

# 06

## CONCLUSION

- Delivering environmental, social and economic benefits
- Meeting the criteria in JCS Policy 14
- Adhering to 21st Century Garden City Principles

The special Rockingham Forest location of the site and its place within the wider Deene Park Estate, creates the opportunity for a new community embedded within a rich landscape. Tresham Garden Village is a 'Village in a Farm' that the landowners are proud to play a fundamental part in creating for the benefit of future generations and contributing to the overall economic, social and environmental prosperity of the local area.

The proposals respond to the unique opportunity that the site and surroundings present to create an exemplar new settlement; a rural, vibrant and modern place to live and work.

Tresham Garden Village will deliver significant environmental, social and economic benefits:

- Regeneration of airfield memorialises the sites WWII cultural heritage as part of the place-making strategy
- Strengthening existing woodland in line with the Rockingham Forest For Life scheme
- Extensive new habitats, net biodiversity gain and improvement to local water quality
- Creation of homes, jobs and services to support future residents
- Reinvention of the local vernacular to deliver beautiful, highly energy efficient buildings
- A new model of rural employment focused on enterprise and entrepreneurship
- Sustainable transport including "Electric Tresham" car sharing scheme and an electric "Tresham Shuttle" bus service

- Improved access to existing green space and extensive access to new green space
- Creation of new walking and cycling routes that encourage active and healthy lifestyles and connect into wider Greenway and Sustrans networks
- A food-positive community with private and communal spaces for cultivation including street fruit trees and community allotments

At a high level, the combined landscape-led and passive solar urban design approach is novel, exemplary and deliverable.

Drawing on a wealth of expert input the proposals work towards a landscape and energy strategy that aim to achieve net biodiversity gain and carbon and water neutrality. A range of options have been explored, and as more detailed analysis is carried out the most appropriate solutions will be further defined.

Natural Capital Accounting and ecosystems services assessments have shaped the current masterplan. The application of this approach to a planned development of this scale is ground breaking and will continue to inform further development of a detailed masterplan.

The vision is to transform the airfield into a rural, vibrant and modern community that also becomes a new gateway to the stunningly rich landscape of the Rockingham Forest.

The community at Tresham Garden Village will benefit from easy access to sustainable transport choices and achieve a high level of self-containment with appropriate services, education, community facilities and jobs to support the day-to-day lives of residents and employees who will have a fantastic quality of life.

Long-term stewardship will be coordinated by the Tresham Garden Village Trust.

The proposals set out in this Masterplan & Delivery Strategy respond to local, regional and national calls for sustainable new development, and address the specific criteria set out in Policy 14 of the North Northamptonshire Joint Core Strategy.

A strong vision for the regeneration of Deenethorpe Airfield has been presented and it is anticipated that this be realised through continued collaboration and joint working between the landowner, developer team and local authority.

The table on the following pages summarises how Tresham Garden Village meets the specific criteria set out in Policy 14 of the Joint Core Strategy, 'Deenethorpe Airfield Area of Opportunity'.

The final page answers how the development has been guided by the 21st Century Garden City Principles which provide the robust framework for the planning and delivery of new settlements that enhance their natural environment, provide high quality affordable housing and local job opportunities in beautiful, healthy and sociable communities.

