



Planning Policy Committee - 23rd April 2018

Tresham Garden Village Masterplan and Delivery Strategy

Purpose of report

The purpose of this report is to:

1. Seek feedback from the Committee on the consultation Masterplan and Delivery Strategy prepared for Tresham Garden Village; and
2. Endorse its conformity with Policy 14 of the North Northamptonshire Joint Core Strategy

Attachment(s)

Appendix 1: Tresham Garden Village Masterplan and Delivery Strategy, February 2018

[Tresham Garden Village Proposals](#)

1. 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 outlines how a masterplan and delivery strategy 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”.
- 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.
- 1.3 Capacity support was secured from the Government in March 2017 for TGV as one of 14 Garden Village projects across the country. This has provided funding for staff, specialist advice, technical studies, and independent design review. Homes England has provided advice on viability/ delivery issues.
- 1.4 In July 2017 the Project Board and Planning Policy Committee endorsed an Urban Design Framework (UDF), which establishes the structure of the Garden Village in terms of landscape, movement and land-uses. This has provided the basis for subsequent detailed work on the proposals.

- 1.5 The Council on 8th November 2017 delegated authority for the consultation draft masterplan and delivery strategy to be agreed following consideration of outstanding issues by the Project Board. The Planning Policy Committee was updated on progress in February and the Project Board subsequently endorsed the consultation document on the 20th February.
- 1.6 The draft masterplan and delivery framework is provided as Appendix 1 to this report. Hard copies of the proposals will be available at the meeting, however if Committee Members require a copy before the meeting, please contact the Democratic Services Officer. A presentation will be made to the meeting. The views of the Planning Policy Committee will be taken into account by the promoters and Project Board before the Council considers the final masterplan and delivery framework.

2. Development of the Masterplan and Delivery Strategy

- 2.1 Development of the Masterplan and Delivery Strategy has been facilitated through a close working relationship between local members, officers and the promotion team via a number of working groups. A Technical Steering group has been established with a focus on driving masterplanning, viability and delivery activities. This is supplemented by the independent OPUN Design Review Panel, comprising an interdisciplinary panel of experts which has reviewed the Masterplan at key stages.
- 2.2 These work streams are reported to the Project Board, as described at para. 1.2, which has been established to shape the development proposals through responsibilities including agreeing the key outcomes and project plan, and ensuring a policy compliant masterplan and delivery strategy. The Board has also ensured that key local concerns associated with development at the site, such as traffic generation and flood risk, have been considered in the development of the Masterplan and Delivery Strategy, recognising that further detailed technical work will be required for any subsequent planning application.
- 2.3 Homes England's viability consultant GVA has undertaken a viability assessment of the masterplan proposals. This indicates that it should be possible to deliver a viable development, to the standards proposed, provided that funding can be secured to meet the high up-front costs of infrastructure, and that the landowner takes a reasonable and long-term approach to land value receipts. The Council's recent bid for Housing Infrastructure Funding to assist with infrastructure costs was unsuccessful (largely on prematurity grounds given that no planning permission is in place) but Homes England has reiterated its support for the Garden Village and officers are continuing to work with the promoters to explore potential funding sources.

3. Consultation and Programme Update

- 3.1 The site promoters have recently completed a six week consultation on the draft Masterplan and Delivery Strategy, running from 5th March to 16th April. This has entailed public exhibitions held at Benefield Village Hall (6th March), Weldon Cricket Club (8th March) and Deene and Deenethorpe Village Hall (9th March). The promoters' consultancy team were in attendance to discuss the proposals and background work and officers of the JPDU were also present. The exhibitions were publicised through adverts in the Northamptonshire Telegraph (w/c 22nd February and 1st March) plus the Nene Valley News. There was also a leaflet drop to residents in the local area on Friday 23rd February. All of this has been supplemented by a dedicated website (www.treshamvillage.uk).

- 3.2 A launch event for key stakeholders preceded the start of the public consultation. This was held at the Deene Estate on February 26th and was followed by a site tour. Lord Matthew Taylor, author of the influential Policy Exchange report on Garden Villages, was in attendance to provide an opening address. Local Members and the Chairman and Vice Chairman of this committee were among those invited to attend.
- 3.3 Following the end of the consultation process, responses will be reviewed by the promoters and the Project Board, with a view to making amendments to the Masterplan and Delivery strategy as necessary. This will include feedback received from this committee. The aim is to report the final Masterplan and Delivery Strategy to a special meeting of the Council on 19th June for endorsement. If this is agreed, this finalised masterplan and delivery strategy will be an important material consideration when determining the subsequent planning application, which the promoters intend to submit in summer 2018.

4. Outstanding Issues and Policy Compliance

- 4.1 As the Masterplan and Delivery Strategy is a draft document, there are still issues to be addressed ahead of the submission of a planning application. These include the strategy for secondary school provision (p. 72 - Masterplan Section 5 – Delivery Strategy), the most appropriate Energy Strategy to follow (see p. 45 - Section 2 – A Connected Community) and Stewardship arrangements (p. 78 - Section 5 – Delivery Strategy) in the context of Policy 14 requirements. These issues are continuing to be developed by the promotion team and will be aided by relevant responses received to the consultation.
- 4.2 Notwithstanding these outstanding issues, officers are satisfied that overall, the Masterplan and Delivery Strategy conforms to the requirements of JCS Policy 14 as summarised in paragraph 1.1 above. This is addressed in greater detail through Masterplan Section 6 (Conclusion) where Policy 14 criteria are outlined, with details as to how the proposals have addressed each requirement in turn. It is recommended that the Planning Policy Committee endorse this view.

5. Equality and Diversity Implications

- 5.1 There are no equality and diversity implications arising from this report

6. Legal Implications

- 6.1 There are no legal implications arising from this report.

7. Risk Management

- 7.1 There are no significant risks arising from this report.

8. Resource and Financial Implications

- 8.1 There are no resource or financial implications arising from this report.

9. Constitutional Implications

- 9.1 There are no constitutional implications arising from this report.

10. Implications for our Customers

10.1 There are no customer service implications arising from this report.

11. Corporate Outcomes

11.1 The Corporate Outcomes to which this project contributes are:

- Good Quality of Life – sustainable development, strong communities, high quality built environment, improved housing and public health;
- Effective Partnership Working – effective joint working with neighbouring local planning authorities in accordance with the statutory “Duty to Cooperate” and with Town/Parish Councils and neighbourhood planning groups to ensure a flow of information with a view to informing proposals accordingly;
- Effective Management – contributing towards attainment of housing land supply and attainment of local housing needs as well as the opportunity to generate additional economic growth;
- Knowledge of Customers and Communities – ensuring that an appropriate mix of housing is delivered, including affordable dwellings, to address local needs.

12. Recommendations

12.1 It is recommended that the Planning Policy Committee:

1. Supports the draft Masterplan and Delivery Strategy for Tresham Garden Village and provides feedback on any matters that it feels should receive further consideration; and
2. Endorses the conformity of the draft Masterplan and Delivery Strategy with Policy 14 of the North Northamptonshire Joint Core Strategy;

(Reason: To provide the Committee’s input on a strategic development proposal, which is being progressed in accordance with Policy 14 of the JCS)

Legal	Power: Town and Country Planning (Local Planning) (England) Regulations 2012 Neighbourhood Planning (General) Regulations 2012 (as amended)				
	Other considerations: National Planning Policy Framework North Northamptonshire Joint Core Strategy (July 2016)				
Background Papers: None					
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Date: 5 th April 2018					
CFO		MO		CX	