



## Council – 8 November 2017

### Tresham Garden Village – Masterplan and Delivery Framework

#### Purpose of report

The purpose of this report is to update the Council on the preparation of the masterplan and delivery framework for Tresham Garden Village and to agree arrangements for completion of the masterplan, including delegated authority for the draft document to be finalised and consulted on prior to its consideration by the Council in April 2018.

#### 1.0 Background

- 1.1 Policy 14 of the North Northamptonshire Joint Core Strategy (JCS) identifies the potential to create an exemplary Garden Village at Deenethorpe Airfield. It sets out the criteria that must be met in order for the proposal to be acceptable, and requires this to be tested through the preparation of a masterplan and delivery framework. The working name for the project has subsequently become Tresham Garden Village. This commemorates the historic links between the Brudenell and Tresham families.
- 1.2 The Tresham Garden Village (TGV) Project Board, comprising ENC councillors and representatives from the two nearest Parish Councils, has worked with the Deene Estate and promoters to shape and test the proposals. The project is being managed for the Council by the Joint Planning and Delivery Unit (JPDU).
- 1.3 Capacity support from the Government was secured in March 2017 to assist with this process as one of 14 Garden Village projects across the country. This has provided funding for staff, specialist advice and technical studies, together with assistance from the Homes and Community Agency on viability issues. A key element of specialist input to ensure exemplary design standards has entailed masterplanning advice from TransForm Places (the centre for better neighbourhoods) and independent design review through OPUN (the architecture centre for the East Midlands).

#### 2.0 Draft Masterplan and Delivery Framework

- 2.1 Policy 14 and paragraphs 5.51-5.54 of the JCS outline how the masterplan should be prepared and consulted on in order to:
  - Take forward the vision for a sustainable garden village “of a character and scale in keeping with East Northamptonshire’s attractive small towns and villages, but which provides an exemplar of 21st Century standards of design, construction and community facilities”;
  - Consider “infrastructure requirements and any necessary matters of avoiding, mitigating or, as a last resort, compensating for environmental impacts”;
  - Provide “a delivery strategy to identify how a viable development can be implemented to the exemplary standards proposed”.
- 2.2 Good progress has been made to date, with the completion of extensive technical work and consultation with key stakeholders including a number of OPUN design reviews. In July the Project Board and Planning Policy Committee agreed an Urban Design Framework (UDF), which establishes the structure of the Garden Village in terms of landscape, movement and land uses (available [on ENC website](#)).
- 2.3 The UDF has provided the basis for subsequent detailed work on the masterplan and delivery framework. A presentation will be made at the meeting to explain how the proposals have progressed.

- 2.4 The aim had been to complete the masterplan for consideration by the Council on 8th November, allowing consultation over a six-week period before Christmas. However, the Project Board agreed at its meeting on the 23rd October that further work is necessary before consultation can take place. This relates in particular to:
- Clarification of some elements of the proposals, for example in relation to school provision and approaches to on-site energy generation and waste water treatment. It is important to clarify what is aspirational and what can be delivered confidently through each phase of development;
  - Further development of the range of street and route types shown in the masterplan, with technical and design teams working together to achieve the twin objectives of place quality and safety within the movement network of the Garden Village;
  - Completion of the viability assessment to test whether the exemplary standards and provisions set out in the masterplan can be achieved on the ground (i.e. to ensure that the masterplan does not promise things that the development cannot afford to provide). In this respect, the Project Board noted that a bid for Government Housing Infrastructure Funding (HIF) has been submitted to help cover substantial up-front costs of opening the site up for development;
  - Traffic modelling and consideration of potential off-site mitigation measures. This will include consideration of potential impacts of additional traffic using the A427 through Benefield and Weldon; the route through Glapthorn to the A605 to Peterborough/ A1; and cumulative impacts in the A43 corridor arising from TGV in combination with developments in Corby.
- 2.5 The Project Board has acknowledged that these issues need to be assessed through proportionate evidence at each stage in the planning process. For instance, in relation to transport impacts, the County Council's Northamptonshire Strategic Transport Model provided the reassurance at the JCS stage that the road network should be able to cope with the traffic arising from a new village in this location. More detailed traffic modelling is underway to look in finer detail at the likely distribution of traffic arising from the village, so that necessary off-site highway improvements and other mitigation measures including improved public transport can be identified. The headlines of this work are needed for the masterplan and delivery framework to ensure there are no "show-stoppers" and that potential costs of off-site works are factored into the viability assessment. However, the full Transport Assessment and Travel Plan for the Garden Village will not be finalised until the planning application stage.