## POLICY 14 - DEENETHORPE AIRFIELD AREA OF OPPORTUNITY

POLICY 14	TRESHAM GARDEN VILLAGE MASTERPLAN RESPONSE
<p>a) Create 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, including through the use of pre-set design codes.</p>	<ul style="list-style-type: none"> <li>• A range of flexible homes including bungalows, retirement homes, family homes and live/work homes</li> <li>• Exemplary design and construction techniques including a Fabric First approach and Passive House (or equivalent) standards</li> <li>• A robust Employment Strategy including a range of employment spaces and courtyards, as well as light industrial workshops and agricultural spaces</li> <li>• Tresham Garden Village Trust will provide long-term stewardship, ongoing management and a regulatory body for implementing pre-set design codes</li> </ul>
<p>b) Provide for the new village as a whole to be carbon neutral through:</p> <ol style="list-style-type: none"> <li>i. Buildings utilising contemporary construction techniques and exemplary construction standards and including systems to reduce their energy demand;</li> <li>ii. A bespoke energy strategy including the production of heat and electricity from renewable and low carbon sources to provide at least 80% of energy requirements on site;</li> <li>iii. Investing in tree planting in the Rockingham Forest.</li> </ol>	<ul style="list-style-type: none"> <li>• Bespoke Energy Strategy seeks first and foremost to reduce energy demand</li> <li>• Passive solar urban design across the site in street and building orientation</li> <li>• Well insulated dwellings with high building fabric efficiency</li> <li>• Passive House standard or equivalent</li> <li>• Anaerobic Digester currently being explored</li> <li>• Solar PV farm to provide renewable electricity</li> <li>• Internet of Things and smart city technology could dramatically reduce demand for energy and facilitate sharing schemes such as car pooling and the swap economy</li> <li>• At least 100,000 new trees contribute to the Rockingham Forest for Life scheme</li> </ul>
<p>c) Make effective use of previously developed land to restore despoiled landscape and remove the existing aviation activity and open storage uses.</p>	<ul style="list-style-type: none"> <li>• Aviation activity removed. Runway Avenue memorialises the WWII history of the site transforming the existing main runway into a tree-lined avenue</li> <li>• WWII Nissen Huts refurbished and utilised for Construction Skills Centre and workshops</li> </ul>
<p>d) Support the rural economy through:</p> <ol style="list-style-type: none"> <li>i. The provision of land and buildings for owner occupiers of small and medium sized enterprises and service providers to build to their requirements within the design code;</li> <li>ii. Ensuring extra land will be made available under 10 year options to allow successful enterprises to expand;</li> <li>iii. Installation of super-fast broadband for all businesses and community facilities and also allow for all dwellings to support home working;</li> <li>iv. Use of mechanisms to deliver apprenticeships and training opportunities in association with the construction phases for the new village;</li> <li>v. Provision of community food production to serve local businesses.</li> </ol>	<ul style="list-style-type: none"> <li>• Provision of land and some buildings for SME's</li> <li>• Extra land available within the masterplan allows successful enterprises to expand under 10 year options agreed with the Tresham Garden Village Trust</li> <li>• Superfast Northamptonshire shows the site under 3 stages: i. Fibre based broadband now available in parts of this area; ii. Superfast broadband expected in 2018. iii. Solutions for superfast broadband being sought.</li> <li>• Construction Skills Centre from day 1 located in phase 1 of development in existing airfield hangar</li> <li>• Mechanisms for delivering training to be agreed</li> <li>• Permanent Construction Skills Centre in refurbished WWII Nissen Huts (phase 3/4)</li> <li>• Radial community allotments, Community Orchards and Press House, Edible Streets, large gardens and opportunities for residents to set up localised productive spaces with prior permission from the Trust, all create the conditions for a food-positive community serving local businesses Tresham grown produce</li> </ul>

