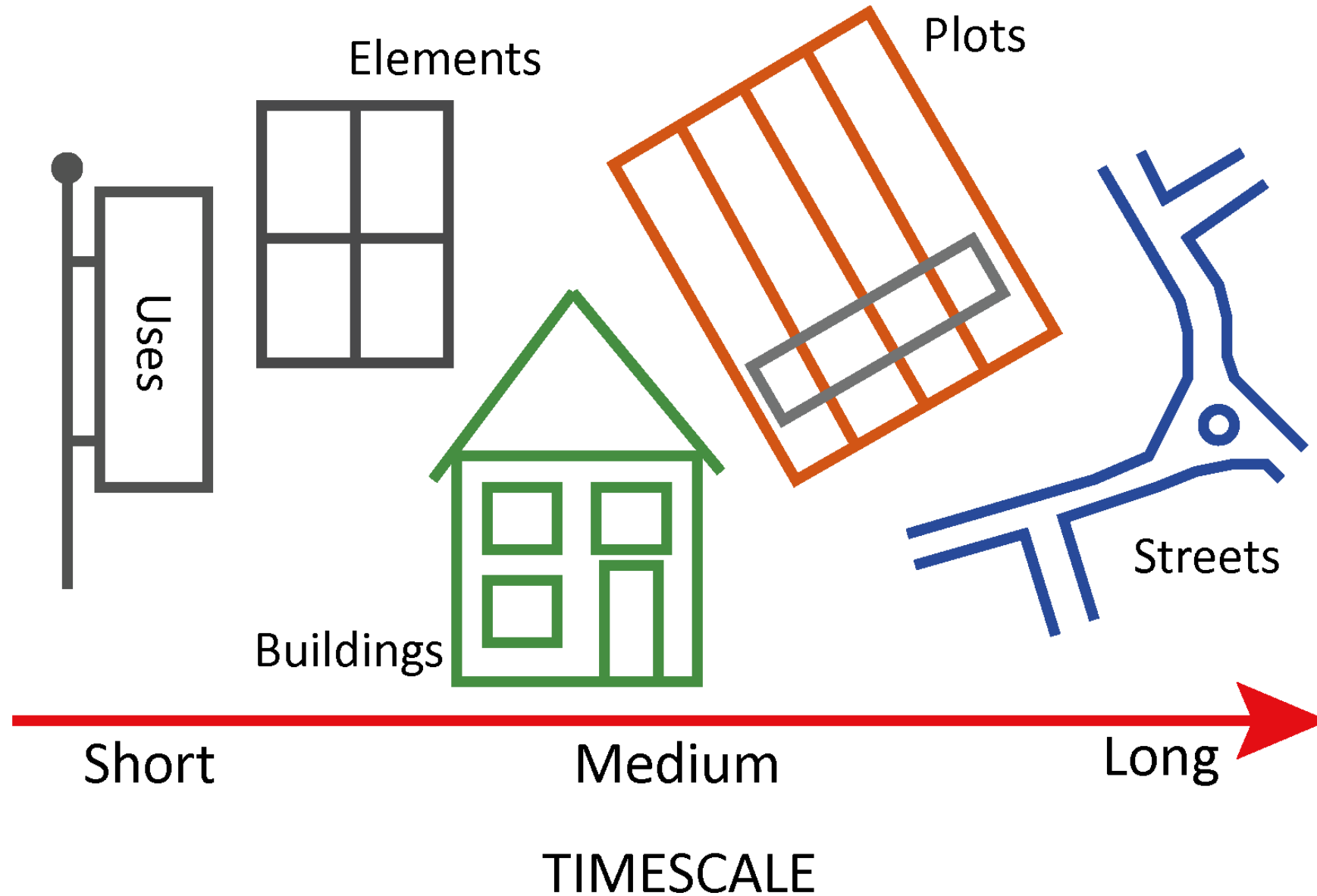
# Tools and Techniques to implement quality everywhere!



