



# Garden Villages and Towns: Planning for Children and Young People

February, 2018

*Briefing Paper*

Professor Peter Kraftl (PI)  
Dr. Sophie Hadfield-Hill (Co-I)  
Alex Laxton

School of Geography, Earth and Environmental Sciences,  
University of Birmingham

UNIVERSITY OF  
BIRMINGHAM

E · S · R · C  
ECONOMIC  
& SOCIAL  
RESEARCH  
COUNCIL



## TABLE OF CONTENTS

---

Introduction	3
The research base	4
Garden Villages and Towns – background	7
Progress	8
Key challenges and examples of emerging best practice	10
Recommendations	14
Garden Village project summaries	15
Resources	54
Contacts	55



In recent years, the UK Government announced its commitment to reignite large-scale house-building via new settlements through a programme of Garden Villages and Towns (GVT). Historically, however, a major population group with distinct needs – children and young people – has tended to be marginalised within the planning and delivery of planned settlements. Based on a programme of research on children and young people in urban environments at the University of Birmingham, this briefing paper summarises major opportunities for the inclusion of children and young people in the planning and design of Garden Villages and Towns. This work has been made possible by an *Economic and Social Research Council (ESRC)* project, led by the University of Birmingham – *Garden Villages of Tomorrow: translating research findings into practice* – which sought to translate the findings of our research into policy and influence the design of these new spaces.

This briefing paper – and the collaborative work that the University is doing with a range of Local Authorities committed to delivering Garden Villages and Towns – hopes to positively influence planned settlements so that they are better places for children and young people to live and grow up in. It provides a short background to the Government's policy initiative, a summary of progress on the new developments, alongside illustrations of where local planning authorities have begun to consider the needs of children and young people in the planning and design of these new urban spaces. It incorporates learning gained from our wider research base and, in particular, ongoing work to support North Northants Joint Planning Unit on their Tresham Garden Village development.

Section 1 outlines the research base underpinning the *Garden Villages of Tomorrow* project. In particular, it considers the findings of two significant pieces of research, exploring the impact of new urban development on the lives of children and young people, both in the UK and India. Section 2 provides a short background on the UK Government's decision to support Garden Villages and Towns. Section 3 sets out the current progress of participating Local Authorities towards delivering the new settlements. Based on work with senior planning officers, Section 4 identifies current challenges in meeting the needs of children and young people in the planning system, as well as examples of emerging good practice in GVTs. Section 5 proposes a series of key recommendations for how the findings from this report may be taken forward.



This briefing paper is based upon a programme of research at the University of Birmingham's *School of Geography, Earth and Environmental Sciences* about the experiences of children and young people living in newly-built, masterplanned urban settlements around the world. The *Garden Villages of Tomorrow* project is informed by the results of two major, *ESRC*-funded research projects that engaged in depth with children, young people, their families and key policy-makers and practitioners in sites of urban transformation.

### **The New Urbanisms, New Citizens research project**

The *New Urbanisms, New Citizens* research project – a collaboration between scholars at the Universities of Leeds, Birmingham and Northampton – explored the everyday experiences, movements and citizenship of children living in newly-built, master-planned settlements in the English Midlands (project website and detailed briefing papers available here: <https://newcitizens.wordpress.com/>). The project team worked with children aged 9-16 in four contrasting urban places built under the auspices of the New Labour Government's *Sustainable Communities* agenda. The four-year project, which was completed in 2013, was qualitative and in-depth in nature. The team worked with 175 young people, plus a range of key adult stakeholders, through a mixture of interviews, GPS tracking of children's mobilities, long-term observations, and participatory community workshops.



Figure 1 - Case study site, Northamptonshire  
(New Urbanisms, New Citizens research project)



The *New Urbanisms, New Citizens* project led to a range of key findings, including the following.

- Sustainable buildings and technologies are well-regarded by children and young people; however, misinformation and urban myths meant that many would not actually want to live in a 'sustainable home'.
- Young people are major users of urban public spaces and as a result hold significant knowledge about what is (not) working – yet they rarely have the opportunity to share that knowledge with planners and other professionals building new communities.
- Many newly-built communities fostered increased levels of mobility and feelings of safety amongst children. Yet connectivity with other parts of the urban fabric – including neighbouring communities – was often problematically poor.
- 'Shared surfaces' for pedestrians and vehicles are a good idea in principle but – without proper education and signage – led to confusion and even hazards for children and young people using outdoor spaces.
- In common with many urban places, service provision for young people was confined to play equipment for younger children.
- Complex master-planning processes have led to ambiguity about who 'owns' public spaces in newly-built communities – leading to a range of tensions, especially between adults and children.
- As a result of some of the above processes, many children and young people felt marginalised within their communities. However, not only did young people *want* to be full members of their communities, they found many 'informal' ways to contribute – through welcoming new residents, looking out for each other outdoors, and far more besides.
- Whilst young people were generally not consulted within their communities, there were pockets of good practice (some of which are discussed in this briefing paper).

### **The New Urbanisms in India project**

The *New Urbanisms in India* project, also funded by the Economic and Social Research Council (ES/K00932X/2), enabled researchers from the University of Birmingham to gather data on young people's experience of urban change from an international context. The findings significantly contribute to knowledge about everyday life in spaces of urban change and offer a series of both context-specific and broader policy recommendations for the development of new urban spaces. In 2015, data were collected through in-depth research with 350 children and their families in Lavasa, a



private sector urban development initiative in the Indian state of Maharashtra. As Children's Geographers, our approach enables children and young people to be key informants in retelling their experiences of urban change – through their voice, mobilities and everyday interactions. Project methodologies included: individual in-depth interviews, guided walks, drawings, focus groups, community-based workshops and the use of a research mobile app 'Map my Community.'



*Figure 2 - Case study site, Lavsa, India  
(New Urbanisms in India research project)*

Twelve core themes emerged from the data analysis; a detailed review of these can be found in the final report (accessed from: [www.newurbanismsindia.com](http://www.newurbanismsindia.com)). For the context of Garden Village and Town developments, the following findings are applicable to any new development:

- Education provision: Children and young people's experiences of urban development were significantly shaped by their access, or not, to education (based on entry requirements / distance to school).
- Disconnection: Participants experienced a series of material and social disconnections, including geographical isolation (connectivity to other towns and cities), poor road networks in the development to lack of internet connectivity.
- A place in the making: Remembering and being sympathetic to the histories of the land should be an important part of urban change. Participants of all socio-economic backgrounds spoke of the adjustment it takes to living in a space of urban transformation, waiting for the provision of services and facilities.
- Nature and green space: All participants gave vivid accounts of the importance of nature for family, friendship, their self and wellbeing.
- Experiences of play: The location of play infrastructures is important. Ensuring safe and easy access to good quality play provision should be a priority.

Both of these projects were concerned with the everyday realities of growing up in new spaces of urban development. The recommendations presented in this report are informed by in-depth research with young people and their families and should be a priority for those designing and planning new urban spaces.





## GARDEN VILLAGES AND TOWNS - BACKGROUND

---

In March 2016, the UK Government announced an extension of the locally-led garden cities and towns programme by launching a new prospectus for Garden Villages, Towns & Cities across England. This prospectus set out expectations for what the locally-led Garden Villages, Town and Cities might be, and invited expressions of interest from local authorities who were interested in supporting and/or promoting a garden community within their area. These garden cities, towns and villages are being promoted as part of the government's broader aims to support locally-led development, to increase the overall supply of new housing and to improve economic growth.

Although not imposing a fixed vision of how new settlements should be designed, the Government drew attention to the Town and Country Planning Association's (TCPA) updated garden city principles. Amongst these, developments are encouraged to demonstrate: strong local leadership and community support; beautiful and imaginatively designed homes with garden space; generous surrounding green space, including well-connected and biodiverse parks; a variety of local employment options within easy commuting distance of homes; and, integrated and accessible low-carbon transport systems (TCPA, 2016).

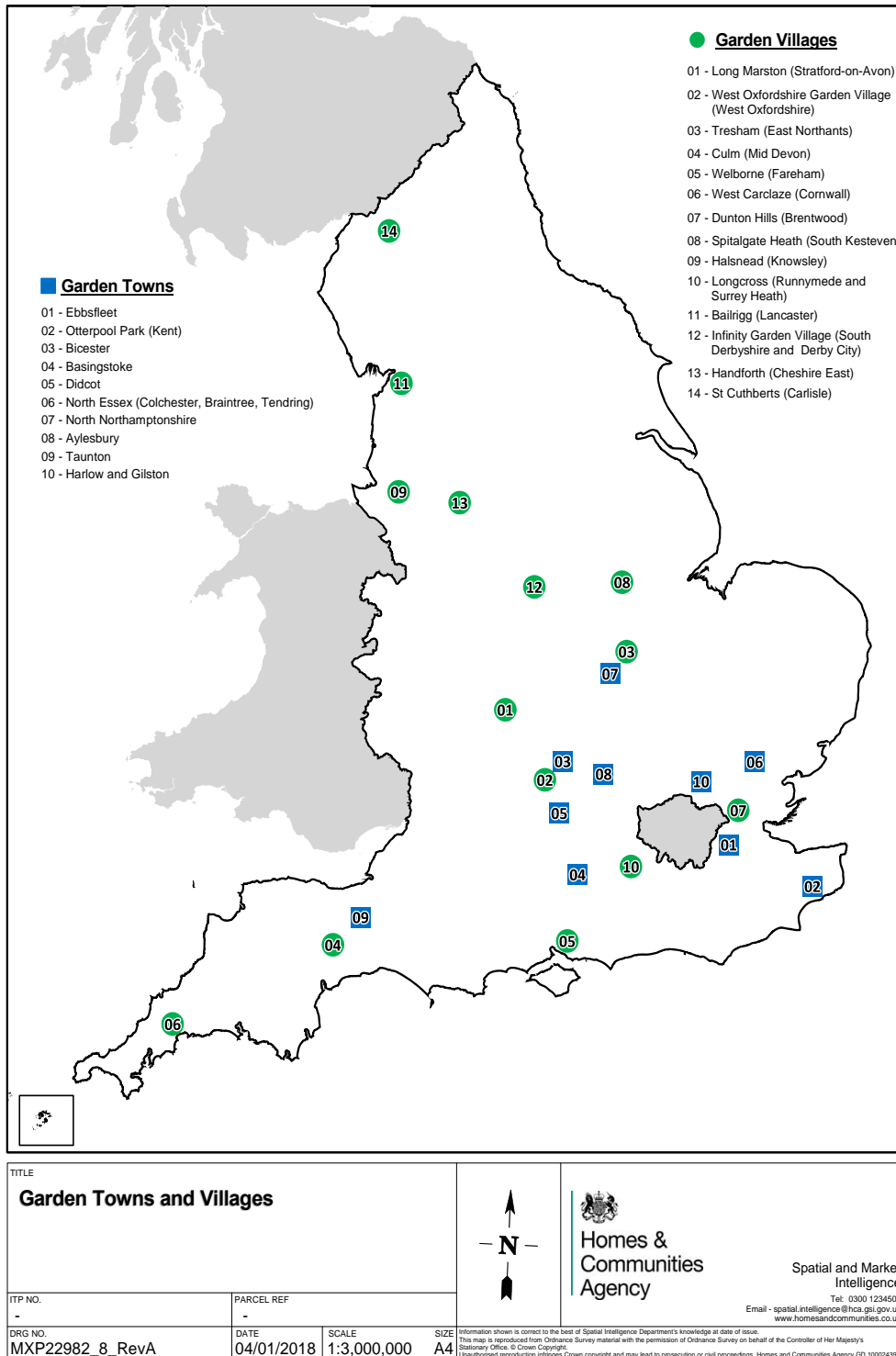
The development of GVTs has coincided with a period of major reforms of national housing and planning policy, including *The Localism Act* (2011), *National Planning Policy Framework* (2012) and *Housing and Town Planning Act* (2016). These reforms have underlined the Government's desire to streamline the planning system, strengthen the level of control on new development exercised by local communities, and increase the supply of new homes. In line with the emphasis on improving access to homeownership, garden communities will be required to meet targets for Starter Homes, alongside the delivery of other forms of private, low-cost home-ownership and affordable housing options (DCLG, 2016).

Support for the 14 Garden Villages and 9 Garden Towns that are part of the programme has included capacity funding of over £20m to help local authorities put in place the additional skills and resources they need to promote these developments. Additional funding to support the supply of new home ownership options can be provided through the Starter Homes Fund and the Help-to-Buy scheme.

Currently, the 14 Garden Villages and 9 Garden Towns that are part of the programme could deliver in excess of 200,000 new homes.



The Garden Villages and Towns are named and located on the map below.