<p>e) Provide a hub for rural services, phased early in the development, through:</p> <ol style="list-style-type: none"> <li>i. Providing nursery and primary education within the new village and identify how secondary education will be provided in a way that complements provision in neighbouring communities;</li> <li>ii. The provision of appropriate health care facilities;</li> <li>iii. Provision of local shops and services including a range of spaces for the community use.</li> </ol>	<ul style="list-style-type: none"> <li>• Educational provision set out in the Delivery Section of this document</li> <li>• Health provision will be delivered as part of the Retirement Hub but accessible by the wider community. Details of this are being explored further</li> <li>• Local shops and services as well as a range of spaces for community use are identified across the village within the masterplan</li> </ul>
<p>f) Develop a balanced and mixed community, and address affordable housing needs through:</p> <ol style="list-style-type: none"> <li>i. Providing affordable housing including rented and shared ownership accommodation;</li> <li>ii. Specialist provision to meet the needs of an ageing population;</li> <li>iii. Opportunities for bespoke individual and community custom-build projects including self-build housing subject to the design code.</li> </ol>	<ul style="list-style-type: none"> <li>• Affordable housing provision to be agreed with the Local Authority</li> <li>• Retirement bungalows and co-location of services with wider community for maximum integration</li> <li>• Right to Build Task Force engaged in the project. Target to deliver 20% of homes as individual and community custom-build projects and self-build housing subject to the design code</li> </ul>
<p>g) Maximise integrated transport choice and connections to services and facilities in neighbouring settlements through the preparation and implementation of a Travel Plan to achieve modal shift, including provisions for:</p> <ol style="list-style-type: none"> <li>i. A network of dedicated pedestrian and cycle links throughout the new village, with direct and clearly defined connections to neighbouring towns and villages;</li> <li>ii. A road network that allows the village to be served by public transport with the minimum possible diversion of services from the A427 to deliver viable public transport services to Corby and Oundle at the earliest possible opportunity;</li> <li>iii. Improving the highway network with a link between the A427 and A43;</li> <li>iv. Comprehensive infrastructure and incentives to facilitate the use of electric vehicles.</li> </ol>	<ul style="list-style-type: none"> <li>• A detailed Travel Plan will accompany the planning application. The main goal of the Travel Plan is to help deliver the targeted 45% non-car travel (10% remain on site; 15% travel by bus; 10% car-share and 10% walk and cycle).</li> <li>• Specific measures to aid non-vehicular access and movement by Public Transport are included, with a full-time Travel Plan Co-ordinator proposed to run and manage all aspects of the Plan's delivery</li> <li>• No anticipated diversion of public transport (X4 bus service) from the A427</li> <li>• The "Tresham Shuttle" a dedicated fleet of 6 new 15 seater electric minibuses based on site would provide 10 minute frequency at peak times. The shuttle runs from Tresham through Priors Hall and on into Corby offering important links for local journeys including the largest employment area in Corby, Corby Business Academy, Corby Rail Station, The Cube and Tresham College</li> <li>• Car sharing is expected to cater for 10% of commuter movements</li> <li>• "Electric Tresham" comprises electric vehicles provided by the developers to support the car sharing initiative and managed by the Tresham Travel Co-ordinator to provide an exemplary and sustainable transport scheme</li> <li>• Existing highway network will be improved. The A43 provides the main access route into the village via a new roundabout</li> </ul>
<p>h) Provide a sustainable waste water treatment facility that means the requirements of the Water Framework Directive and secure improvements in water quality and surface water management.</p>	<ul style="list-style-type: none"> <li>• A localised waste water treatment facility is being explored. The masterplan provides land area to accommodate this</li> </ul>

<p>i) Strengthen the Green Infrastructure (GI), to enhance the landscape, prevent coalescence with neighbouring villages, support biodiversity, provide accessible opportunities for recreation and contribute to the Rockingham Forest for Life and wider Green Infrastructure links to nearby settlements through:</p> <ul style="list-style-type: none"> <li>i. Provision of parks, allotments and large private gardens;</li> <li>ii. Provision of significant areas of connected GI including new woodland, woodland pasture, agricultural meadows, open space and creative nature conservation including re-connecting the ancient semi natural woodlands of Weldon Park Wood to Langley Copse;</li> <li>iii. Creating an extensive walking, cycling and riding network with the new GI across the Deene Estate and into the wider area of the Rockingham Forest.</li> </ul>	<ul style="list-style-type: none"> <li>• The Landscape-Led Masterplan connects ancient semi natural woodlands of Weldon Park Wood and Langley Copse with over 100,000 new trees contributing to the Rockingham Forest for Life scheme</li> <li>• Extensive new GI drives the spatial layout of the village so that all residential areas are in close proximity to green spaces</li> <li>• New habitat creation includes wetlands, woodlands and meadows increasing biodiversity and pollination capacity</li> <li>• Masterplan responds to Natural Capital and Ecosystems Services Assessments</li> <li>• Walking, cycling and riding network with the new GI links to the wider Deene Park Estate and Rockingham Forest</li> </ul>
<p>j) Help achieve good ecological status on the Willow Brook, in accordance to the requirements of the Water Framework Directive, through contributing to protection and enhancement of its river quality elements and protecting ground water.</p>	<ul style="list-style-type: none"> <li>• On-site improvements and extensive new habitat creation will contribute positively to off-site water quality</li> <li>• The waste water treatment facility could also contribute positively and help to achieve good ecological status of the Willow Brook</li> </ul>
<p>k) Establish appropriate liaison and governance solutions by identifying the ways in which inclusive and continuous engagement, joint working and long term stewardship can be secured to deliver on the unique and exceptional garden village development.</p>	<ul style="list-style-type: none"> <li>• Appropriate liaison is already in place via an ongoing engagement with the Tresham Garden Village Board and Technical Steering Group as well as separate stakeholder meetings and environmental workshops</li> <li>• Joint working will continue well into the development cycle to deliver on the proposals</li> <li>• Long-term stewardship is a central to the project. The Deene Park Estate are fully committed to establishing appropriate governance</li> </ul>

