

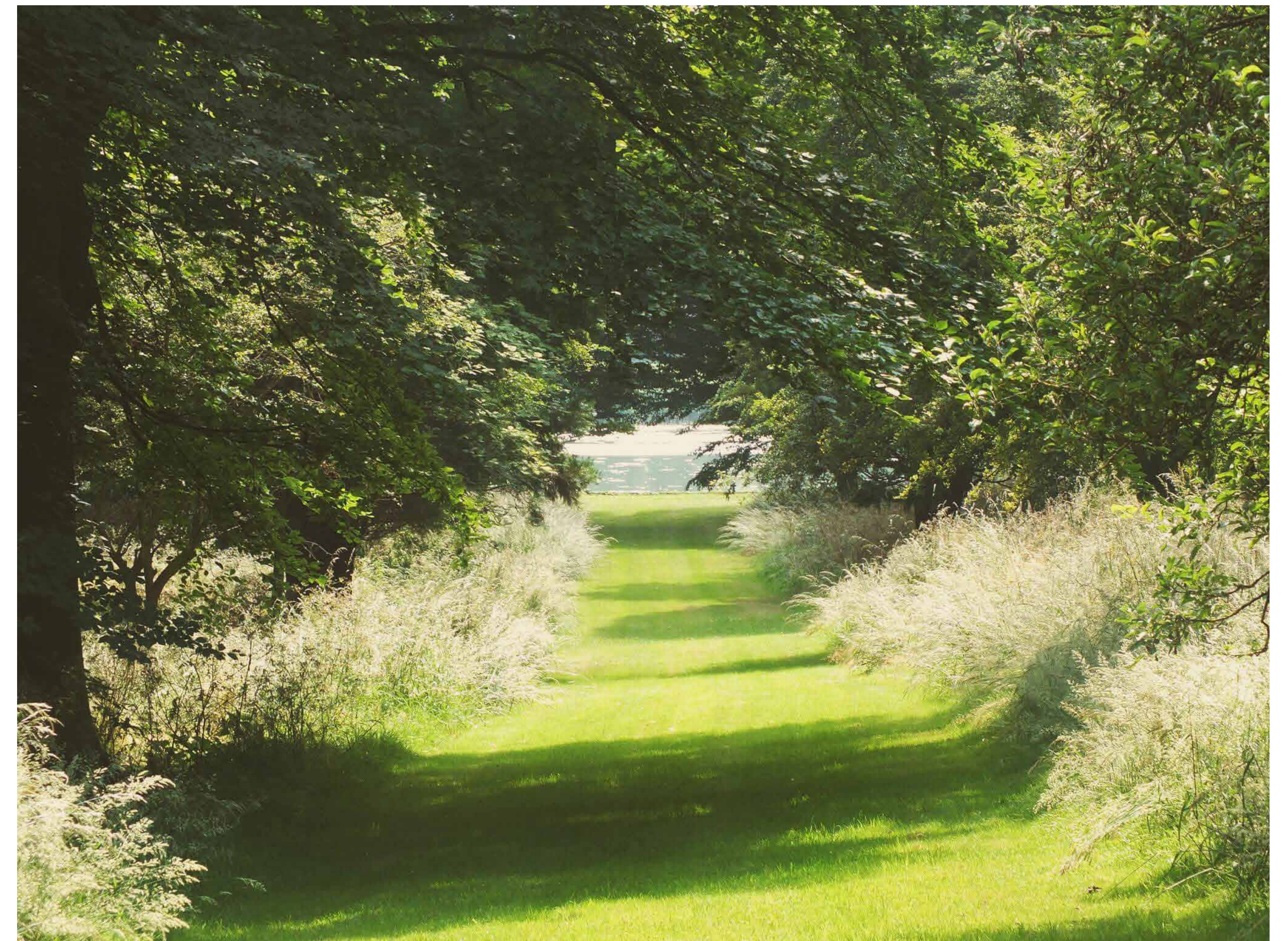
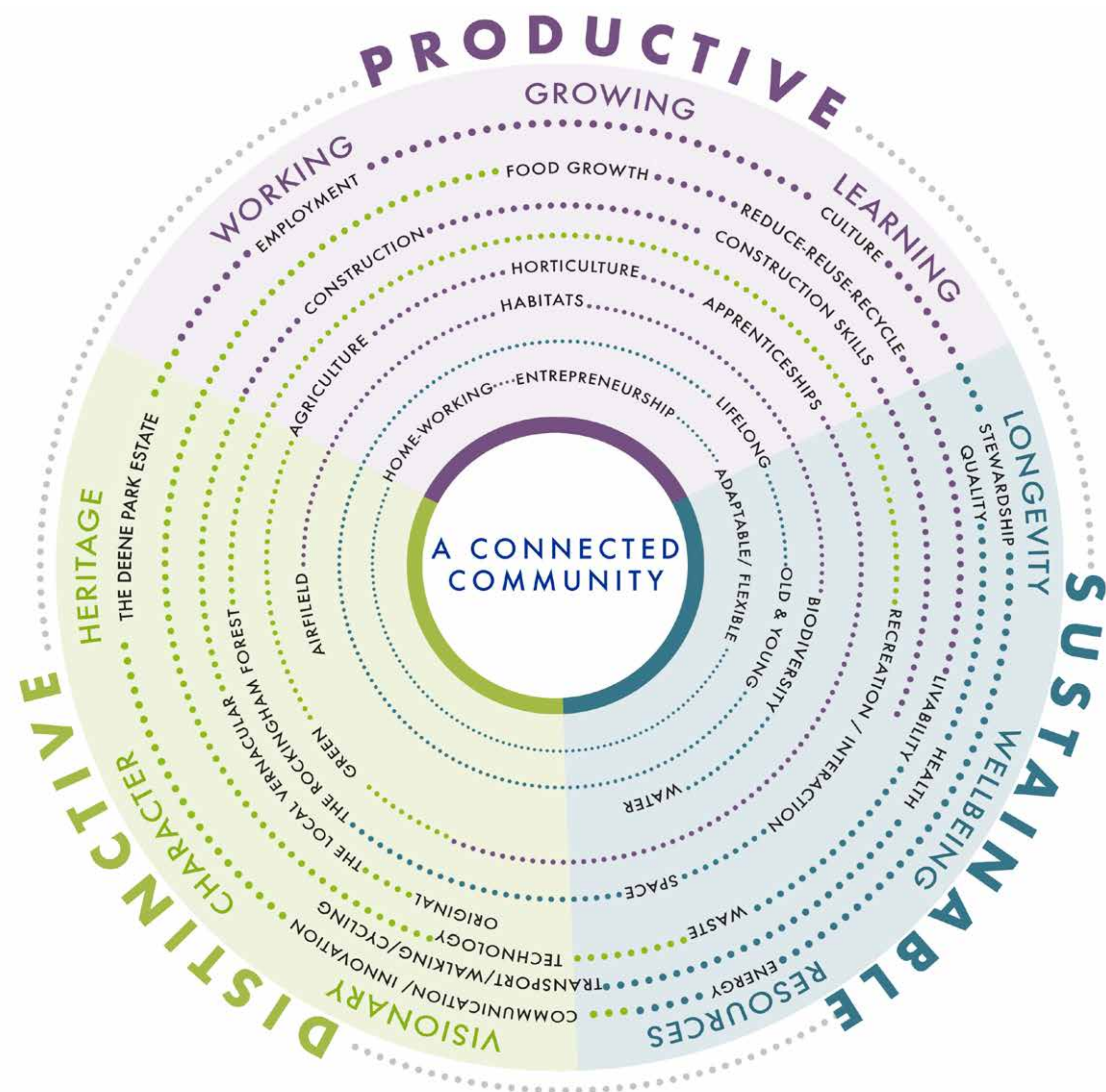