During 2017, the *Garden Villages of Tomorrow* project team contacted 13 of the Local Planning Authorities (LPAs) charged with delivering the Garden Villages to discuss progress with their developments (North Northants have been working with the team on a longer-term basis). All but two authorities (South Derbyshire and Cheshire East) completed a telephone discussion with the research team. Nevertheless, all LPAs provided written comments on the progress of their developments (see *Appendix 1*).

In February 2018, all LPAs, plus those delivering Garden Towns, were invited to a workshop to discuss key challenges and opportunities for including children and young people in the development of GVTs. At the workshop, a draft of this briefing paper was discussed and refined.

Of the 13 authorities who provided comments on their developments, 8 identified their projects as being at an early stage in the design and planning process.



## KEY CHALLENGES AND EXAMPLES OF BEST PRACTICE

---

Senior planning officers for each of the LPAs were asked to reflect on their consideration of children and young people in the planning of the GVT in their jurisdiction.

Overall, and replicating the findings of the underpinning research base, the picture continues to reflect a limited level of direct engagement with the needs of children and young people. The incorporation of play and open space remains the standard consideration, with direct engagement on the overall impact and design of settlements limited. Officers highlighted recent historical guidance on the design of play and open space from bodies such as *Play England* as helpful in supporting local innovation. In broad terms, however, the limited statutory requirements and lack of detailed guidance on children's spatial needs means that engagement with children and young people has not been afforded a high priority.

Despite a number of barriers, all officers spoke positively about the opportunity presented by the GVT initiative, with the scale of development and support available providing an ideal platform for new forms of engagement and 'blue skies thinking'. Examples of emerging good practice therefore focussed heavily on the issue of engagement, with the majority of officers highlighting plans or ideas to better incorporate the needs and views of children in the new settlements.

The rest of this section provides a more detailed overview of the main points raised by LPAs, grouped by emerging themes.

### Perceived Barriers

**Consultation and Engagement:** While statutory requirements for public consultation ensure that LPAs clearly evidence the mechanisms used to inform and solicit feedback, the absence of specific requirements to consult with children and young people means that often limited thought is given to engaging with this group. Typically little distinction is made between consultations with children and young people and with the public as a whole.

Where LPAs have made efforts to engage with children, a lack of guidance on the best way to do this has meant that practice often relies on informal knowledge of 'what works', rather than being based on an established evidence base or good practice examples. For example, a number of officers highlighted a lack of clarity about where to pitch engagement work, with an uncertainty about the value of



## KEY CHALLENGES AND EXAMPLES OF BEST PRACTICE

---

engaging with different age groups and the most appropriate educational setting. A number of examples were provided of work with local schools, youth clubs or youth councils on aspects of previous development design; however, some of these initiatives were described as one-off arrangements, which in hindsight could appear tokenistic with little follow-up work planned.

This challenge of retaining engagement was a key problem. '*Planning Aid*' schemes were noted as successful mechanisms to engage young people in planning issues, but were argued to be 'too late', with many teenagers either disinterested or at the point of leaving secondary education to achieve a lasting local legacy.

**Housing:** Linked to engagement, a number of officers drew attention to the need for planning authorities to improve the consideration of the future housing needs of young people in new developments. While local authorities are operating within a highly constrained system, taking a fuller account of the next generation's future housing needs as part of local housing needs assessments could aid planning of the appropriate range and mix of house types. The government's emphasis on delivering ever-greater access to homeownership risks losing sight of young people's increasingly constrained housing, education and employment pathways. A lack of affordable rented options of the right size remains a problem in many areas.

**Open spaces:** In the context of ongoing constraints on local authority budgets, concern about the protection of open space and future play spaces were highlighted. The need for some authorities to conduct asset reviews and the risk of losing high value open spaces, has clear implications for children and young people.

**Play spaces:** In the development of new play spaces, authorities too often 'design out' risks for children. The need to produce safe environments was thought to discourage the design of innovative and stimulating environments for children. New play spaces tend to follow very similar designs and often fail to make provision for older children and teenagers.

**Education and schooling:** Concerns were highlighted about the delivery of new schools in Garden Villages, with the viability of delivering a range of schooling options – primary, secondary, 6<sup>th</sup> form – in settlements of a relatively small size highlighted. The implications of establishing new academies and free schools on brownfield sites also raised concerns about the potential lack of delivery of attached open/play space.



## KEY CHALLENGES AND EXAMPLES OF BEST PRACTICE

---

**Not a corporate priority:** In general, within local authorities there appeared to be a general lack of interest in the spatial needs of children and young people beyond the delivery of open and play spaces. Young people's views are too often drowned out by the concerns of older (potential) residents who may have very different priorities. Although GVTs present opportunities for innovation and to increase levels of engagement, the development of guidance on spatial planning for children and young people would help secure local political support. The 2016 General Election was noted as a potential 'wake-up' moment for local authorities, with the need to think more closely about how to better engage with potential future voters and council tax payers.

### Emerging ideas and examples of good practice

#### Child-friendly public spaces

The guiding principles for GVTs offer the potential for innovation in the way that open space and green infrastructures are designed. A number of authorities are exploring options on how such spaces can be shaped by children and young people. Mid Devon, for example, are exploring options on how young people could be involved in the design and development of a large central park, while a sports working group has been established with the aim of including local community sports groups and schools in looking at opportunities within the Garden Village for a new sports hub. South Kesteven hope to design a range of both active and more passive play areas to support play for both older and younger children. Play spaces will have access to surrounding cycleways and footways and will offer a range of stimulating and challenging play experiences.

#### Connecting young people to the history of place

Although still at a very early stage of development, discussions with Carlisle CC highlighted the potential to engage children with the history of the local area. Doing so might foster children's senses of belonging and connectedness with their communities and help counter the marginalisation that young people feel in many urban places. Following an exploratory Landscape and Town Assessment, the possibility to further explore the 'small' histories of the local area offers potential routes to connect children and young people to the site's past. 'West Carclaze' in Cornwall and Knowsley MBC's 'Halsnead' settlement, both include former industrial land and heritage. Plans for both sites also provide opportunities for potentially engaging design and landscaping, helping to link local children to the history of place.



## KEY CHALLENGES AND EXAMPLES OF BEST PRACTICE

---

### Embedding planning in local schools

Discussions with Brentwood CC highlighted their work to embed engagement with children and young people in their settlement's open space provision and the design of a new school. A local schools consortium has been established to think about the opportunities to make links between the Garden Village and the national curriculum. School field trips to the site are planned and the consortium will be involved in practical design projects on public spaces, recreation and play areas and new educational infrastructure. The consortium has proposed the need for an on-site project base, with the work of local schools and young people expected to feed into policy considerations, masterplanning and topic based SPDs, potentially beyond completion of the Garden Village development.

### Involving young people in future place-making

Discussions with Fareham and Knowsley LPAs highlighted their interest in involving children in naming elements of their new settlements. In Fareham, local schools participated in a consultation on the naming of the village, as well as helping to identify key priorities for the development. Other local forums have also been used to inform wider planning considerations for the authority. At a recent Youth Conference the value of engaging with young people as future stakeholders in the local community was highlighted, with a range of concerns highlighted to the LPA including housing. To support a sense of ownership, one of the ideas being considered by Knowsley MBC is involving children in the naming of local street signs. In Mid-Devon, plans for a new sports hub has led to the establishment of a sports working group which aims to engage local community sports groups and schools in planning future activities.



## RECOMMENDATIONS

These recommendations have emerged from previous research by the University of Birmingham team and their colleagues, alongside outputs from discussions at the *Garden Villages and Towns: Planning for Children and Young People* event, held at the University of Birmingham in February 2018.

This section is structured around higher-level **challenges** and **recommendations**, which are intended for a wide range of stakeholders involved in the design and implementation of large-scale masterplanned urban communities (henceforth 'new-build developments').

The challenges and recommendations are focused on four thematic areas:

- i) Governance and policy.
- ii) Engaging children and young people during the planning process.
- iii) Engaging young people during and after the build.
- iv) Planning for children and young people: design and placemaking.

If you would either like more detailed information, or support in implementing any of the below, please contact the project team (using the details shown at the end of this report).

<b>GOVERNANCE AND POLICY</b>	<b>Challenge 1:</b>  Embedding children and young people's views, needs and experiences at all stages and at all scales of the planning of new-build developments	<b>Recommendation 1:</b>  National and local stakeholders could develop ways to embed children and young people's views, needs and experiences so that new-build developments are inclusive and vibrant places for <i>all</i> . Opportunities include: <ul style="list-style-type: none"><li>• Exploring opportunities for <b>national-level policy guidance</b> – informed by a robust research base – that articulates mechanisms for 'designing-in' children and young people.</li><li>• The development of a <b>national-level 'toolkit'</b> to support the delivery of Garden Villages and Towns in which children and young people's needs are embedded and clearly signposted.</li><li>• Explicitly designing-in children and young</li></ul>
------------------------------	---	--

		<p>people's needs into <b>Local Authority-level planning processes/documents</b>, (including masterplanning, community engagement strategies, Supplementary Planning Documents, design and access statements, contracts between Local Authorities and Developers).</p> <p>Developing a series of '<b>childhood and youth principles</b>' that could cascade through each stage of the planning process. For instance, Local Authorities could bring together the multiple stakeholders at a site to develop an integrated 'children and young people's engagement strategy' (see Recommendation 5).</p>
<b>ENGAGING CHILDREN AND YOUNG PEOPLE DURING THE PLANNING PROCESS</b>	<b>Challenge 2:</b> <p>Children and young people are rarely involved in consultations for new-build developments. However, there is established evidence that they can make valuable and important contributions, especially if children and young people of different ages and backgrounds are involved</p>	<b>Recommendation 2:</b> <p><b>Stakeholders should actively engage with diverse groups of children and young people wherever possible during the planning process.</b></p> <p>Stakeholders should explore opportunities to influence a 'culture change' amongst colleagues and delivery partners by clearly communicating the importance and value of engaging children and young people in planning new-build developments.</p>
	<b>Challenge 3:</b> <p>There are often few or no residents on-site during the planning and consultation process – it can therefore be hard to identify children and young people to consult with</p>	<b>Recommendation 3:</b> <p><b>Stakeholders should engage with as great a range of organisations/individuals who work with children and young people to gain access to diverse groups.</b></p> <p>These organisations may be based <i>locally</i> but not necessarily <i>within</i> the proposed new-build site, including: schools, healthcare providers, larger employers, voluntary groups, youth organisations, community and religious organisations.</p>



	<p><b>Challenge 4:</b></p> <p>Ensuring that the planning process formally recognises children and young people as key stakeholders</p>	<p><b>Recommendation 4:</b></p> <p>Stakeholders should find ways to explicitly write children and young people's participation into masterplanning, community engagement strategies, Supplementary Planning Documents, and into contracts between Local Authorities and Developers. Furthermore:</p> <ul style="list-style-type: none"> <li>• consider setting up a series of '<b>children and youth engagement principles</b>' that could cascade through each stage of the planning process.</li> <li>• introduce <b>scope for flexibility</b> so that constructive suggestions can be meaningfully integrated and that participation does not become tokenistic.</li> <li>• develop <b>feedback mechanisms</b> for children and young people who participate so that they can understand where and how their engagement has influenced the development.</li> </ul>
	<p><b>Challenge 5:</b></p> <p>Finding concrete mechanisms to meaningfully engage children and young people with the planning of new-build developments</p>	<p><b>Recommendation 5:</b></p> <p>There are many constructive ways to foster children and young people's participation in planning and design. However, and bearing in mind the principles set out in Recommendation 6, key approaches could include:</p> <ul style="list-style-type: none"> <li>• <b>Design Days</b> in schools where planning professionals explain in-progress masterplanning documents and canvas ideas (e.g. through mapping, modelling, creative play, future-scoping). Work with teachers to ensure that these sessions are linked to the National Curriculum to support children's learning and multiply the benefits of consultation.</li> <li>• <b>Community-Based Workshops</b> with young and old residents and relevant policy/practitioner organisations (e.g. community mapping, guided walks, augmented reality apps).</li> <li>• <b>Visits to developments</b> by schools or other youth organisations (see above) to input into a Design Day or Workshop.</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Using technologies</b> for Design Days/Workshops or as standalone engagement tools (e.g. drone footage, walk-through videos, serious games (e.g. <i>Minecraft</i>), bespoke app mapping tools [e.g. <i>Map My Community</i>, developed by the University of Birmingham team])</li> <li>• Setting up or using pre-existing <b>formal youth consultation processes</b>, such as youth councils, young ambassadors, National Citizen Service.</li> <li>• Engaging 'harder-to-reach' young people (and especially teenagers) through '<b>outreach'-style activities</b> – like pop-up shops in shopping centres, street art, detached youth work.</li> </ul>
ENGAGING CHILDREN AND YOUNG PEOPLE DURING AND AFTER THE BUILD	<p><b>Challenge 6:</b></p> <p>Recognising that masterplanning is not the end of the process for engaging children and young people</p>	<p><b>Recommendation 6:</b></p> <p>Explore ways to include and support children and young people's participation in the ongoing 'placemaking' of a community during and after the build.</p> <p>Stakeholders should explore opportunities to influence a 'culture change' amongst colleagues and delivery partners by clearly communicating the importance and value of engaging children and young people during and after the build.</p>
	<p><b>Challenge 7:</b></p> <p>Finding formal structures and resources to support the ongoing involvement of children and young people post-build</p>	<p><b>Recommendation 7:</b></p> <p>Develop policies, structures and resources that can foster the ongoing place-making process. Key approaches could include:</p> <ul style="list-style-type: none"> <li>• Creating a <b>Post-Build Fund</b> (e.g. as part of Section 106 agreements) that is dedicated to ongoing community engagement, with explicit reference to children and young people.</li> <li>• <b>Requiring developers to continue to consult with diverse residents</b> as they move in as part of explicit contractual obligations, with clauses related to children and young people.</li> <li>• <b>Using key community facilities</b> (e.g. school or community centre) as points of</li> </ul>