# 21st CENTURY GARDEN CITY PRINCIPLES

Tresham Garden Village adheres to the Town & Country Planning Association (TCPA) 21st Century Garden City Principles in the following ways:

- **Land value capture for the benefit of the new community**

*Joint working between the local authority and the landowner to secure both private and public sector investment in Tresham Garden Village, combined with effective delivery mechanisms de-risks the development process allowing for long-term patient investment and quality place making.*

- **Strong vision, leadership and community engagement**

*The leadership shown by central government and the subsequent awarding of DCLG funding to the project has facilitated a strong commitment to the shared long-term vision for an energy efficient rural, vibrant and modern new community. Public engagement takes place regularly via the Tresham Garden Village Board and local parish council meetings.*

- **Long-term stewardship**

*Assets generated by the development will be managed on behalf of the community in perpetuity by a Tresham Garden Village Trust. The Trust would act as a regulatory body in addition to having a stewardship role with strong community presence made possible via a Trust office based in the village. Early on in the development this would take the form of a temporary space until more permanent premises are developed in the main village centre. The Delivery Strategy provides details on the remit of the Trust.*

- **Mixed-tenure homes and housing types that are genuinely affordable and meet the requirements of those most in need**

*Subject to further consideration at the planning application stage, including a detailed review of the scheme viability, an appropriate Housing Mix will be agreed between the development team and the local authority including 30% affordable homes with an additional 20% target for self and custom build across the scheme.*

- **A wide range of local jobs within easy distance from homes**

*Tresham Garden Village provides a model of sustainable rural employment that is underpinned by a commitment to weaving entrepreneurialism into the very fabric of the community whilst responding to the 'third industrial revolution'. This is made possible by designing in flexibility to homes and workspaces, and through the inclusion of employment courtyards as hubs of enterprise. In addition to this enterprising spirit, a retirement hub, country hotel, school and village centre will provide jobs. Overall a 1:1 job to household ratio is anticipated.*

- **Beautifully and imaginatively designed homes with gardens, combining the best of town and country to create healthy, vibrant communities**

*North Northamptonshire is home to some of the most charming and characterful villages in the UK. The Tresham Garden Village design team propose a reinvention of the local vernacular fit for the 21st Century. Beautiful, attractive, highly energy efficient buildings and, where appropriate Passive Houses, in sizeable plots.*

- **Development that enhances the natural environment, providing net biodiversity gain and using zero-carbon and energy-positive technology to ensure climate resilience**

*The proposed Urban Design Framework 'fixes' a healthy provision of new green-blue infrastructure securing extensive habitat creation across the site enhancing the natural environment, providing net biodiversity gain. The development aims to be zero carbon and utilise energy-positive technology to ensure climate resilience.*

- **Strong cultural, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods**

*Proposals facilitate a sociable neighbourhood at multi-scalar levels; from house to street to site wide. The WWII history of the site is embedded in the design securing its important cultural heritage. Fantastic recreational facilities include a cricket pitch, natural amphitheatre, as well as landforms inspired by local examples. The result is a walkable, vibrant and sociable place with a traditional village square that provides shopping facilities.*

- **Integrated and accessible transport systems, with walking, cycling and public transport designed to be the most attractive**

*Improved accessibility to local walking and cycling networks, including the Greenway and Sustrans routes, in addition to new dedicated walking and cycling routes across the village. An electric shuttle bus service connecting to local centres and an "Electric Tresham" car sharing scheme also encourages sustainable transport, making it the easiest way to travel.*

# MASTERPLAN IN CONTEXT