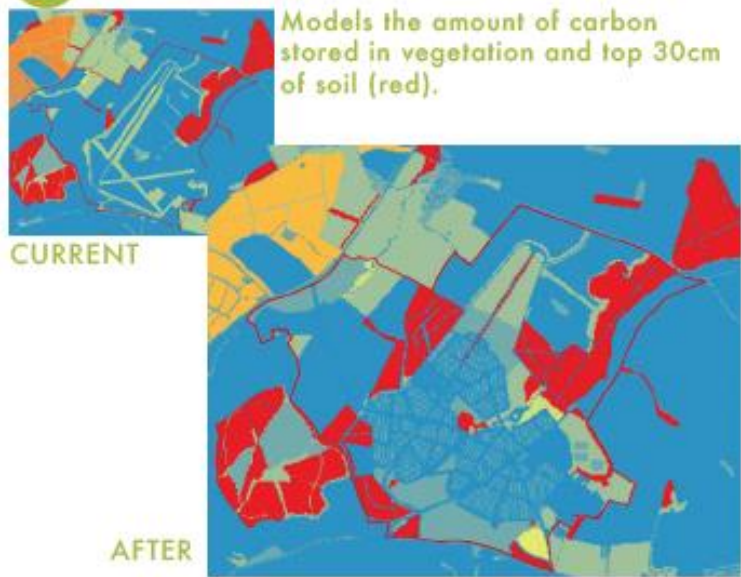


# Focus on the things that last the longest - **STREETS** **AND LANDSCAPE**

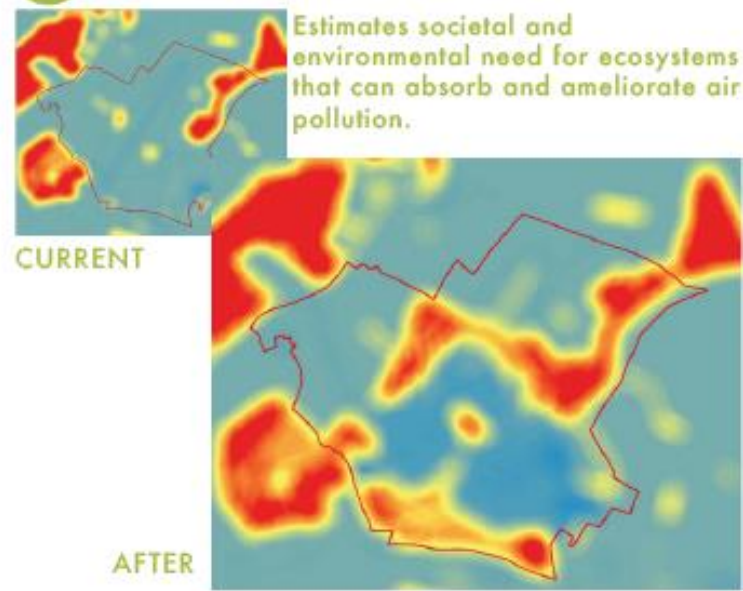
# CYCLES OF CHANGE:



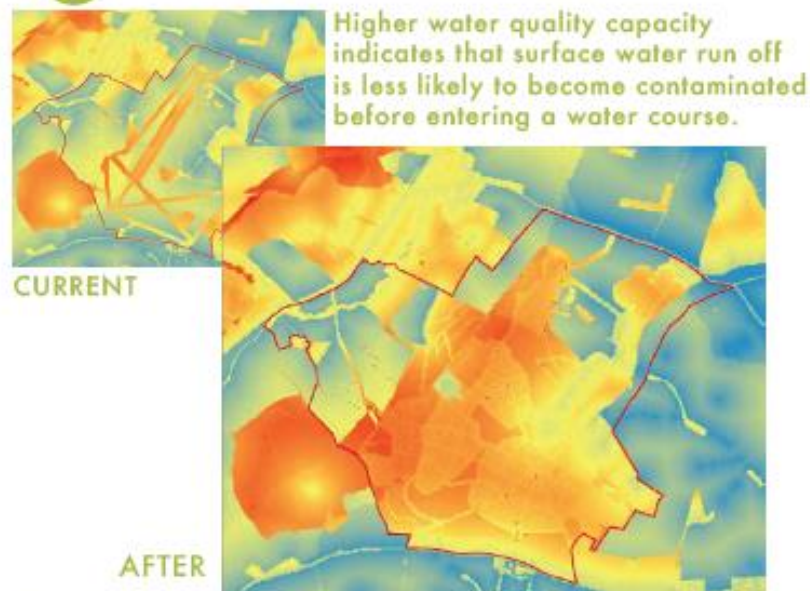
### 1 CARBON STORAGE CAPACITY



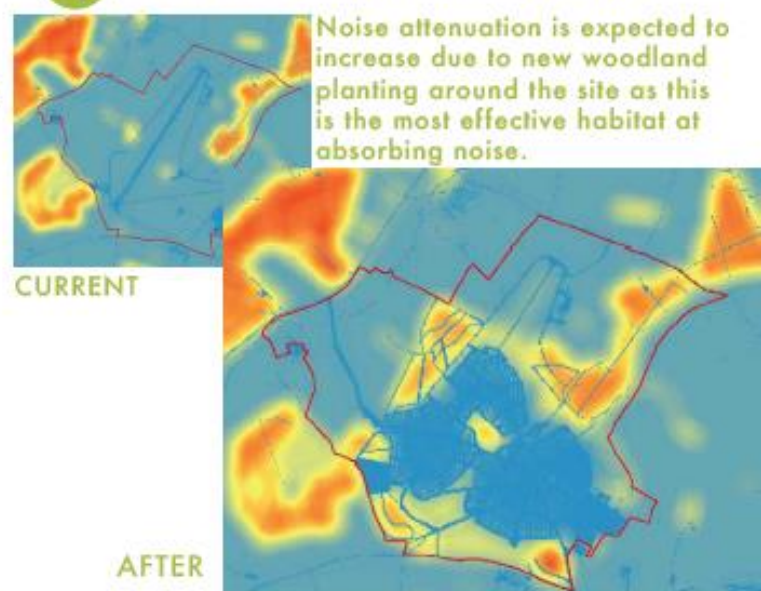
### 2 AIR PURIFICATION CAPACITY



### 3 WATER QUALITY CAPACITY



### 4 NOISE REGULATION CAPACITY



Net gain and urban design

Ecosystems Services at TGV, and emerging Nat Capital account



# In house Design Surgeries

1 per month on pre-apps

Use BfL12 to structure

Multi-disciplinary approach

Getting the basics right

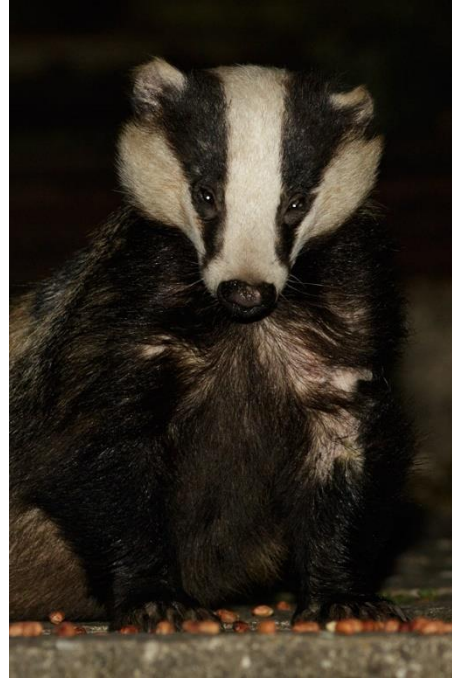
Smaller schemes



# Making a Multi-disciplinary approach happen



- Single focus silos, forgetting the big picture – happens as much in private practice as in public