# Tresham

## Garden Village

## 1. Vision

Our vision is for a rural, vibrant and modern new settlement with a distinctive, leafy village character and scale, ringed by a managed landscape of new forest, farmland and public parkland. Residents of the village will enjoy easy access to the countryside, productive gardens and allotments, local facilities and job opportunities. They will take pride in living in a sustainable place which is remarked upon for its high quality townscape and landscape.







## 2. Garden Villages for the 21st Century

The Government wants to accelerate the delivery of new homes, particularly for young people anxious to get on the housing ladder, and for older people wishing to down-size but remain in their own neighbourhood. A significant contribution to solving this housing crisis could be through the provision of a new generation of high quality garden villages, providing attractive and accessible places for people to live and work.

Garden villages are meant to be different. They are specifically designed to deliver communities, not just housing estates and to add value to the wider area. The garden village approach has many environmental and social advantages. The Government believes, and so do we, that garden villages can bring 'the real and important benefits that people rightly expect – quality design with cutting edge technology, local employment opportunities, accessible green space near homes, high quality public realm.'

It is widely accepted there is a shortage of homes across the country, and there is a need to find locations for homes and communities to be built sustainably.

The Government's support for garden villages recognises the need to accelerate the construction of new homes for local people, and Deenethorpe Airfield has been identified as an appropriate site to locate such a village.