		<p>articulation for place-making, recognising the resources and investment in the local area that these facilities offer. Explore the approaches in <i>Recommendation 5</i> to facilitate ongoing engagement.</p>
	<p><b>Challenge 8:</b></p> <p>Negative rumours, myths and tensions can start early on in the life of a new-build development, deeply affecting residents' lived experiences. Often these myths can be created by children and young people, or be a specific source of tension between children and adults (e.g. over 'ownership' of public spaces)</p>	<p><b>Recommendation 8:</b></p> <p><b>Foster ongoing, inclusive, intergenerational initiatives that can support the development of positive 'stories' about the new community.</b></p> <p>Such initiatives could include community workshops that lead to public art projects celebrating the longer social and natural histories of the site and involving schools or other groups in competitions to name streets or other features.</p>
	<p><b>Challenge 9:</b></p> <p>Recognising and addressing the fact that there will likely be teething problems with new communities – whether in terms of faulty technologies, delays delivering services, or misunderstandings around the community's infrastructures</p>	<p><b>Recommendation 9:</b></p> <p><b>The capacity for public engagement could be developed through the implementation of a communication and engagement strategy by planners, developers, policy-makers or agencies. This strategy could encompass provision of:</b></p> <ul style="list-style-type: none"> <li>• <b>accessible updates</b> about development progress, delays/problems and timescales.</li> <li>• opportunities for local communities and potential/present <b>residents to engage with ongoing planning decisions during and after the build</b>, including Local Plans, Joint Core Strategies, and Neighbourhood Plans.</li> <li>• <b>mechanisms for community feedback</b> about outcomes of engagement activities.</li> </ul>

<b>PLANNING FOR CHILDREN AND YOUNG PEOPLE: DESIGN AND PLACEMAKING</b>	<p><b>Challenge 10:</b></p> <p>Understanding what it means to ‘include’ children and young people in the design of new-build developments, in ways that do not adversely affect other residents. This extends <i>beyond engagement</i> to the actual design and build of new spaces. How can Garden Villages and Towns be ‘child-friendly’?</p>	<p><b>Recommendation 10:</b></p> <p>In accordance with principles of inclusive design, to plan and design good places for children and young people is to plan and design good places for all.</p> <p>A key principle should be to concentrate on ‘designing in’ children and young people – and positive intergenerational spaces – rather than ‘designing out’.</p> <p>Stakeholders may in particular be influenced by the principles of the Child Friendly Cities movement (see <i>further reading</i>).</p>
	<p><b>Challenge 11:</b></p> <p>To identify specific features of design and place-making where children and young people’s views, needs and experiences can be taken into account</p>	<p><b>Recommendation 11:</b></p> <p>Stakeholders should recognise that children and young people are some of the key users of outdoor public spaces in their communities. Drawing on research with children and young people, there are many specific design features that should be taken into account, including the following.</p> <ul style="list-style-type: none"> <li>• <b>Shared surfaces:</b> to combat misuse of these spaces (especially by car drivers), develop education and engagement activities (alongside signage where appropriate) to encourage the proper use of shared surfaces.</li> <li>• <b>Connectivity:</b> to overcome tensions between old and new communities and enable children to use facilities in both communities, design-in permeability and ‘flow’ through a range of pedestrian, cycling and road routes.</li> <li>• <b>Transport routes:</b> to ensure children’s safe mobilities within and beyond the new-build development (which can range from simply walking for pleasure, to commuting to school/work, to interfacing with public transport), ensure pedestrian/cycle routes are effectively planned to enable flow around the development.</li> </ul>

		<ul style="list-style-type: none"> <li>• <b>Ecological features and technologies:</b> to counter misunderstandings and under-use of features such as Sustainable Urban Drainage Systems, introduce community-based education programmes, signage, opportunities to integrate green infrastructures into school curricula, and explicit recognition that these features can have multiple uses (from informal play to Forest School).</li> <li>• <b>Services:</b> drawing on planning best practice, where possible, there should be a commitment to building services (e.g. schools, community centres, cafes) at the very early stages of the build; opportunities to use these services to develop community relations, place-making and senses of belonging should be maximised.</li> <li>• <b>Designing-in flexibility:</b> stakeholders could explore at least two opportunities to design-in flexibility: through deliberately leaving parcels of land 'unfinished' for communities to develop either temporary or more permanent urban interventions (which might include children doing so through play); through a post-occupancy fund that can support ongoing efforts to engage the community in developing the site.</li> <li>• <b>Intergenerational spaces:</b> recognising that not just young children play, there should be emphasis on designing multi-use public spaces and streets – and even 'play' facilities – that can be enjoyed by residents of <i>all</i> ages, with potential benefits ranging from community cohesion to improved health and well-being.</li> <li>• <b>Ownership and legibility:</b> where appropriate, it should be made clear to the community (e.g. through signage and a lack of physical boundaries) that green and other public spaces are accessible for all.</li> </ul>
--	--	---



## Garden village project summaries

Information correct as of February 2018

All information collected by the University of Birmingham research team and verified by a senior representative from each Garden Village project team.



## DUNTON HILLS GARDEN VILLAGE

**Settlement:** Dunton Hills Garden Village, Brentwood Borough Council

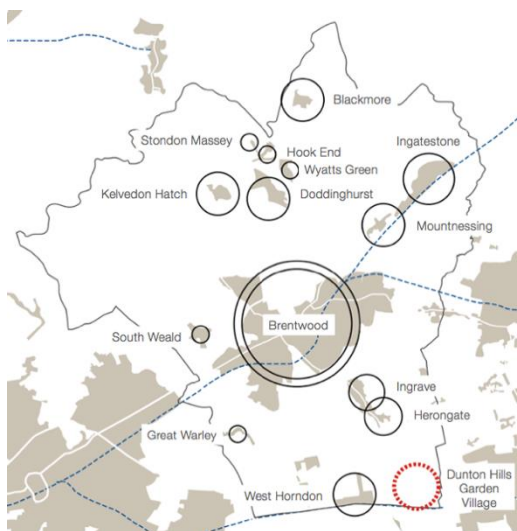
**Development stage:** In Progress

**Settlement size:** 2,500 (Phase 1) > 4,000

**Lead contact:** Phil Drane, Planning Policy Team Leader, Brentwood Borough Council

### Background:

Initial consultation on a development at Dunton Hills took place in early 2015 on a concept to deliver a cross local authority development between the borough councils of Brentwood and Basildon. Following Basildon Borough's withdrawal from the project, Brentwood Borough decided to go forward with a modified version of the original plan and submitted an Expression of Interest in conjunction with site promotor Commercial Estates Group (CEG) for a stand-alone settlement through the Garden Village competition in July 2016. The strategy to deliver a Garden Village is supported locally because it is consistent with the local character of Brentwood, which is a borough of villages.



Location Map - EOI 2016

Brentwood Borough is characterised by a number of villages spread throughout the countryside, supporting the market town of Brentwood. The rural nature of the borough has been retained by its position in London's Metropolitan Green Belt. This village character is an important feature that people who live and work in the area identify with. Another key borough characteristic is the close proximity to London and excellent access to transport links, both road and rail.

Dunton Hills is particularly well situated, being located around 30 miles from the City and 12 miles from Upminster. To its south, the site is bordered by a high frequency railway line (accessed at West Horndon Station just over 1 mile from the Garden Village) with direct services to London Fenchurch Street, and the A127 located to the north with direct connections to the M25 (Junction 29).

While Brentwood is one of the most affluent areas in England and within the least deprived 10% of the country, it consequently has significant pressure on the availability of new build market and affordable housing. Brentwood's most recent Strategic Housing Market Assessment (SHMA, 2018) identifies that current net increases in housing supply operate at around a third of the required rate. Shortages have naturally exacerbated pressures on the costs in the local market, with the borough having among the most expensive housing in Essex, comparable to London house prices. Dunton Hills is anticipated to contribute to about 30 per cent of the assessed housing need in the borough for the period until 2033.





## DUNTON HILLS GARDEN VILLAGE

The Garden Village was allocated within the Draft Local Plan (2016), which is expected to be submitted for public examination in late 2018.

### Site and Design:

Dunton Hills aims to deliver a new village for the 21st century, that will fit with the borough's character of villages surrounded by countryside and accessible to Brentwood market town. The new settlement will support 2,500 new homes in its first phase (longer term up to about 4,000), at least five hectares of employment land, local shops, community facilities, significant green infrastructure and open green spaces, schools and healthcare services. In addition to new homes, provision is also being made for specialist housing including residential care and specific Gypsy and Traveller pitches, designed into the wider development in a sensitive and appropriate way. Building a sustainable transport strategy is also key to the vision, with a focus on cycling and walking, as well as ensuring the settlement is well connected to the nearby railway station at West Horndon and linked through green movement corridors to other parts of the Borough and beyond.



Conceptual Work on Village Point of Origin



Network of connected landscapes

The village will be a self-sustaining, landscape-led community with a central hub, potentially linked to current heritage assets (including a listed farmhouse and barns). 35% of the housing developed for the site will be designated as affordable housing.

The vision for the settlement combines place-making with a real drive to create a new community. The Council commissioned the Design Council CABE to work with the cross-disciplinary project team on establishing a set of clear principles for this new settlement and masterplanning concepts. These include, creating: an inclusive community; the early establishment of a sense of place; landscape-led development; an active and healthy place; a connected settlement; a place of enterprise and learning; a high-quality village centre; environmentally progressive with exceptional design quality and supporting a culture of innovation. Housing is important, but creating a place that works for all with connected open and green spaces and high quality built form in which people have a real stake in their new community is paramount to the project.



## DUNTON HILLS GARDEN VILLAGE

The Council has been successful in securing second stage capacity funding from the Homes and Communities Agency. As part of this, the Council has stated its desire to ensure that the settlement includes places specifically designed for children and young people.

### Progress:

Delivery of the Garden Village will coincide with progress on the Brentwood Local Plan (aiming for public examination in late 2018). It is expected that a planning application will be submitted in 2018, with work predicted to start on site from 2022 following the determination of the planning application and securing appropriate phased developer interests.

### Emerging good practice:

*Engagement and stewardship:* Brentwood Borough Council is currently working with local schools who have formed a small consortium for this project (primary, secondary and special schools) to think about the opportunities that this brings to learning within the national curriculum – particularly with regard to community, governance, science, geography and projects which build stronger cross-school links (primary and secondary). Field trips with pupils are planned for early 2018 and the Council will be working with the consortium on practical design projects including public spaces, recreation and play areas and new education infrastructure. The schools have suggested the need for an on-site project base. The work with local schools and young people is likely to feed directly into policy considerations, village masterplanning and topic based Supplementary Planning Documents, potentially informing thinking beyond the Garden Village.

*Child-friendly public spaces:* The work on Dunton Hills to date has been driven by place-making principles and the Council is keen to ensure that key aspects of the public realm are developed to integrate play spaces where possible. The vision is not necessarily restricted to 'traditional play spaces', but unfenced public areas which combine seating, village green / square features and unique outdoor play space elements – potentially combining public art.

*Play and leisure:* Dunton Hills is positioned between two County Parks which provide opportunities for informal leisure within more naturalised landscapes. The ambition for Green Infrastructure within Dunton Hills may be different. It could integrate eco-park features and new play and leisure facilities which attract new visitors as well as provide valuable local facilities. Green transport corridors and networks across the village and beyond for cycling, walking and wildlife will be key features of the masterplanning for Dunton Hills and also ensuring wider connectivity to public transport hubs, other local centres and employment locations.

*Intergenerational relations:* One of the key emerging design themes at Dunton Hills is adaptable design. In terms of housing, this means working with developers and housebuilders (including self-builders possibly using modular systems) to ensure that properties can be easily adapted to suit changing personal requirements and family commitments. It is particularly important for people with expanding families (possibly across generations) and those facing movement issues through ageing or disability. At a macro-level the design team at Brentwood is also keen that developments are not 'segregated' according to affordability and types of occupiers. There are also opportunities to explore new intergenerational care models within the new settlement which has an identified need for significant pre-school provision and residential nursing home / care home provision.