# In house Design Surgeries

1 per month on pre-apps

## Use BfL12 to structure

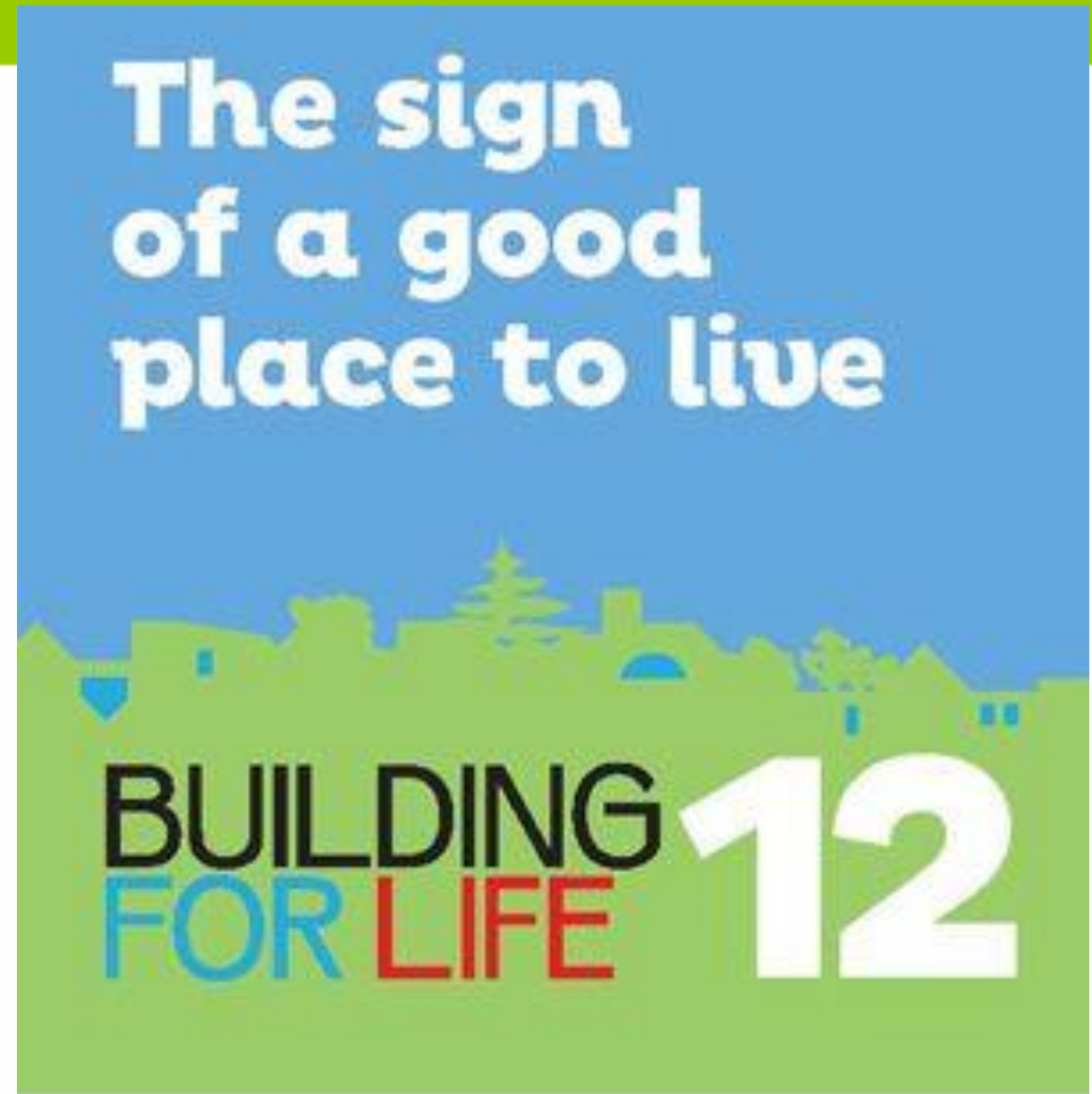
# Multi-disciplinary approach

# Getting the basics right

## Smaller schemes



# Use Building for Life 12



# **You can't know everything - Get in expertise**

## **LPAs denuded of expertise – Ways we have tried to address that in North Northants:**

**Design Review panel**

**Specialist LPA consultancy (Place Services)**

**Other emerging options - Public Practice**





## Make sure you have the right skills in place, and a process to fund them – pre app charging

Councillors have an important role to play in ensuring that their local authority has in place the right level of design skills to secure an informed and proactive planning process

### DESIGN SKILLS IN ENGLISH LOCAL AUTHORITIES



URBAN  
DESIGN  
GROUP

Place  
alliance

Based on the responses of 204 local authorities across England, the research concluded:



#### 1 – IN-HOUSE URBAN DESIGN CAPACITY IS VERY LOW

- o Almost half of local planning authorities have no dedicated in-house design capacity at all
- o Of those that do, most have only a single officer often covering design as one part of a larger role
- o Only around 10% have what might be referred to as an urban design / place-making team (more than two people)
- o There is an increasingly heavy reliance on conservation staff to double up as urban design officers, and a significant reliance on external consultants (with all the cost implications that will occur)
- o It appears that non-specialist planning officers are making the key decisions in relation to design schemes of all types, including public realm schemes and the preparation of design guidance.



#### 2 – CAPACITY IS DECLINING OVER TIME

- o For those with urban design skills in-house, there has been a slight drop in capacity over the last five years
- o The figures, however, hide a significant move to role sharing, with urban design now a typically only a fractional responsibility within a larger role, e.g. conservation and design, and no longer conducted by an officer or team with specialist design expertise.

# Make the most of pre-app charging/other income sources

- Harlow Council – funding specialist design input via Place Services
- Essex County Council – funding Highways design input
- Swindon entrepreneurial approach – charging for consultancy work for Neighbourhood Plan groups and to bring forward their own sites

## Shared Networks - Design Officers Group, issues workshops

DOG – meet every 8 weeks, shared knowledge and workload, presentations – fire, Police, dark skies campaign

Shared training – Building in Context, Manual for Streets – easier to attract external presentations when targeting 4 LPAs through 1 organization.

Site Visit Club – officers and cllrs. In North Northants and around.

Shared workshop visits – Highways visits to Poundbury, Trumpington Meadows Cambridge and New Hall Harlow





# Monitoring

- [www.nnjpdu.org.uk/design](http://www.nnjpdu.org.uk/design)
- Lessons Learnt
- Annual monitoring design quality assessments

## Design Quality and Building for Life 12:

Lessons learnt from assessments of developments in North  
Northamptonshire completed in the 2012-13 Monitoring period



# Parking survey: copy the Kent approach!



Photo survey

- <http://www.spacetopark.org/go/research/case-study>

### Key

- Garages - Off plot
- Undercroft Parking
- Allocated - Incurtleige
- Allocated - Off plot
- Unallocated / Visitor Parking

### Observation

- Car parked in accordance with design
- Car **not** parked in accordance with design







## As Built Case Study



102  
Houses

196 Allocated spaces  
of which 83 in garages  
(192% Parking ratio)

4 on-street



## Redesigned Case Study

based on findings of research



102  
Houses

176 Allocated spaces  
of which 59 in garages  
(172% Parking ratio)

101 on-street



Keep at it!







• Thank you!