## re-imagining garden cities for the 21st century

**benefits and lessons in bringing forward comprehensively planned new communities**





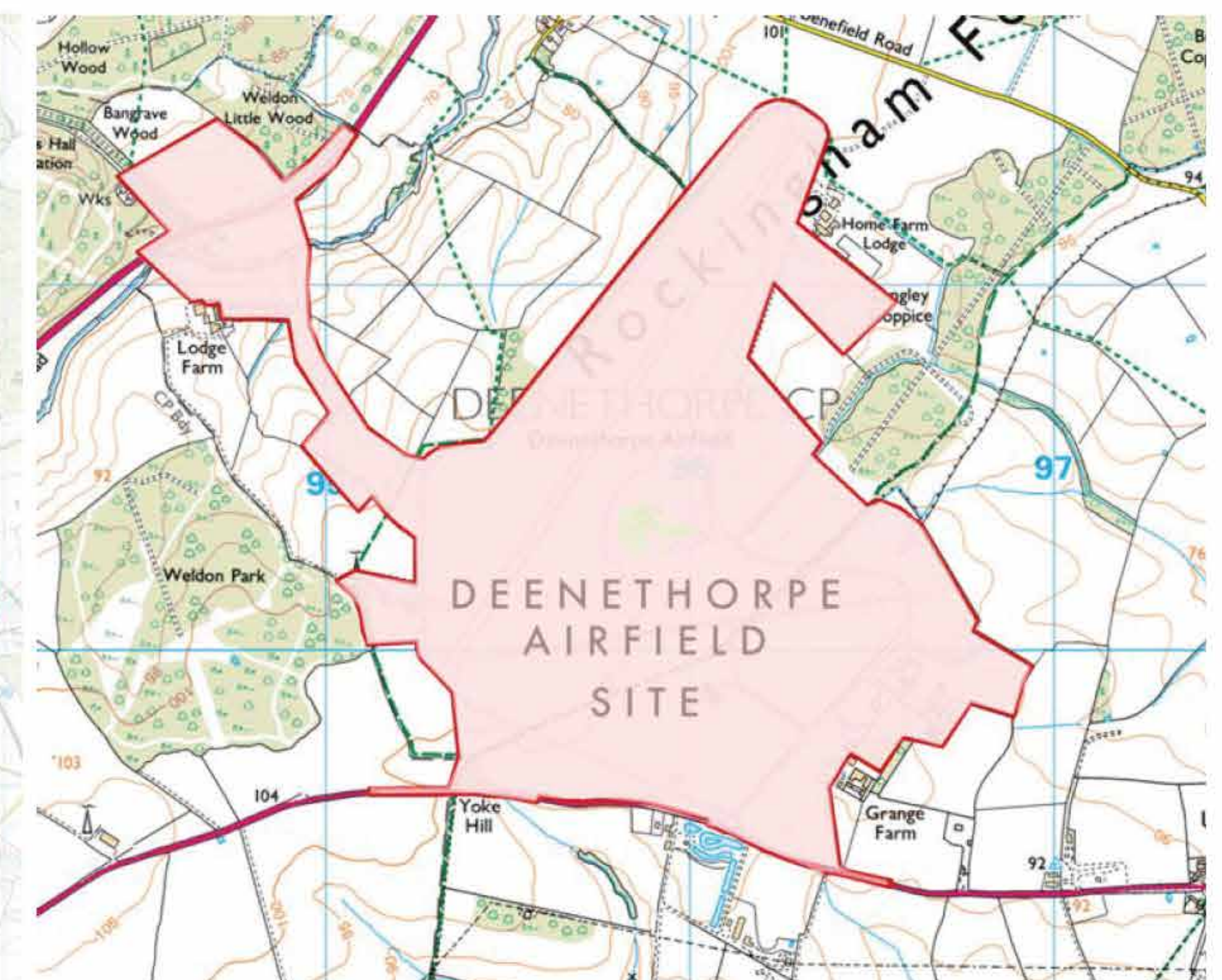
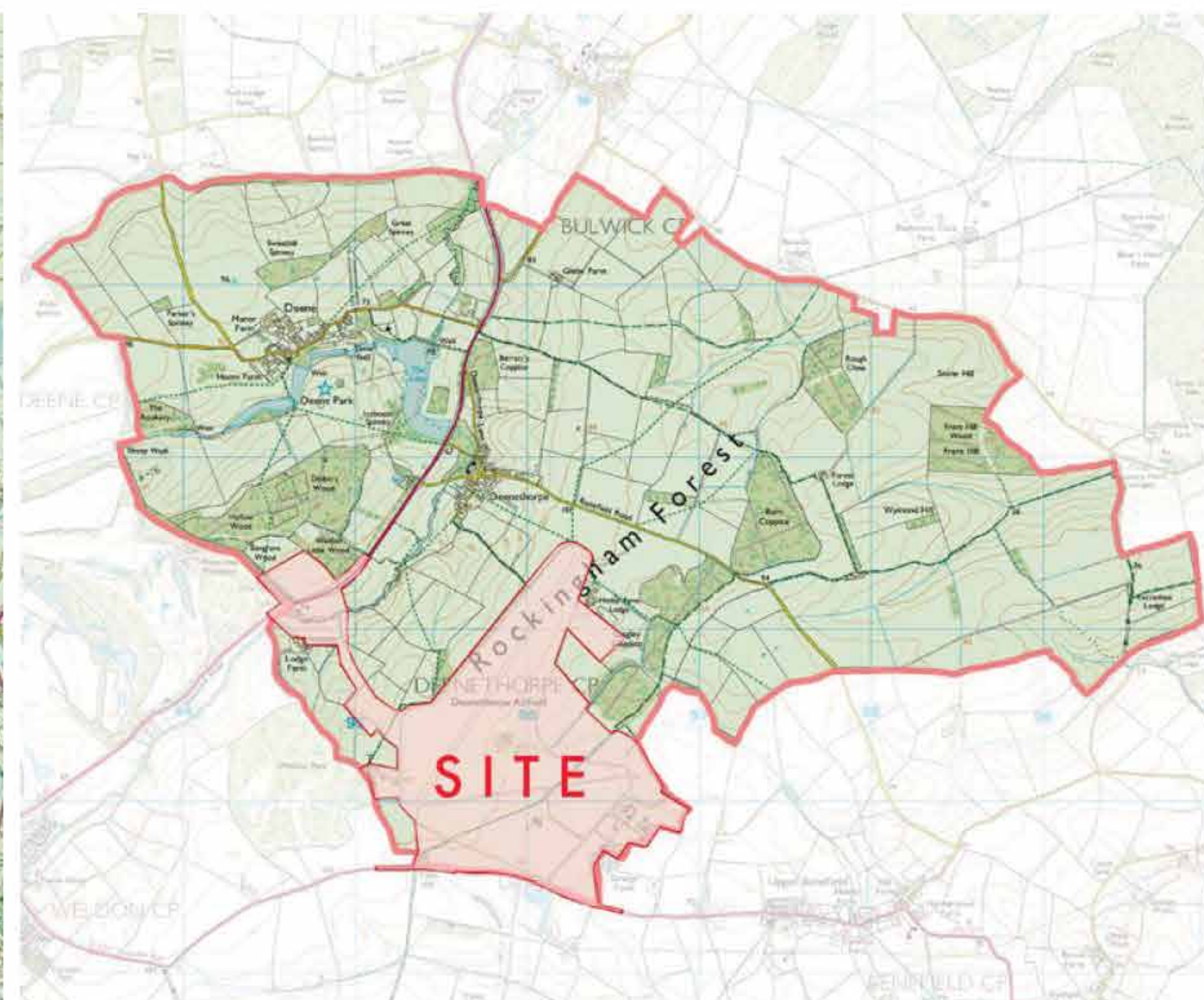
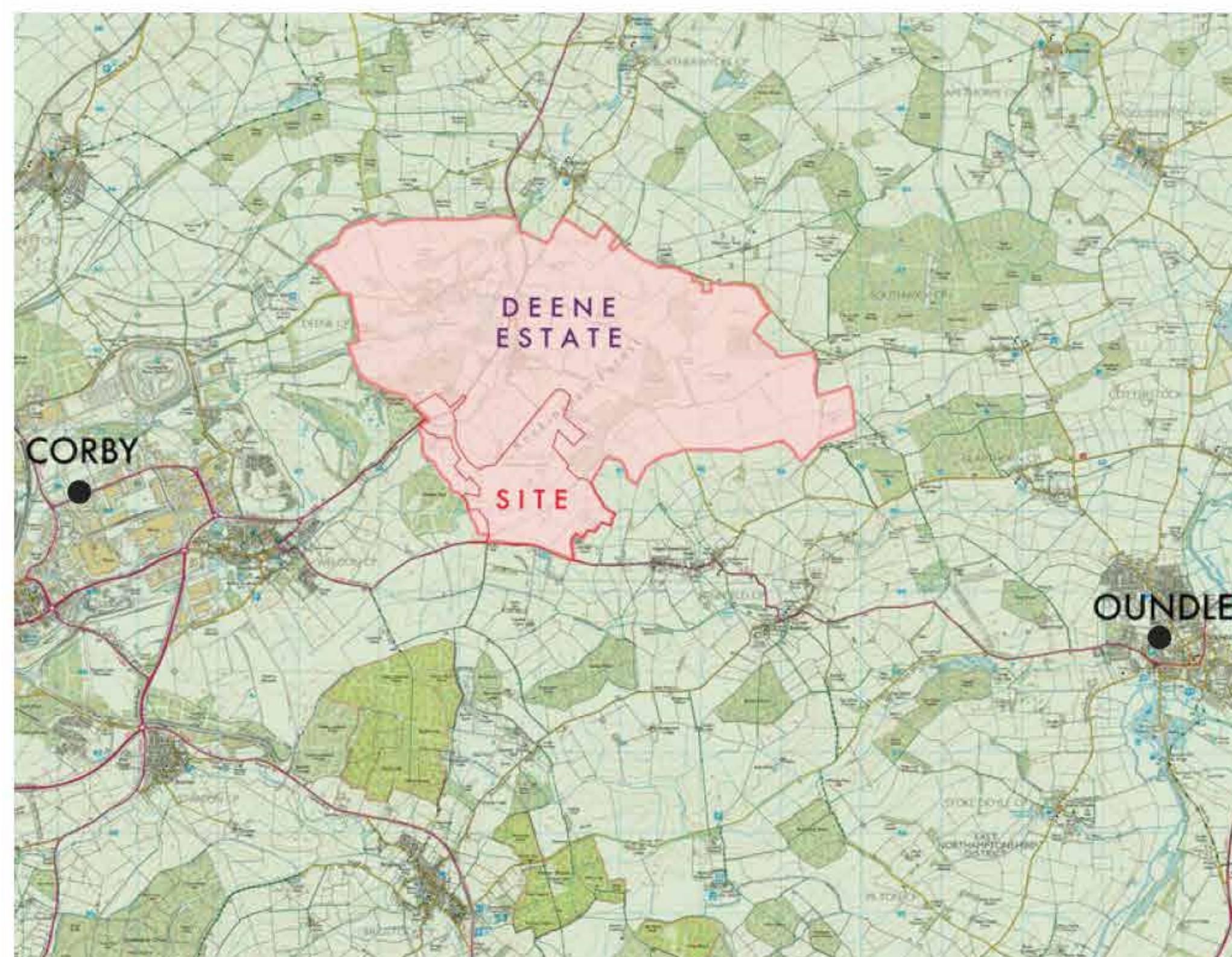