## DUNTON HILLS GARDEN VILLAGE

---

**Affordability:** Dunton Hills provides an opportunity to deliver affordable housing at a significant scale within a Borough which has a strong need. The current policy position is a minimum of 35% affordable housing. The Council is looking at options to deliver housing directly and through supporting Registered Social Landlords (RSLs), community land trust providers and collective self-build projects to contribute to the overall mix and diversity of affordable housing. It is also recognised that there is a need to pepper-pot affordable housing across the village and ensure that any affordable housing (however developed) maintains a strong cohesive design theme and identify.

**Safety/crime:** With its focus upon place-making, the Garden Village will adopt best practice with regard to designing to prevent crime, including promoting well designed green corridors for cycling and pedestrian movement and maximising surveillance in publicly accessible spaces and creating well-used public spaces which have a cross-generational appeal.

**Education:** The Council has also brokered a relationship between Anglia Ruskin University (ARU) Department of Engineering and the Built Environment, and the main landowner of the Garden Village site to run a live case study on the sensitive reuse of on-site listed barns as part of ARU's MSc programme in Conservation of Buildings. Students will form groups of six (featuring architects, building surveyors and architectural technologists) and each group will work on residential, commercial and community schemes before presenting their final preferred proposal in Spring 2018. The Council is also in discussion about research fellowship options connected to specific areas of academic study.



**Settlement name:** St Cuthberts, Carlisle City Council

**Development stage:** Early stage

**Settlement size:** Up to 10,000

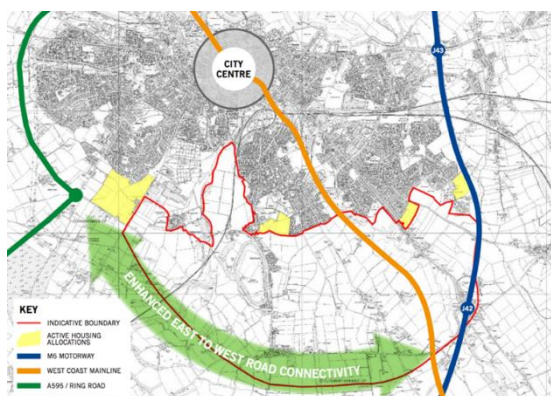
**Lead contact:** Richard Wood, Planning Policy Officer [richard.wood@carlisle.gov.uk](mailto:richard.wood@carlisle.gov.uk) ; Jillian Hale, Principle Planning Policy Officer (\*TBC) [jillian.hale@carlisle.gov.uk](mailto:jillian.hale@carlisle.gov.uk)

### Background:

The St Cuthberts development remains at a very early stage. The following information is drawn from the Council's Expression of Interest (EOI) from 2016, information taken from the most recent Strategic Housing Market Assessment (SHMA) from 2014, a Landscape and Town Assessment undertaken by consultant LUC, and a recent Report to the Council's Executive on the development.

Commitment to develop on the site predates the recent award of Garden Village status. The Carlisle District Local Plan (CDLP) 2015-2030 includes provision for the development of a mixed use development towards the south of the city. Policy SP3 of the CDLP confirms the mixed use nature of the site and committed the Council to the preparation of a masterplan to be approved as a Development Plan Document to guide the development. Approval to progress with masterplanning of St Cuthbert's in the Local Development Scheme was approved by the Council's Executive in August 2016.

### Site and design:



The proposed site is envisaged as a self-sustaining community that on completion will not impact on existing infrastructure and services. The EOI identifies its existing strong green and blue infrastructure links and wider strategic connectivity as supporting of the aim to deliver *'a single or series of integrated genuinely distinctive, self-sufficient, new settlements which can be seen to align with established Garden City principles.'*

Site Map and Connectivity - EOI 2016

In common with other Garden Village developments, the site will incorporate employment and business infrastructure. Its location adjacent to the M6 corridor provides a promising logistical location from which to support new employment opportunities. Plans to enhance local road infrastructure include developing a new southern link between the M6 and the A689 to improve east to west connectivity.



According to the Council's 2014 SHMA there will be a need for an average of 295 affordable houses per year to 2030. The EOI reflects the need to address this significant demand and proposes the development of up to 10,000 new homes to help meet the immediate and longer term housing needs in the local area. The outline in the EOI suggests a wide mix of housing types and tenures to meet all income groups, ages and household sizes, including starter homes, self-build and custom build dwellings. The site will also provide new multi-functional green spaces to enhance connections from the site to the City Centre and to the wider open countryside. The site is planned to support a choice of transport options to reduce pressure on existing road connections in to the City Centre.

Following the award of Garden Village status in January 2017, the Council commissioned Land Use Consultants (LUC) to develop a landscape and townscape assessment for the location as well as an employment sectors study. The study identified six distinct character areas across the site.

### Progress:

Overall, work remains at an early stage. The recent report made to the Council's Executive highlights current work focussed around evidence gathering for the forthcoming masterplan for the development, including efforts to determine local landownership (May, 2017). More broadly, strategic work is identified to be progressing around four themes: (See update below). According to the EOI, the Council's Local Development Scheme (LDS) indicates an adoption date of September 2019, with the Plan anticipated to be at an advanced stage by September 2018 (these dates remain accurate). Work is well underway on Part One of the St Cuthbert's Garden Village Masterplan. Part One of the masterplan will be a Concept Framework, which will include a clear vision and alternative scenarios for the scope and scale of development in the area.

Carlisle City Council has appointed Gillespies, a creative landscape and urban design consultancy, to help start the first part of the masterplanning for St Cuthbert's Garden Village. This current stage of masterplanning will focus on developing a vision for the Garden Village and will include actively engaging communities, landowners, developers and other interested parties. Gillespies will be supported by Hemingway Design (design champion), White Young Green (transport specialists) and Lambert Smith Hampton (viability specialists).

Consultation on Part One of the Plan, will begin as part of a public launch on 26 January. This consultation will also satisfy the requirements of Regulation 18 of the Town and Country Planning Regulations with regard to the production of a Development Plan Document for the area. Consultation, led by Cumbria County Council, will simultaneously take place on the preferred route options for the Carlisle Southern Link Road. This road will be important in terms of enabling the delivery of the Garden Village. The next steps will be to begin work on Part Two of the Masterplan. This will provide the detail, guiding development in the area and set out key principles and objectives for green infrastructure, sustainable transport and design, etc. Part Two will ultimately become the St Cuthbert's Garden Village Local Plan.

More information will be available on the St Cuthbert's dedicated website: [www.stcuthbertsgv.co.uk](http://www.stcuthbertsgv.co.uk)





# THE GARDEN VILLAGE AT HANDFORTH

**Settlement name:** The Garden Village at Handforth, Cheshire East Council

**Development stage:** Early stage

**Settlement size:** 1,500

**Lead contacts:** Andy Frost, Planning Lead, Engine of the North:

[andy.frost@engineofthenorth.co.uk](mailto:andy.frost@engineofthenorth.co.uk) ; Carwyn Evans, [carwyn.evans@engineofthenorth.co.uk](mailto:carwyn.evans@engineofthenorth.co.uk) ;

## Background:

The Handforth development is at a very early stage and will be taken forward by Engine of the North (EotN), the development company of Cheshire East Council, with the support of the local planning department. The site is allocated as a strategic development site in the Cheshire East Local Plan Strategy. The site is identified as LPS 33 (North Cheshire Growth Village, Handforth East) and will deliver a new exemplar 'Sustainable Community'. The LPS was adopted on 27<sup>th</sup> July 2017.

## Site and design:

The new development will be located within the Green Belt, on the eastern edge of the key service centre of Handforth, east of the A34 and south of the A555. The development will make a phased provision of around 1,500 new homes (including a full range of high-quality housing types and tenures (including starter homes, affordable homes and self-build plots)); up to 12 hectares of employment land; a new two form entry primary school; a new mixed-use village centre: including new shops to meet local needs; public house; sports and leisure facilities; community centre; children's nursery; extra care housing; and a hotel.



Site map from EotN Exhibition Boards 2017

EotN will set aside over 47 ha of the scheme to green infrastructure. This equates to circa 117 acres or about 88 football pitches.

Cheshire East Council, with EotN's assistance, is preparing a Supplementary Planning Document (SPD), which following public consultation, will be adopted by the authority and will provide further guidance on how Site LPS33 should be delivered. Once adopted, the SPD will be a material planning consideration in determining future planning applications for the site. A Comprehensive Masterplan and Design Guide will ensure the successful delivery of a new exemplar 'Sustainable Community' in Handforth East.



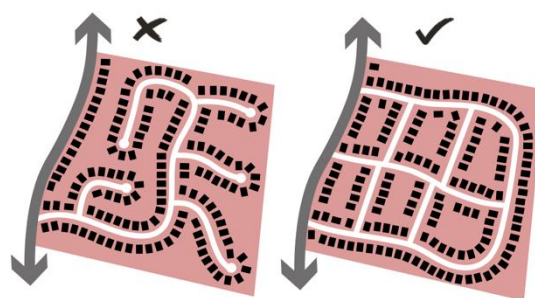
## THE GARDEN VILLAGE AT HANDFORTH

The SPD will closely follow the themes set out in Cheshire East's Design Guide.

The themes identified are based on Volume 1 of the Design Guide 'Setting the Scene of Cheshire East' which considers the unique character of the local area (existing house types, streetscapes and green spaces); and, Volume 2 'Residential Guidance – Creating Quality', which provides guidance on principles which should underpin future housing and neighbourhood design. A number of specific features are highlighted: developments sensitive to the local area; providing amenity space between homes; views into the surrounding countryside; and creating walkable neighbourhoods.



Illustration gateway - EotN Exhibition Boards 2017



Creating Walkable Neighbourhoods

Illustration of walkable neighbourhoods - EotN Exhibition Boards 2017

It is EotN's desire that the development will provide open space for health and recreation, including accessible recreational routes, local parks to interact and play safely, space for village activity, spaces to garden, exciting places to grow up and creative places to explore.

The development aims to deliver walkable, well-connected places, including attractive lanes, welcoming streets, a green character, direct and safe routes. The development will be wrapped in a green structure designed to retain a tranquil character. 'Great homes' to support a diverse community, including, affordable starter homes, desirable 'pads' for young professionals, attractive family homes, retirement and older persons 'lifestyle homes', statement eco-homes and architect designed 'one off homes'.

It is proposed that the Council, through EotN, will remain as Lead Developer for the scheme managing the site's strategic infrastructure and landscaping. EotN would dispose of the site in phases to ensure control is retained and the vision is delivered.

### Progress:

The Draft masterplan and SPD will be published for consultation in the first part of this year. It is anticipated that following adoption of the SPD, EotN will submit a planning application for the areas of the site within Cheshire East ownership.





**Settlement:** West Carclaze, Cornwall Council

**Development stage:** In Progress

**Settlement size:** 900 (Phase 1) to 1,500 by 2040

**Lead contact:** Louise Wood, Head of Planning Policy – [louise.wood@cornwall.gov.uk](mailto:louise.wood@cornwall.gov.uk)

## Background:

Before being awarded Garden Village status in January 2017, Cornwall Council had been progressing the potential development of West Carclaze for several years. The development forms part of an original Eco-communities plan to develop a series of settlements in former china clay extraction sites in the areas surrounding St Austell and China Clay. Following a decision taken by the major operator in the business, Imery's, to restructure in 2006, over 700 hectares of land became surplus to their operational requirements. In response, Imery's took the decision to become involved in the regeneration of a number sites of despoiled land, including West Carclaze, with the intention of developing sustainable, mixed use eco-communities.



## Site Map - Eco-Bos Promotional Website

To support this venture, in 2008 Imery's developed a regeneration vision for the governments Eco-town programme and formed a joint venture company with Orascom Development Holdings AG, a Swiss based development company, which became known as Eco-Bos. Following a successful application for DGCL funding in 2013, the partnership submitted a new planning application for a mixed-use community at West Carclaze based on garden cities principles in December 2014.