### **3.0 Proposed programme**

- 3.1 It is important to maintain momentum on the Garden Village project in order to secure ongoing DCLG capacity support and to maximise opportunities to secure HIF or other Government funding.
- 3.2 The outstanding work referred to above will be considered by the Project Board at meetings on the 20th November and 4th January. The proposed housing mix (type, size and tenure) will be reported to the Housing Policy Working Party in December. Alongside the Project Board's consideration of these matters, the promoters and the Deene Estate will also need to be satisfied with the masterplan and viability of the development.
- 3.3 Following consideration by the Project Board on 4th January, it is recommended that the draft masterplan should be agreed for consultation under delegated authority to the Executive Director in consultation with the Chairman of the TGV Project Board, Chairman of Planning Policy Committee and Leader of the Council.
- 3.4 If all the necessary information is available, this delegation will allow consultation to be undertaken from 15th January to 26th February. It is proposed that the consultation programme for the draft masterplan should include a launch event for stakeholders and local media and public exhibitions at Weldon, Deene and Benefield. There will be

a consultation website with survey questions to seek feedback on the proposals generally (focusing on the subject matter of JCS Policy 14) and on specific aspects such as the opportunities for custom and self-build housing. The Planning Policy Committee will be invited to consider the masterplan at its meeting on 19th February.

- 3.5 Feedback will be considered by the Project Board in March and all councillors will be invited to a site visit before the finalised masterplan is considered by the Council at its meeting on 9th April. If the Council agrees the masterplan, a planning application for the Garden Village could be submitted in summer 2018.

#### **4.0 Equality and Diversity Implications**

- 4.1 There are no equality and diversity implications arising from this report. However, equality and diversity issues will be considered when finalising the consultation programme to allow as broad a range of people as possible to take part.

#### **5.0 Legal Implications**

- 5.1 There are no direct legal implications from this report.
- 5.2 The purpose of the proposed consideration in April of the final masterplan following consultation is for the council to satisfy itself that the masterplan satisfies the requirements of Policy 14 of the Joint Core Strategy.
- 5.3 It should be noted that agreement of any masterplan does not commit the council to the agreement of any subsequent planning applications, which must satisfy national and local planning policy requirements.

#### **6.0 Risk Management**

- 6.1 The key risks in relation to the project are monitored and managed by the Project Board. These include non-delivery or slippage in the masterplan timetable and failure to secure resources to develop or implement the masterplan

#### **7.0 Resource and Financial Implications**

- 7.1 There are no additional financial implications to this council arising from this report.

#### **8.0 Constitutional Implications**

- 8.1 Provision has been included in Part 3 Section 1 of the Constitution for delegation back to Council of determination of matters that would otherwise fall within the remit of the Planning Policy Committee

#### **9.0 Implications for our Customers**

- 9.1 Consultation on the draft masterplan will allow local people to comment on the design and delivery of one of the larger potential development in this district. The consultation programme will be designed to reach as many people as possible with a focus on those nearest to the site. A communications strategy will be agreed in relation to the consultation to inform and receive comments.

#### **10.0 Corporate Outcomes**


- 10.1 Consultation on the masterplan will assist in the delivery of Effective Partnership Working by facilitating dialogue with communities and developers.

## 11.0 Recommendation

11.1 It is recommended that the Council:

- i) Notes the progress on the masterplan and delivery framework for Tresham Garden Village and agrees the proposed programme for completion set out in Section 3 of this report;
- ii) Delegates authority for the consultation draft to be agreed, following further consideration by the TGV Project Board, by the Executive Director, in consultation with the Chairman of the TGV Project Board, Chairman of Planning Policy Committee and the Leader of the Council.

*(Reason: To enable the Garden Village proposal to be progressed in accordance with Policy 14 of the JCS).*

<b>Legal</b>	Power: <b>Various Planning Acts</b>				
	Other considerations:				
<b>Background Papers:</b> North Northants Joint Core Strategy					
<b>Person</b>	<b>Originating</b>	Andrew Longley, Head of Joint Planning Unit			
<b>Report:</b>		☎ 01832 742359 ✉ AndrewLongley@nnjpu.org.uk			
<b>Date:</b> 26/10/17					
<b>CFO</b>		<b>MO</b> 26/10/17		<b>CX</b>	