### 3. Where is the site & why Tresham Garden Village?

Deenethorpe Airfield is a 500 acre former RAF airfield site between the villages of Deenethorpe and Benefield to the east of Corby.

The Deene Park Estate asked that the proposed development should be known as Tresham Garden Village to commemorate the historic links between the Brudenell and Tresham families. Sir Thomas Tresham's daughter Mary married Thomas Brudenell in the early 1600s and spent many years living at Deene Park Estate.

The proposed site for Tresham Garden Village is outlined below.







## 4. How have the policies developed?

During the preparation of the North Northamptonshire Joint Core Strategy (2009-16), the landowner, Deene Park Estate, and the promoter, Land Acquisition and Promotion, put forward the concept of the new village to bring back to life this large redundant site.

In 2015, the think-tank Policy Exchange published a report by Lord Matthew Taylor, "Garden Villages: Empowering localism to solve the housing crisis," which advocates new garden villages as a key way to accelerate the delivery of housing to meet the nation's needs.

The Joint Core Strategy was adopted as the new Local Plan for East Northamptonshire, Corby, Kettering and Wellingborough in July 2016, which covers the area through to 2031. Our Masterplan responds to Policy 14 in the Joint Core Strategy, which designates Deenethorpe Airfield as an 'area of opportunity' for an 'exemplar' new garden village. The Project Team have taken this into account when developing the proposals.

In January 2017, the Government named Deenethorpe Airfield as one of 14 proposed new garden villages in England that it will support in a range of ways, including funding assistance from Homes England.







## 5. Who are the Project Team for Tresham Garden Village?

The Project Team for Tresham Garden Village have worked together to create a Masterplan that delivers outstanding homes, green space and an aspirational, sustainable and achievable community. Key members of the team are:

- Deene Park Estate, landowners and long term stewards
- Land Acquisition and Promotion, promoters of Tresham Garden Village
- Charlton Brown, masterplanners, urban designers and architects
- David Lock Associates, planning consultants
- Lawrence Walker, traffic and transport assessors
- Wardell Armstrong, engineering and environmental consultants
- Lockhart Garratt, ecologists and landscape advisors
- Horizon Spatial Planning, delivery consultants
- Rose Regeneration, economic development
- Roger Evans, urban designer
- Will Antill, strategic planner
- WSP, traffic, street management and design
- Bailey Venning, housing specialist
- Athene Communications, community engagement specialists

Representatives from many of these organisations are available at the consultations to talk to and listen to your feedback.