## Site and design:

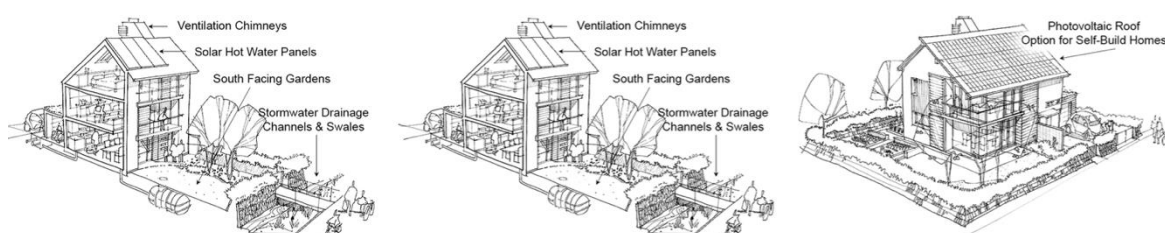
The West Carclaze site is located 2km north of the town of St Austell in Cornwall and includes over 500 acres of former china clay land. Two thirds of the site (350 acres) will be designated for green spaces. At its heart will be the China Clay Heritage Park, providing extensive trails, accessible to heathland, lakes and wildlife habitats. The site will offer opportunities for recreation including rambling, cycling, horse riding, fishing and water sports. At the heart of the park, the 'Sky Tip' a former slag heap from the sites mining heritage, will be used as focal and viewing point for the site.



## WEST CARCLAZE

The settlements Design Code highlights plans for a series of over-arching 'identity areas' – 'Penhale', 'Nine Stones', 'Kresen', 'Carluddon' and 'Clay Country' deriving their name, role and form from the context of the local environment – the building form, densities, heights and uses, as well as the relationship to landscape features.

Support for the settlement includes the further upgrade of local transport infrastructure, including the extension of the local A391. Plans have secured consent for the installation of a 9MW solar farm on non-productive land, supporting renewable offset energy consumption on the site, in addition to non-renewable energy use. The site will include significant rain water capture and storage facilities, with water usage monitoring fixtures in all houses.



*Illustration of possible house designs - Eco-Bos Promotional Website*

The proposals include plans for up to 1,500 new homes, with 30% of these designated as affordable. All homes will be developed using low energy, sustainable designs, built to lifetime homes standards, and all including gardens. As with other developments, a proportion of the plots will be allocated for self-build or custom build options, with a further proportion developed and designated for sale as part of the Government's Starter Homes initiative. The development will give priority purchasing preference to local residents looking to move to the settlement.

Children's mobility across the site will be supported by dedicated cycle ways, parkland footways and greenways, providing safe and secure routes ideally suited for walking to school and family enjoyment. Plans are in place for the development of a nursery with capacity for 60 children and a primary school (420 places). These are being led by the Atlantic Centre of Excellence Trust (ACE) who envisage the creation of an 'inspirational' school environment. The nursey, through an amended Early Years Curriculum, and the primary school, will develop a curriculum focused on sustainable living, global citizenship and adopting an outdoor learning approach. In July, the DFE approved plans for ACE to take forward the development on the new site.

### Progress:

The planning application went to Committee in March 2017 and was granted permission subject to agreement on the Section 106. The specifics of housing design and house mix will begin to take shape in the next phase. A final decision is pending on the development of the free primary school from the Department for Education. The pre-school element is being explored with the Eden Project/co.



## WELBORNE GARDEN VILLAGE

**Settlement:** Welborne Garden Village, Fareham Borough Council

**Development stage:** In Progress

**Settlement size:** 6,000

**Lead contacts:** Richard Jolley, Director of Planning and Regulation [rjolley@fareham.gov.uk](mailto:rjolley@fareham.gov.uk), Sarah Ward, Welborne Strategic Lead [sward@fareham.gov.uk](mailto:sward@fareham.gov.uk) and Rachael Hebden, Senior Planner Strategic Sites [rhebden@fareham.gov.uk](mailto:rhebden@fareham.gov.uk)

### Background:

The Council's Local Plan was adopted in June 2015 in three parts, with Part 3 dedicated to the creation of a distinct and comprehensive new community of Welborne to the north of the M27 at Fareham, Hampshire (to be developed in phases over the period to 2036). The Council's vision for the site is for a new 'garden community' developed with a 21<sup>st</sup> century interpretation of the 'garden city principles'. The Plan calls for a 'diverse and well-integrated community' with a mix of dwellings' meeting the needs of a range of household types. The site will incorporate an integrated movements system, with footpaths, cycle ways and vehicular access *'in a way that encourages walking and cycling, provides excellent public transport and is safe to use.'*

The Local Plan identifies four key objectives for the Garden Village: i) that the development will support a diverse, balanced, integrated and interacting community; ii) that the development will respond positively to the distinctive and diverse landscape and surrounding countryside; iii) that it will be distinct from other settlements but connected physically and functionally; and iv) that sustainability will be embedded in every aspect of the design.

### Site and design:

The site covers approximately 370 hectares of mainly open countryside. It is defined by the valley of the River Meon to the west and by the heavily wooded 'Forest of Bere' to the north. The east is defined by the rolling, chalk downland landscape of Porstdown Hill and the valley of Wallington River. To the south the M27 and urban area surrounding Fareham define the sites boundary.



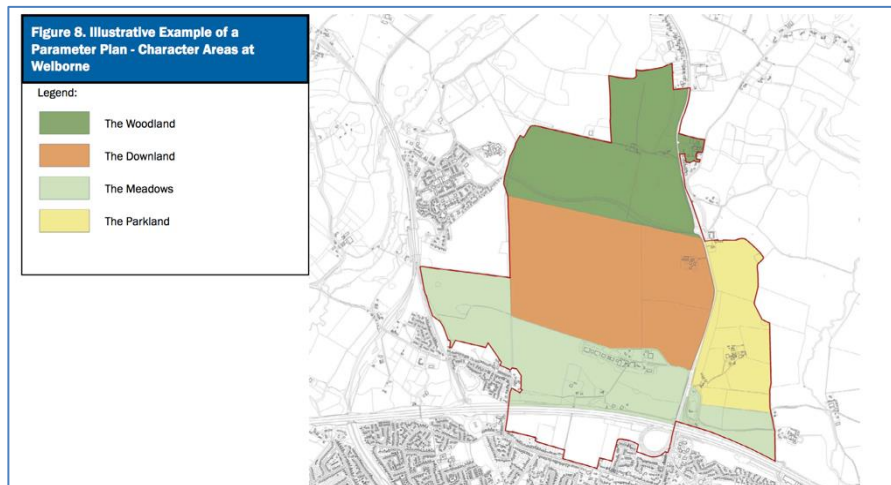
Computer-generated impression of  
Welborne Garden Village

Reflecting the second development objective, the Welborne Design Guide sets out the requirements of four distinct 'character' areas, all aiming to emphasise a sense of place, within which distinct sub areas and places will be developed. The *Woodland Character Area* – offers the possibility of developing a series of neighborhoods and places predominantly wooded in character – 'offering a distinctive architectural language' which recognises the importance of woodland around the site. The *Downland Character Area* – offers extensive long



## WELBORNE GARDEN VILLAGE

views beyond the site. The *Meadow Character* area offers natural drainage and the opportunity to incorporate water, meadow, wetlands, water storage and recycling into the design language. The *Parklands Character Area* – offers a semi-rural location on the west of the site, its open character gives long views out of the site.



Character Areas - from Welborne Design Guide

The site will provide around 6,000 new homes in a mixed tenure development, with a projected population of around 13,000. House design will be informed by the character areas, with all designed to be within three minutes walk of either open spaces or allotments. 30% of the homes will be 'affordable', with at least 60 self-build homes. The Council is currently exploring the possibility of development funding to support an allocation of private rented sector housing on the site. The incorporation of innovative environmentally friendly, passive housing design is also being considered as a mechanism to support reductions in lifetime housing costs.

The development intends to provide around 270 acres of natural green space, play areas, allotments and sports facilities for residents. Green paths and walkways will be integrated with transport systems to ensure that walking, cycling and public transport are easy options. To support further mobility beyond the village, it will be connected to the Fareham Town Centre and Railway Station via an extension of the existing bus rapid transit service. A new junction on the M27 is required and four schools and a wide range of other community facilities are planned.

Equally as important as the physical design and infrastructure is the creation of a community. Work is needed well in advance of the first residents arriving to engage latent and potential residents as well as the wider community in the stewardship of and in building emotional connections to their Garden Village.





## WELBORNE GARDEN VILLAGE

---

### Progress

Welborne is one of 14 new communities granted Garden Village status in January 2017 and as a result has received a great deal of invaluable financial support, as well as advice and brokering from the Government and its agencies.

In March 2017, an outline planning application was submitted for the comprehensive development of the site by one of the major landowners, Buckland Development Ltd. In September 2017, Buckland Development Ltd completed land acquisition affording them control of over 90% of the site and securing their position as both landowner and master developer of Welborne Garden Village.

Following extensive consultation with the community and consultees, the Local Planning Authority has met with the applicant to discuss ways in which the Outline application can be refined, with a view to consideration by the Council's Planning Committee in Spring 2018.

### Emerging good Practice:

*Engagement and stewardship:* The long-established garden city principles guide the development of Welborne and include the long-term stewardship of community assets. During the initial rounds of community consultation on the Garden Village a number of local schools contributed.

More widely, the development of the Council's current Welborne Plan has also been shaped by a round of earlier consultations undertaken to inform the development of the North Fareham Action Plan. A series of discussions held with Fareham Youth Council considered a number of key issues impacting on young people. These included: sustainable travel - making it easier for people to travel without using a car; open spaces and sports facilities; community facilities such as libraries, youth centres and shops; housing and housing needs. The findings from this consultation exercise have been used to inform the development of the Welborne Plan and the Council's Strategic Framework.



## HALSNEAD GARDEN VILLAGE

**Settlement:** Halsnead Garden Village, Knowsley Metropolitan Borough Council

**Development stage:** Early stage

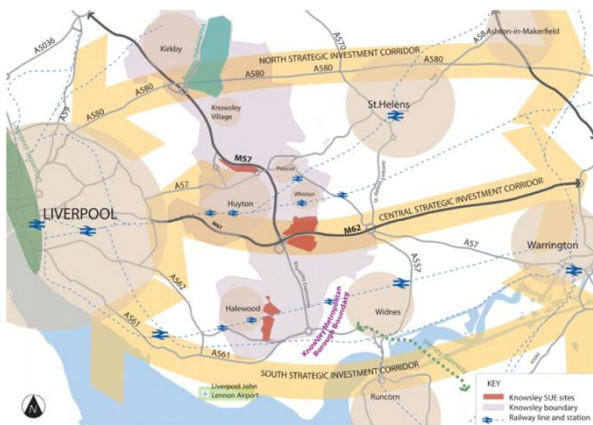
**Settlement size:** 1,600

**Lead contact:** Claire Richards, Principal Regeneration Officer, [claire.richards@knowsley.gov.uk](mailto:claire.richards@knowsley.gov.uk)

### Background:

The Knowsley Local Plan: Core Strategy was adopted in January 2016 and allocated a number of former green belt sites for development as Sustainable Urban Extensions (SUEs). A Halsnead Masterplan was then developed to account for the new developments across these sites. The Masterplan was prepared by consultants Turley and Mott MacDonald, working alongside officers at Knowsley Council and staff from the HCA.

### Site and design:



'Strategic context' (Halsnead Masterplan SPD – 2016)

Halsnead is a 174ha site located on the eastern side of the Tarbock Island Interchange where the M62 meets the M57. It lies within a 20 minute drive of the east of Liverpool City Centre and sits in the 'Central Strategic Investment Corridor' between Liverpool and Manchester. The land to the north of the M62 is currently dominated by agricultural fields, substantial areas of woodland, expanses of water and designated wildlife sites. The land to the south includes former colliery land with engineered plateaus and mining waste. It also features agricultural fields, areas of woodland, surface water features and designated local wildlife sites.

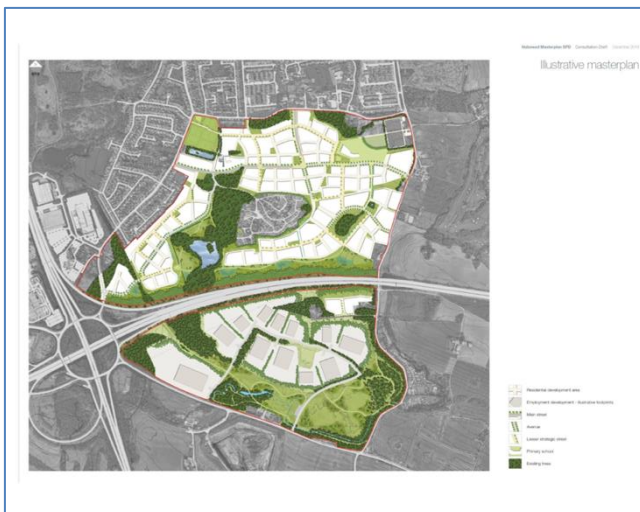
Plans include provision for approximately 1,600 new homes across the site; new employment infrastructure; the development of significant new green infrastructure and public open spaces – including a new country park; new community facilities including a primary school; improved local transport infrastructure with the provision of new local access roads, cycleway, pedestrian and equestrian routes.