The Project Team worked with the North Northamptonshire Joint Planning & Delivery Unit, East Northamptonshire Council and Northamptonshire County Council. There is a Technical Steering Group with officers from each of those organisations, plus a panel of design experts who have independently reviewed the proposals at each stage of the process.

The Technical Steering Group reports to a Project Board, which has members from East Northamptonshire Council, Northamptonshire County Council, Deene & Deenethorpe Parish Council and Benefield Parish Council.

A Masterplan and Delivery Strategy for Tresham Garden Village is being finalised, which Policy 14 of the Joint Core Strategy needs. The Project Team have been working on this, guided by the Technical Steering Group and Project Board.

We want to get your views on the proposals underlying the draft Masterplan and Delivery Strategy, to help guide it, so that we can complete it and prepare the planning application.



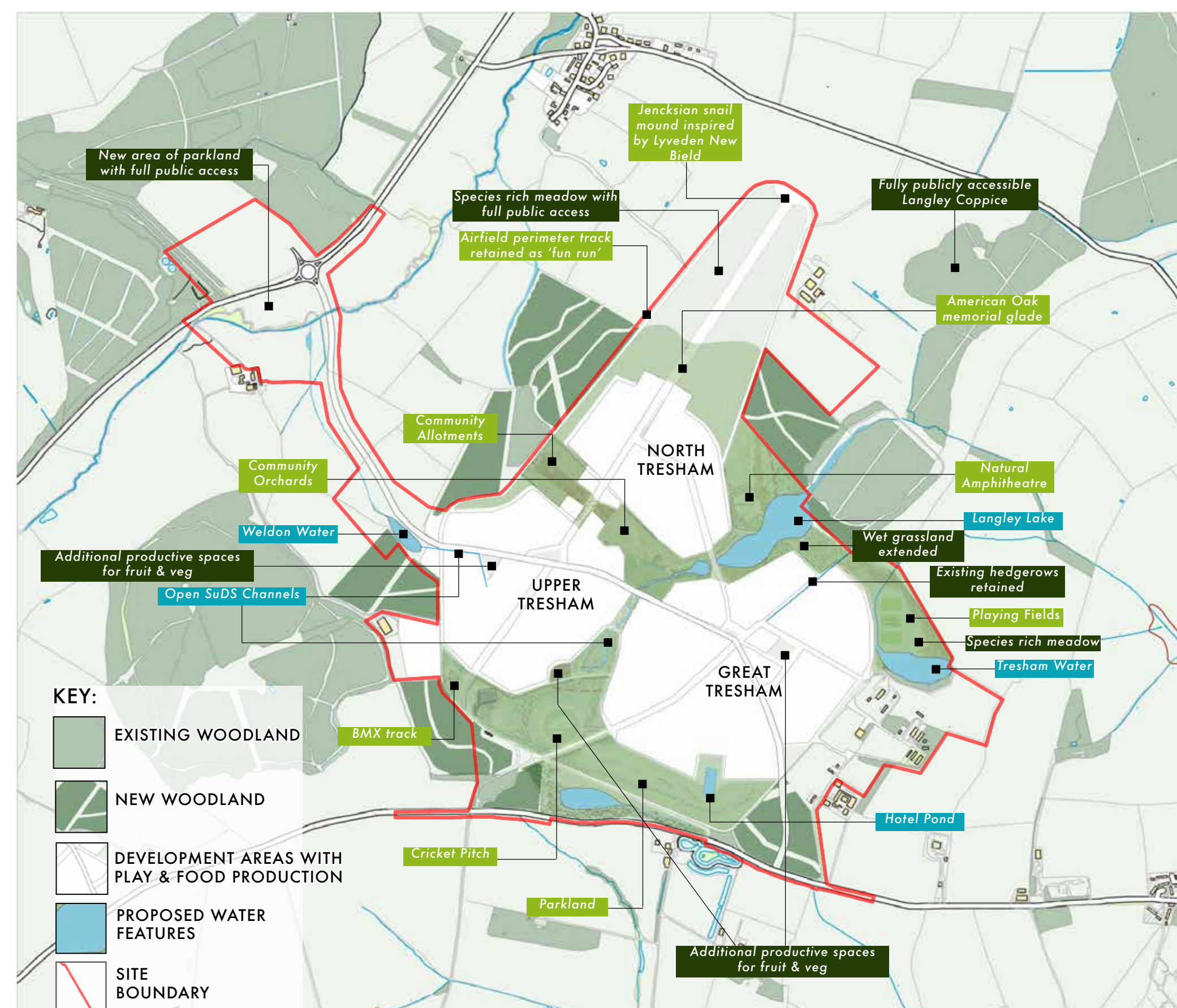


## 6. A Village for All: A Summary

There is a real commitment that flows through the proposed development to deliver a village for all from day one, and a community for life. It is essential we deliver strong community, recreational and shopping facilities in walkable, vibrant, sociable neighbourhoods. The village will be designed to cater for all age groups, starting with first class education with a crèche, nursery and an all-through primary and secondary school.

There will be community venues to act as focal points throughout including a multi-functional village hall, public house and shops.

Our plan is also to create a retirement hub and 200 homes for older people arranged as a retirement village set within a wider community. These homes will be provided in the early phases of development, near to the amenities and integrated into the development so older households can continue to play an active role in the wider community of the village.



217  
HECTARES  
LESS THAN HALF  
TO BE BUILT ON

30%  
affordable  
20%  
opportunities for  
custom & self-build

1500  
new jobs

100,000  
NEW TREES

1500  
NEW HOMES

1  
new school

500  
years  
DEENE ESTATE  
LAND OWNERSHIP

200 later life  
homes

6  
ELECTRIC  
COMMUNITY  
BUSES





## 7. Strengthening the Rockingham Forest landscape

We will provide a lush, green and sustainable new community. Our commitment is starting with one of the largest Forestry Commission tree planting schemes in England, delivering 100,000 new trees in Tresham Garden Village. To date we have already planted 80,000 trees.

Forest and woodlands will surround the village, screening it from views and air pollution and protecting it against adverse micro climates. Environmental works on site will also ensure improvements in the water quality of the local Willow Brook.

A landscape-led approach has driven the way the village is designed with extensive habitats being created including new woodlands, wet woodlands, parkland and lakes. This will increase biodiversity and provide an attractive setting for where we build.

Carefully designed public spaces across the village will encourage social interaction, play and enjoyment in a way that embeds people and buildings in nature. A wide range of proposed recreational facilities include:

- a village cricket pitch with a traditional pavilion
- football pitches
- tennis courts
- a bowling green
- a natural amphitheatre for cultural outdoor events
- a BMX track
- lakes for recreation and enjoyment of the natural environment.

Generous private and public green space will allow for comfortable, spacious homes and bungalows with ample gardens in a leafy setting.