## HALSNEAD GARDEN VILLAGE

The green infrastructure is to be shaped by its four character areas: '*Urban interface* – environments already forming part of an urbanised fringe; '*Big Water woodlands*' – a semi natural corridor containing ancient woodland and a new landscaped lake; '*Halsnead Estate corridors*' – the eastern part of the site where landscaped structures would provide views, with inter-radial routes connecting open spaces and woodlands; and '*Destination parkland*' – which includes the development of a new country park on the site of the former Cronton Colliery.

Reference to the Council's Core Strategy Policy CS21 requires residential developments to contribute to Public Open Spaces, of which provision for young children is a requirement. Young people and children are an identified typology in the Masterplan's design guidance. Specifically, the Masterplan Consultation document includes provision for young people and children, noting that the development will deliver a Neighbourhood Area of Play (NEAP) next to the proposed new primary school, a Local Equipped Area of Play (LEAP), and, the potential for further Local Areas of Play and/or informal play within the residential area.



Illustrative Masterplan – Halsnead Masterplan SPD 2016

### Progress:

The Halsnead Garden Village Masterplan SPD was adopted on 27 June 2017. It is a statement of the Council's ambitions for this critically important site and sets out the vision and objectives for the sustainable new settlement. The Council continues to lead on the promotion and delivery of aspirational development and promote Garden Village principles at Halsnead and there has been positive consultation and engagement with key land owners, stakeholders and developers.

The Council is also leading on the identification and securing of funding in recognition of the particular site constraints and challenges presented. It has already successfully secured £0.600m of investment from the Liverpool City Region Sustainable Travel Enhancement Programme to deliver improved pedestrian and cycleway facilities between the Garden Village and Whiston Rail Station, with delivery during February and March 2018. The Council has also recently been notified of a further £0.230m of funding from Homes England's Garden Village Capacity Fund and is actively advancing a bid to the Liverpool City Region Single Investment Fund. If successful, the funding will support the provision of essential access and transport infrastructure to Halsnead Garden Village.





## BAILRIGG GARDEN VILLAGE

---

**Settlement:** Bailrigg Garden Village, Lancaster City Council

**Development stage:** Early stage

**Settlement size:** 3,500

**Lead contact:** Paul Hatch, Senior Planner ; Julian Inman [jinman@lancaster.gov.uk](mailto:jinman@lancaster.gov.uk)

### Background:

The Bailrigg Garden Village is currently identified as an emerging allocation in the Council's statutory Development Plan, which is currently at Publication Stage and will be submitted to government for Public Examination later this year. A Strategic Management Board comprised of Lancaster City Council, Lancaster County Council and the Lancaster University will oversee the development.

Research undertaken to inform the emerging Local Plan highlights the areas low levels of natural population growth, negligible graduate retention, outward migration by hidden households and an ageing workforce with the local economy (EOI). In the context of the Local Plan the development is expected to support a significant contribution to meeting local housing needs; secure the growth of Lancaster University with the potential for 1,000 new staff to be employed on a new campus.

### Site and design:

The site of the Garden Village lies south of the urban edge of Lancaster. The proposed development includes: approximately 3,500 new homes; the development of a range of open spaces providing amenity and recreation, areas for flood storage and water management and spaces for biodiversity enhancement and protection; the development of Lancaster University Health Innovation Campus; improvements to local supporting infrastructure, including to roads and public transport, the development of a new primary and secondary schools.

Lancaster is a fast-developing area with a requirement for between 13,000 and 14,000 additional homes. Reflecting the national Garden City Principles and following the Local Plan Policy SG1, of the housing developed as part of the Garden Village 40% will be defined as 'affordable' and will include a range of housing options, including starter homes.

The Council has yet to develop a comprehensive plan for the village, however, the award of funding from the Garden Village programme will help advance work to prepare a detailed and comprehend plan. Planning will consider diverse needs and requirements, from managing drainage and flood risk to designing a neighbourhood that can be enjoyed by all.



## BAILRIGG GARDEN VILLAGE

---

The Council's Garden Village Position Statement emphasises the desire for the development to make significant improvements to the cycling and walking networks in the area, with future masterplans incorporating a comprehensive network of footpaths and cycleways. The development of a series of green spaces and green corridors is anticipated to support place making and improved well-being in the development. Notably, the need to develop new sports and recreation facilities has prompted the development of an updated Open Space Study during 2017, which will identify the need for sports and recreation facilities.

The Statement sets out the need for a significant commercial centre to cater for the needs of the new community, including basic services and reducing the need for car travel, employment and more sustainable development.

### Progress:

The Bailrigg development is still at a very early stage. The site was allocated within the developing Local Plan at the end of 2016. Following the award of the Garden Village status in January 2017, the Council consulted on a Draft Local Plan, which contained more detailed proposals. Since consultation on the draft Plan, the Council have decided that the most appropriate method for advancing proposals will be through the preparation of a specific development plan document (DPD) – the Bailrigg Garden Village Area Action Plan DPD. Initial work on the DPD began in autumn 2017 with preliminary informal community engagement, work is now underway to identify infrastructure requirements. The next step is to engage with landowners and developers to understand aspirations and, as informed by the available evidence, to prepare spatial options for the development of the Village. In Spring, significant stakeholder and community engagement will occur. The Council wants to reach and involve children and young people in a meaningful way during the consultations and must consider how best to do this.



## CULM NEW GARDEN VILLAGE

**Settlement:** Culm New Garden Village, Mid Devon District Council

**Development stage:** Early stage

**Settlement size:** 5,000

**Lead contact:** Tina Maryan, Area Planning Officer, Major Projects, [tmaryan@middevon.gov.uk](mailto:tmaryan@middevon.gov.uk)

### Background:

The Mid Devon Local Plan Review was submitted to the Planning Inspectorate on 31 March 2017 for examination. The Local Plan will replace the Council's existing Core Strategy, AIDPD and LP3 planning strategies, in line with the requirements set out within the NPPF. The Local Plan Review identifies the area to the East of Cullompton as a suitable location for strategic growth. The Council's 2016 Garden Village Expression of Interest proposes a settlement of up to 5,000 new homes, the first 1,750 being allocated by the Local Plan Review within the plan period, with a further 850 dwellings post-2033. The remainder of the Garden Village is likely to be allocated through the Greater Exeter Strategic Plan.

### Site and design

The Garden Village site is situated to the east of the town of Cullompton, in proximity to an existing cross-country rail service and Exeter Airport. Included within the proposal are plans to re-open Cullompton railway station to support improvements in the areas accessibility and economic infrastructure.

It is hoped that the development will have an innovative and progressive design, including parks, play areas, community facilities, open spaces and environmental systems. The settlement will therefore support a 'holistic green infrastructure grid'.



The expression of interest envisages the development to maintain a new 120 acre country park and wider green infrastructure network; to deliver an increased provision of biomass fuel across the settlement; to achieve a commitment of 5% of site plots being available for self-build and custom builders; to deliver up to 1,000 Starter Homes (there is a possibility that a proportion of affordable housing is delivered directly by Mid Devon Council); to create a sports hub; and new land for free schools.

A range of employment opportunities are envisaged within the village, with the inclusion of at least 32,000sqm of commercial space for industrial, warehousing and office development, as well as retail space – all of which will be supported by improved road and new rail links to the area, including a new junction onto the M5 and town centre relief road for Cullompton.



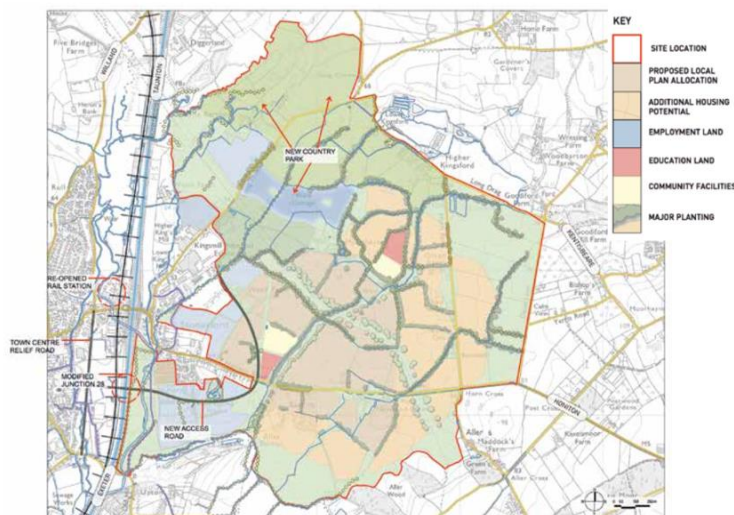
## CULM NEW GARDEN VILLAGE

It is anticipated that a delivery board will be established to manage and oversee the development's progress to completion. Membership of this group is expected to include the leadership of the planning departments and heads of both Mid Devon District and Devon County Council.

### Progress:

The development is included in the Council's Local Plan which is due to complete examination in the summer of 2018. The development is therefore not likely to be allocated until late 2018.

Work is currently progressing on the development with a land promoting company beginning work on the background evidence to masterplanning. It is expected a number of 'visioning' and stakeholder forums will take place over the coming months.



High Level Spatial Framework - Culm Expression of Interest 2016

### Emerging good practice:

**Child-friendly public spaces:** The sites incorporation of a large park space was highlighted as an area of potential for innovation in design to better meet the needs of children and young people. Initial discussions with the National Trust have highlighted an interest in managing this new park space.

**Play and leisure:** Within the evidence base for the Council's new Local Plan is an Open Space and Play Strategy. The Strategy was undertaken by consultant, Ethos Environmental Planning and is consistent with the Local Plan review (2013-2033). The research was conducted in response to the removal within the NPPF of Guidance Note 17 'Planning for Open Space, Sport and Recreation', and its Companion Guide 'Assessing Needs and Opportunities'. The Strategy audited the existing open space in the district and made recommendations for how the Council should prioritise investment and planning for new development needs. The document places a significant focus on the needs of children and young people and follows on from two earlier strategies produced by the authority, the Mid Devon Open Space and Play Area Strategy 2006 (OSPA) and the Mid Devon Play Area Strategy (2007-2010), both of which established the need for additional play and recreation space for children and young people. In the latter document, amongst a range of values endorsed, were the principles that: all children have a right and need to play; that they should be offered different kinds of play; and, that they should be involved in decisions affecting their play.



# LONGCROSS GARDEN VILLAGE

**Settlement:** Longcross Garden Village, Runnymede Borough Council

**Development stage:** In Progress

**Settlement size:** 1,700

**Lead contact:** Nick Lloyd-Davis, Senior Planning Officer; Melissa Gale, Major Projects Team Leader

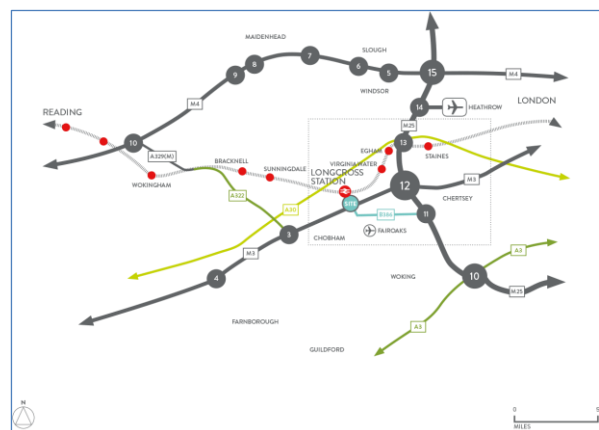
## Background:

The Longcross Garden Village forms an allocated site within the emerging Runnymede Borough Local Plan 2030 which is currently under consultation (submission anticipated Spring 2018). Along with the other successful authorities, Longcross was awarded Garden Village status in January 2017. However, plans for the development of the northern section of the site are already well advanced with outline permission planning permission secured for 200 dwellings and a business park development connected to the existing railway station. The first phase residential development is under construction and a number of the dwellings occupied.

## Site and design:

The majority of the Garden Village at Longcross comprises the former Defence Evaluation and Research Agency (DERA) site located on both sides of the M3 motorway, which is also currently home to Longcross Film Studios.

The site is located on the Western M25 close to London and Heathrow and has its own railway station, with services direct to London Waterloo and Reading. Rail journey times to London are approximately 48 minutes. The Council is currently working with South Western Railway to secure a more frequent service from Longcross to London.



Area Map

In common with much of the South East, the area has above average high house prices and significant shortages of affordable housing. The current Draft Local Plan, proposes around 1,700 additional dwellings and over 79,000 square meters of new employment floorspace. The draft masterplan includes plans for a new primary school, shops, cafes and restaurants in a new village centre, in addition to new employment units focused around Longcross railway station. The masterplan is to be reviewed following the Garden Village award as the developer progresses an application for planning permission.





## LONGCROSS GARDEN VILLAGE

The site is split into two areas, north and south of the M3. To the north (known as Upper Longcross) the site is partially under construction for 200 dwellings including 37 affordable units. Part of the northern site has been designated an Enterprise Zone (Longcross Park) with permission for up to 79,025 sqm of employment floorspace, 36,000sqm for a Data Centre and 6,300 sqm of retail/community uses. The permission granted for Upper Longcross has also secured a number of contributions towards improving local roads and public transport in the area including improvements to Longcross rail station.



Ecological Public Realm - Expression of Interest 2016

Most of the planned residential development will be located to the south of the M3 which is linked to the northern site by a road bridge over the motorway. The southern site will include a primary school to support the new community. The draft Local Plan policy for the site proposes a range of local facilities and services providing a sustainable mix of community facilities and leisure spaces including local retail facilities, a public house and other local services. The site also includes proposals for a village centre with associated shops, café, restaurants etc. The developer for both the north and southern site is Crest Nicholson and Aviva Investors.

The Council's EOI and Draft policy stress that proposals for the site will include significant areas of green space, recreation, sporting facilities and provision of land for food production, including allotments. The site lies just to the east of Chobham Common and to avoid harm to the Special Protection Area (SPA) areas of Suitable Alternative Natural Green space have been created both within and adjacent to the site. A new country park at Trumps Farm (now known as Chertsey Common) has been granted planning permission with the first phase now complete.

The Council's vision for Longcross Garden Village as described within the Runnymede 2030 Draft Local Plan Consultation is:

*'To deliver a development of the highest quality which encompasses Garden Village principles within a characteristically wooded Surrey setting; a development that creates a highly sustainable mixed use community with a wide variety of housing types and where residents will be able to access on-site services and facilities to fulfil many of their daily needs. The village will provide unique local employment opportunities through the Longcross Park Enterprise Zone and other on-site retail, community and leisure facilities. Furthermore, the development will maximize opportunities to promote non-car modes of travel through enhancement of the Longcross station rail service, a new bus service, electric vehicle charging and new pedestrian and cycle infrastructure to ensure sustainable connectivity with existing towns and villages. In combination with other opportunities for the longer-term community stewardship of assets, extensive areas of*





## LONGCROSS GARDEN VILLAGE

---

*interconnected green infrastructure, food production, net gains in biodiversity, climate resilient design and sustainable energy measures, Longcross Garden Village will be a 21<sup>st</sup> Century village community that reflects the best that Surrey has to offer.'*

The Garden Village site area is in private ownership (majority owned by Crest Nicholson and Aviva Investors) which is the extent of the area allocated for development within the emerging Draft Local Plan along with Longcross Barracks which is in separate ownership. Their development website explains how plans for the development are underpinned by three sub masterplans relating to ecology, sustainability and a green grid. The ecology masterplan includes consideration of retention of green space for wildlife and to protect specific species. Suitable Available Natural Greenspace (SANG) will be integrated within the green corridors and will be connected to additional SANG at Chertsey Common.

### **Progress:**

The first phase of development at Upper Longcross (north site) comprising 108 dwellings is currently under construction and part occupied. The second phase comprising a mixed-use discovery building (including retail floor/coffee shop, commercial office space and community space) and office buildings has recently secured full planning permission with 78 dwellings and is expected to be reported to the Planning Committee in February 2018. Longcross South has yet to receive planning permission. The Council's draft Local Plan is currently at pre-submission consultation stage, with submission of the Local Plan and representations to the Secretary of State expected in Spring 2018 in anticipation that it will be formally adopted late 2018.

Crest Nicholson has recently completed a public consultation on outline plans for Longcross South and an application is expected to be submitted later on in the year. There is currently no certainty as to the nature of the phasing for the south of the site other than that suggested on the developers website. The south site is reliant on allocation within the emerging local plan and timescales are also reflective of pre-application discussions that are taking place.



# INFINITY GARDEN VILLAGE

**Settlement:** Infinity Garden Village, South Derbyshire District Council (SDDC)

**Development stage:** Early stage

**Settlement size:** 2,000 (Phase 1) to 3,200

**Lead contact:** Karen Beavin, Planning Policy Team Leader – [karen.beavin@south-derbys.gov.uk](mailto:karen.beavin@south-derbys.gov.uk)

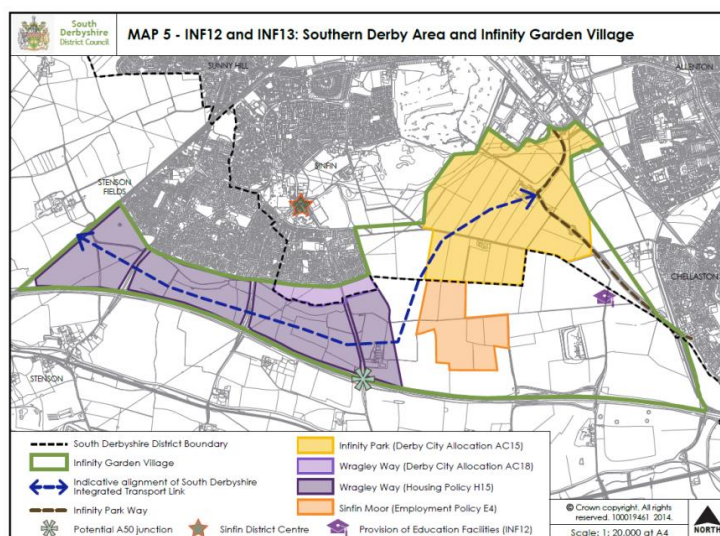
## Background:

Derby is currently experiencing rapid growth, mostly due to the expansion of the transport manufacturing sector. The population of South Derbyshire is expected to increase by around 23% between 2005 and 2025. The area has a marked shortfall in available housing. The site itself lies across two local authority boundaries – SDDC and Derby City Council. The village is therefore allocated in both the South Derbyshire and Derby City Local Plans; the majority of the housing growth element is within South Derbyshire.

## Site and design:

The proposed site currently encompasses an existing Enterprise Zone designated to the south of Derby at Infinity Park. Initial development on the site and supporting road infrastructure is already under construction. It is expected that the site will also support a new integrated transport link.

The development envisages a range of housing types within easy walking or cycling distance of new employment opportunities that will be created at Infinity Park. In common with other designs, Infinity Garden Village will include 'character areas' – 'Wragley Way' housing site; 'Infinity Park' employment site, and 'Lowes Farm'. These areas will be split both by housing and employment and by the differing green and blue infrastructure.



The proposed development will include 2,000 homes with the potential for a further 1,200 at a later date. A 30% affordable housing development rate is to be sought.

The Council's EOI emphasises that the overall vision for the village will have a significant emphasis on green spaces, common landscape features and planting guidelines. The Masterplan will integrate the new settlement within adjacent countryside and existing green spaces in the neighbouring areas.



## INFINITY GARDEN VILLAGE

---

A network of green spaces will be developed with footways and cycleways that link residential and commercial areas with the neighbourhood centre and connect to existing Sustrans routes. Community facilities such as sports pitches, play areas and allotments will be a key element of the masterplan.

A new primary school will form part of the development (Section 106 requirement), with consideration to be given to the development of a secondary school.

To date there have been several public consultations. Through consultations on the Local Plan, concerns have focussed on the requirements for additional supporting infrastructure. A Liaison Group has been established, including residents, businesses, developers and Local Authorities to consider further proposals. A management company would be established to oversee the development of the village.

The preferred project delivery mechanism would be a PP-Joint Venture. A public-private steering group has already been put in place. Homeowners and businesses in the village will be required to pay an annual fee for the upkeep of the environment in public areas within the village.

### **Progress:**

No further discussions held with SDDC at this time.



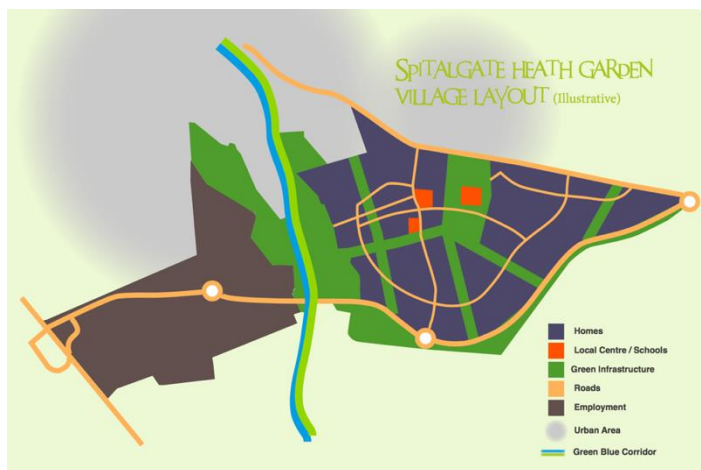
**Settlement:** Spitalgate Heath, South Kesteven District Council

**Development stage:** In Progress – Planning application due to be determined in Spring 2018

**Settlement size:** 3,700 new homes

**Lead contact:** Samantha Brooman (Principal Planning Officer)  
[s.brooman@southkesteven.gov.uk](mailto:s.brooman@southkesteven.gov.uk); Sylvia Bland

## Background:



Spitalgate Heath Garden Village Layout (Illustrative) – Prospectus 2016

The Spitalgate Heath Garden Village will be located to the south of Grantham in south west Lincolnshire. The preparation of the site reflects the 'Growth Point' status awarded to Grantham by the Government in 2007.

The development proposes to build 3,700 mixed tenure homes, with supporting educational, employment, health and greenspace infrastructure. The sponsors of the development are promoting an international design competition to encourage innovative and sustainable design frameworks.

A key element of the infrastructure spending includes a new 4km Southern Relief Road for the A52 around Grantham. The site design includes an extended Grantham Green Blue Corridor linking the site with Grantham town centre along the River Whitham. This will facilitate access to existing parks, recreational facilities, schools, the new college campus, Grantham's Minster Quarter and Cultural Quarter.

## Site and design

The site will include a 'green structure' running throughout, working with local topography to utilise woodlands, wetlands, open spaces, tree lined streets.

The development design has adopted a 'Healthy Village principle' aiming to create a centre for healthcare excellence (bringing together pre-school, school, family and elderly communities).



Landscape and green infrastructure - DAS 2016



This health focus includes the provision of recreational spaces, cycle paths and footpaths, allotments, community woodland, forest garden, an outdoor gym/trail, and a local food plan.

30% of the site will be allocated to green infrastructure. Features being considered include a community wood, carbon sink, a River Witham Green Blue Corridor, arboretum, habitat (wetland, acid grass, Jurassic escarpment), arts and sculpture trails and a Woodland Trust Community Woodland.

Long-term stewardship of the green infrastructure and public open spaces is recognised as one of the main challenges, with sponsors currently exploring options with bodies including the Woodland Trust, Forestry Commission, Lincolnshire Nature Partnership and the Environment Agency to establish a Community Woodland Trust. A notable feature of the design includes plans to include an open-air sculpture park with a rolling programme of art works lent to the village, creating the potential for an open air gallery for residents.

A local centre will be a key feature, with the street design facilitating accessibility. New primary and secondary schools are planned for the settlement as well as employment and business opportunities.

1.12ha of children's play spaces are planned (see below). Provisions made in the Council's Play Strategy are incorporated into the Design Access Statement (DAS). The plan includes designated play areas in addition to considering more informal play opportunities in the general landscaping and public open space areas. All play spaces are to be designed as integral aspects and not as 'add-ons'. The play areas will be designed with reference to the Field in Trust play guidance.

### Progress:

The development has been considered by the Planning Committee (in July 2017) who give their in-principle approval to the outline application. Areas relating to viability and affordable housing provision are being given further consideration before the application is determined. Second stage HCA support is currently helping to accelerate technical work on issues such as road infrastructure, detailed masterplanning and design considerations.

### Emerging good practice:

**Child-friendly public spaces:** A total of six designated play areas are identified within the Design Statement. Two areas are allocated as 'principle' play areas and will be located centrally and in close proximity to both the primary and secondary schools. These areas will cater for both active and more passive play and will be designed primarily for older children, while retaining opportunities for younger children. Key features of these areas include: situated close to education and community facilities; access to surrounding cycleways and footways; a Multi-Use Game Area; a wide range of play experiences; both grass and hard surfaces; appropriate buffer zones from neighbouring properties; a mixture of stimulating and challenging play experiences.



Four areas are designated as 'other equipped' or 'landscaped' play areas, designed primarily for younger children. Key features proposed for these areas include: close proximity to neighbouring properties; smaller scale play areas; less equipment and more imaginative landscaping – including items such as boulders and logs; both grass and hard surfaces. Other non-equipped, small and informal spaces will be developed across the site within the greenways and landscape areas.

The Council highlighted discussions between Planning and Public Health on how future settlement designs can help reduce the likelihood of young people consuming unhealthy food i.e. restricting hot food takeaways within set distances of schools.





## LONG MARSTON AIRFIELD

**Settlement:** Long Marston Airfield, Stratford-on-Avon District

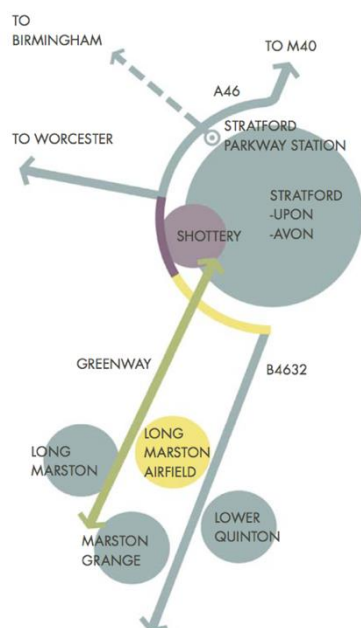
**Development stage:** Early stage

**Settlement size:** 3,500 new homes, employment, community facilities and open space

**Lead contact:** Paul Harris, Senior Planning Officer – [paul.harris@stratford-dc.gov.uk](mailto:paul.harris@stratford-dc.gov.uk)

### Background:

The site is allocated for a new settlement in the District Council's Core Strategy Development Plan which was adopted in July 2016. This followed a rigorous examination of the Plan and endorsement by an independent inspector. It will make an integral and vital contribution to meeting Stratford District's housing requirement.



Location Map – Long Marston Airfield New Settlement

**Please note\*** Marston Grange is now Meon Vale

### Site and design:

The site is situated approximately 3 miles south of Stratford-on-Avon. The villages of Long Marston and Quinton are close by but physically separate from the proposed development. To the south of the site is the former Long Marston Depot that is being partly redeveloped for housing (now known as Meon Vale). The entire area extends to approximately 205 hectares. The airfield was formerly an RAF training station and until recently incorporated a range of uses, including microlight flying, open storage and leisure, and the provision of major entertainment events.

It is expected that the development will deliver up to 3,500 new homes, shops, community and leisure facilities. The settlement is intended to be a mixed-use development that will provide housing, employment, and a supporting relief road between Shipston Road (A3400) and Evesham Road (B439) around the south-western edge of Stratford-on-Avon



## LONG MARSTON AIRFIELD

The vision and policy approach is set out in Proposal Long Marston Airfield (LMA) in the Core Strategy. A Masterplan Supplementary Planning Document has now been produced to provide greater detail on the nature of the development that is expected and how it will be implemented.

The SPD states that:

*Long Marston Airfield will be a thriving Garden Village that offers the best of town and country living. A rich mix of uses including residential, education, employment and community facilities, alongside access to a wide variety of exciting open spaces and landscapes, will provide for the everyday needs of residents.*

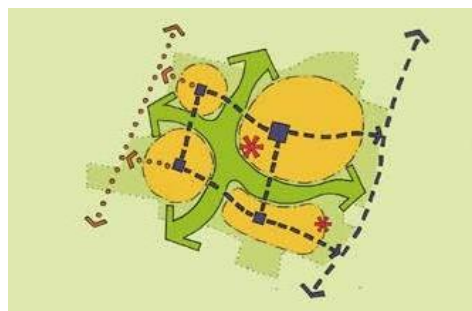
*The Garden Village will be known for its sense of community, high quality buildings and exciting green spaces. A vibrant local centre, generous landscapes and a variety of homes and mixed uses will attract new residents, locals and visitors to enjoy this new place.*

The Garden Village will:

- Provide a range of homes built to a high quality and of a distinctive character to suit the needs of the community
- Respond sensitively to the existing environment and landscape setting as appropriate
- Provide new employment opportunities through a mix of uses
- Be an attractive place to live and be well served from day one and throughout its delivery
- Encourage healthy living through access to the outdoors and safe green routes to local facilities and amenities
- Provide a range of commercial and community uses within the local centre
- Be well connected by sustainable transport to Stratford-on-Avon and surrounding areas
- Provide education in the form of a new secondary school and two new primary schools as well as early learning facilities



Images of site in its current condition



Longmarston New Settlement Vision illustrations \*older images now superseded by new SPD



## LONG MARSTON AIRFIELD

---

### Progress:

The Long Marston Airfield was awarded Garden Village status by the Government in January 2017. Outline planning permission has been granted for the first 400 dwellings and a Reserved Matters application has recently been submitted. Comprehensive applications, one for the remainder of the site and one for the relief road, are expected in spring 2018.

The first homes are expected to be completed on the site by late 2018 / early 2019. Implementation will proceed in a phased manner and completion is anticipated by 2038.



# OXFORDSHIRE COTSWOLDS

**Settlement:** Oxfordshire Cotswolds, West Oxfordshire District Council

**Development stage:** Early stage

**Settlement size:** c. 2,200

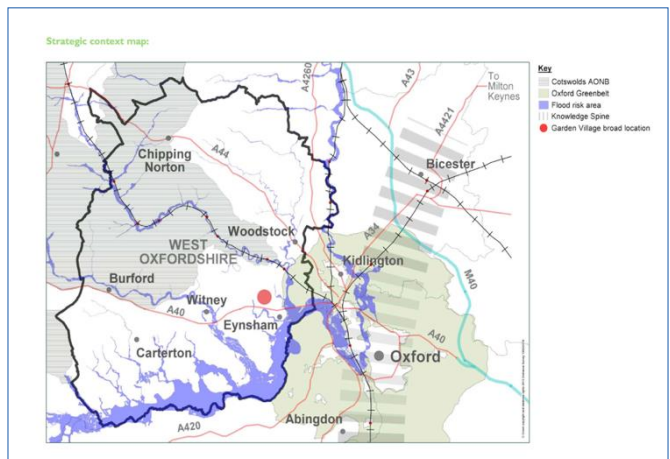
**Lead contact:** Chris Hargraves, Planning Policy Manager, [chris.hargraves@westoxon.gov.uk](mailto:chris.hargraves@westoxon.gov.uk)

## Background:

Oxfordshire Cotswolds will be developed to the north of the village of Eynsham in West Oxfordshire. Oxfordshire has particularly acute problems in relation to housing shortages and affordability with the most recent council SHMA (2014) suggesting that to address the existing pressure approximately 5,000 new dwellings a year are needed up to 2031. Of this need, Oxfordshire Cotswolds Garden Village has been earmarked to provide at least 2,200 dwellings. This is to assist neighbouring Oxford City which is unable to meet its own identified housing needs in full.

## Site and design:

Eynsham has a current population of 4,700 and sits in the eastern part of the district just outside the Oxford Green Belt. The village has well connected but constrained transport links. These are due to be augmented with: i) Local Growth Fund development funding for a Park and Ride facility; ii) bus priority measures and iii) longer-term planned improvements to the A40.



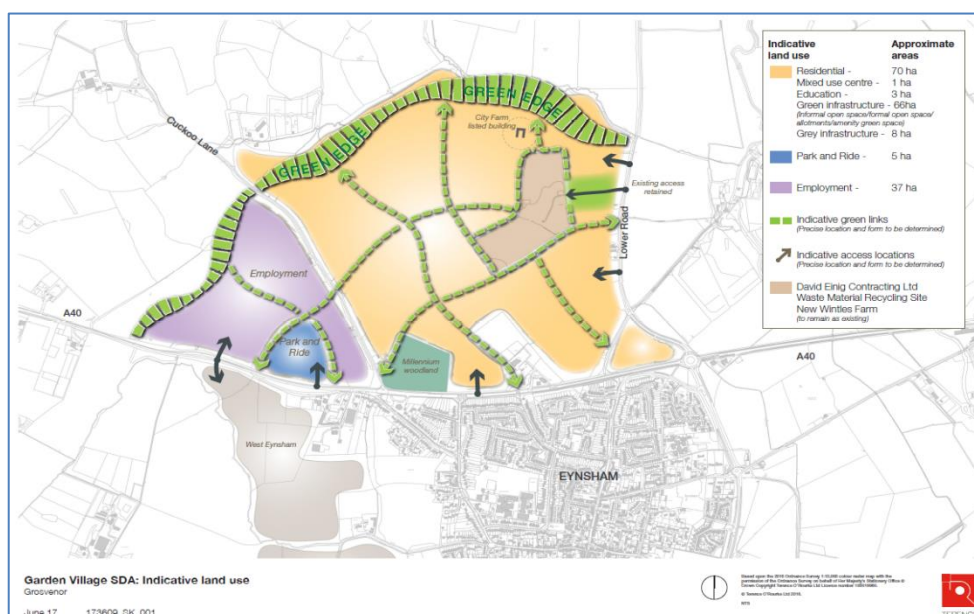
Strategic context map - Expression of interest 2016

The Garden Village site has relatively few physical constraints to development and has received positive feedback from interested landowners and developers although there is significant local opposition in light of the scale of planned growth. The majority of the site is greenfield, with an area of small community woodland. There are some existing uses including residential and an aggregate recycling facility which will need to be taken into account in the future planning of the area.

It is anticipated that the proposed development will have a mixture of house types, sizes and tenures, including a large proportion of affordable housing (c. 50%) - with Starter Homes, homes for affordable rent, key worker homes, and opportunities for individual and community self-build. All new homes are expected to achieve high environmental standards with the development 'acting as an exemplar for other large-scale developments'.



Potential features might include an integrated transport hub (Park and Ride and a 'Click and Collect' service) and a design which will aim to minimise car travel and maximise walking, cycling and public transport use. The highest priority is to be given to community open space and healthy activity in accordance with Garden City principles. Other key infrastructure components will include the development of a new 40 ha science park to support inward business investment, the possible expansion of Eynsham's comprehensive school into the new village and new walking and cycling connections across the A40 between the two communities.



Indicative land use – Garden Village SDA

## Progress:

The development is still at an early stage with masterplanning yet to begin. It was identified as a draft allocation in 2016 when the Council amended its earlier draft plan from 2015 with an increase in housing numbers and the allocation of a number of new sites. The Council's Local Plan 2011-2031 is currently under examination by the Planning Inspectorate with initial findings expected in early 2018. Subject to the Inspector's findings the Council's intention is to prepare an Area Action Plan (AAP) over the next 12 – 18 months to guide the future development of the Garden Village in more detail. A planning application is likely to be worked up alongside and the expectation is that the first new homes will be completed in 2021.





- Christensen, P., Hadfield-Hill, S., Horton, J. and Kraftl, P. (2017) *New Urbanism, New Citizens: Children living in Sustainable Urban Environments*, Routledge
- Hadfield-Hill, S. (2012) Living in a sustainable community: New spaces, new behaviours? *Local Environment: The International Journal of Justice and Sustainability* (Special Issue: Children, Young People and Sustainability), 18, 3, 354-371.
- Horton, J., Hadfield-Hill, S. and Kraftl, P. (2015) Children living with 'sustainable' urban architectures, *Environment and Planning A*, 47, 4, 903-921.
- Horton, J., Christensen, P., Kraftl, P. and Hadfield-Hill, S. (2014) 'Walking ... just walking': everyday pedestrian practices of children and young people, *Social and Cultural Geography*, 15, 1, 94-115.
- Kraftl, P., Horton, J., Christensen, P., and Hadfield-Hill, S. (2013) Living on a Building Site: Young People's Experiences of 'Sustainable Communities' in the UK, *Geoforum*, 50, 191-199
- Horton, J., Hadfield-Hill, S., Christensen, P. and Kraftl, P. (2013) Children, young people and sustainability: introduction to special issue, *Local Environment: The International Journal of Justice and Sustainability*. 18, 3, 249-254.
- Child Friendly Cities website (<http://childfriendlycities.org/>)
- Healthy New Towns website (<https://www.england.nhs.uk/ourwork/innovation/healthy-new-towns/>)
- New Urbanisms in India website (<http://www.new-urbanism-india.com/>)
- New Urbanisms, New Citizens website (<https://newcitizens.wordpress.com/>)
- Rethinking Childhood website (<https://rethinkingchildhood.com/>)





## CONTACTS

---

If you would like more detailed information, or support in implementing any of the recommendations made in this report, please contact us:

Professor Peter Kraftl  
University of Birmingham  
[P.Kraftl@bham.ac.uk](mailto:P.Kraftl@bham.ac.uk)

Dr. Sophie Hadfield-Hill  
University of Birmingham  
[s.a.hadfield-hill@bham.ac.uk](mailto:s.a.hadfield-hill@bham.ac.uk)

---

This report was based in part on in-depth collaborative research involving several institutions. The details of the projects are as follows:

ESRC '*New Urbanisms, New Citizens: Children and Young People's Everyday Life and Participation in Sustainable Communities*' (RES-062-23-1549)PI: Professor Pia Christensen; Co-I: Professor Peter Kraftl; Co-I: Dr. John Horton; Dr. Sophie Hadfield-Hill

ESRC '*New Urbanism in India: Urban Living, Sustainability and Everyday Life*' (ES/K00932X/2)PI: Dr. Sophie Hadfield-Hill; Dr. Cristiana Zara