## 8. Exemplary Homes for an Intergenerational Community

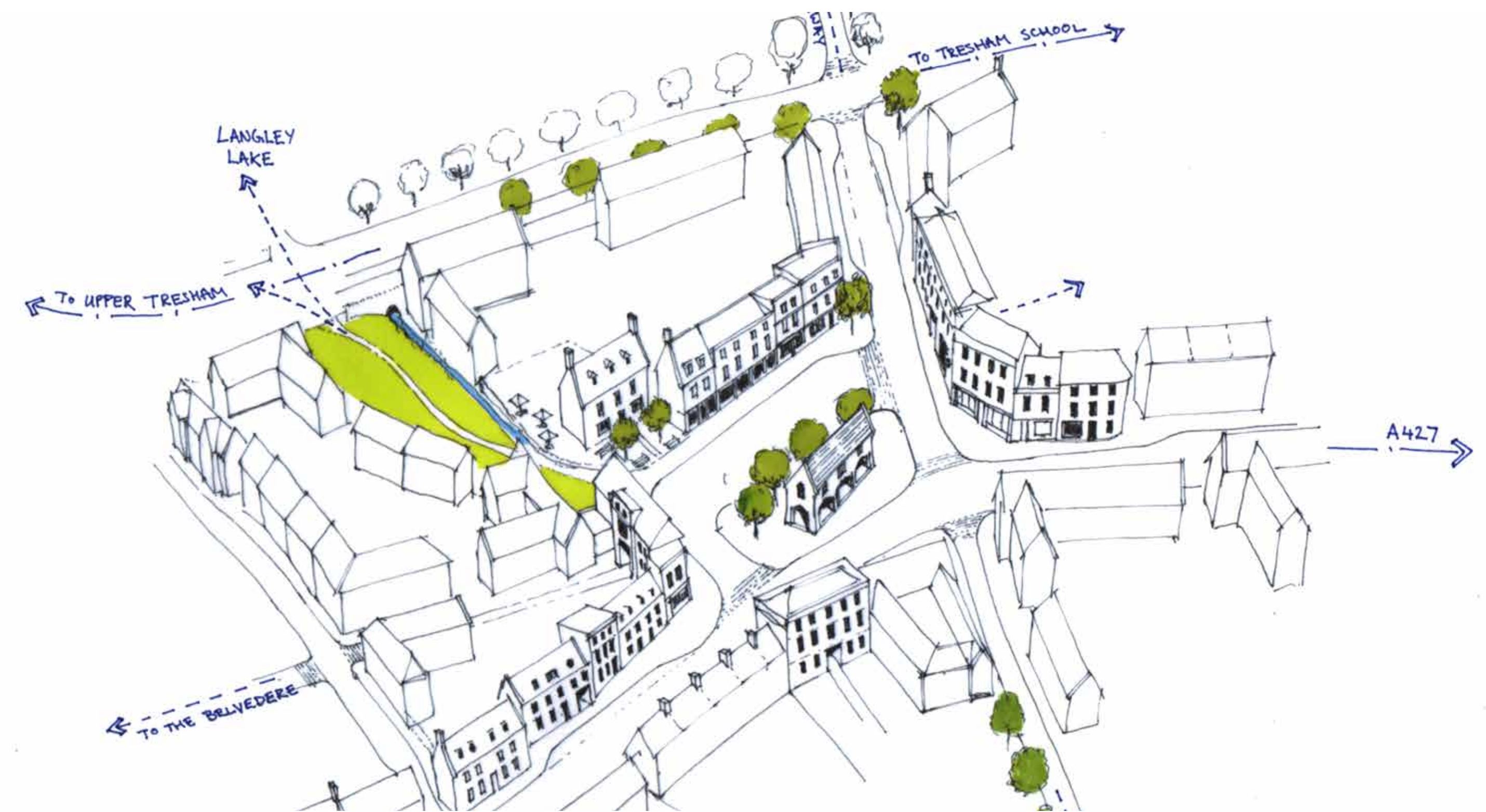
Tresham  
Garden Village

One of the key objectives for Tresham Garden Village is to create a high quality place that will stand the test of time. The overall development comprises 1,500 homes, which will have ample open space around them, in an architectural style that fits well with the local context. There will be:

- A range of 1-5 bedroom mixed tenure homes
- 30% affordable housing (10% affordable rent, 10% shared ownership, 5% starter homes, 5% rent to buy)
- 37% open market housing
- 20% target of self & custom build homes
- 13% retirement living
- Flexible ground floors which will facilitate live-work and home working

New habitats, lakes and parklands create the focus for a productive, active community. People living at Tresham Garden Village will enjoy the opportunity to grow their own food and create, buy or sell 'Tresham Made' goods and services on site.

Our designers have created a style that fits well within its local context and creates the impression of a long established village. There will be some flexibility with design in certain areas. The development will be focussed on using small and medium building companies to create the homes.







## 9. Attractive places to work

### Tresham Garden Village

One of the key principles of garden villages is to have a wide range of local jobs within easy distance of homes. We are making provision for 1,500 jobs within the village to match the number of homes. Tresham Garden Village would enhance the overall economic prosperity of East Northamptonshire in line with the Council's Economic Growth, Tourism & Regeneration Strategy (2017 – 2020). The proposals outline an innovative employment model focused on enterprise. The plans include using some WWII Nissen huts, which are still standing on the site to encourage start-ups, creative workshops and enterprise.

Our Masterplan provides for:

- a vibrant mixed-use village centre
- mixed-use employment courtyards
- light industrial workshops
- workshops in refurbished WWII Nissen huts
- a country house hotel
- a garden centre
- extra land available under 10 year options to allow successful employment enterprises to expand

Most of the homes will be designed with flexible spaces that can accommodate home working. There will also be superfast broadband available to ensure connectivity.







## 10. Accessible and sustainable travel

# Tresham

Garden Village

We carried out traffic modelling for Tresham Garden Village with Northamptonshire County Council. We used the Northamptonshire Strategic Transport Model (NSTM) which covers until 2031. It uses a series of new traffic surveys for the Corby and Oundle area, to make sure it's accurate.

The analysis has shown us:

- Traffic to and from Tresham Garden Village travels as follows:
  - i) around 25% on the A427
  - ii) 15% using the A43 to the north
  - iii) 60% using the A43 towards, or around, Corby
- The vast majority of development traffic is predicted to remain on the major roads. Any increase in peak hour traffic through Weldon is predicted to be minimal
- Peak hour traffic along the A427 through Benefield and Oundle are projected to increase. The target is to limit the overall change to less than two extra vehicles per minute. Based on the modelling completed to date, this is an achievable goal
- Development traffic passing through other local villages such as Deenethorpe, Glapthorn and Cotterstock would be minimal, as more convenient routes are available

- The through-route between the A427 and the A43 is not projected to draw any significant third-party traffic
- Around a dozen junctions on the existing local network would experience a change in traffic volumes that warrants further and more detailed analysis as part of the Traffic Assessment – we will do this
- High-level strategic modelling shows no junction is projected to be operating at more than 5% above capacity in 2031, even with Tresham Garden Village in place.

This assessment has shown us that traffic impacts from Tresham are likely to fall wholly within manageable limits.

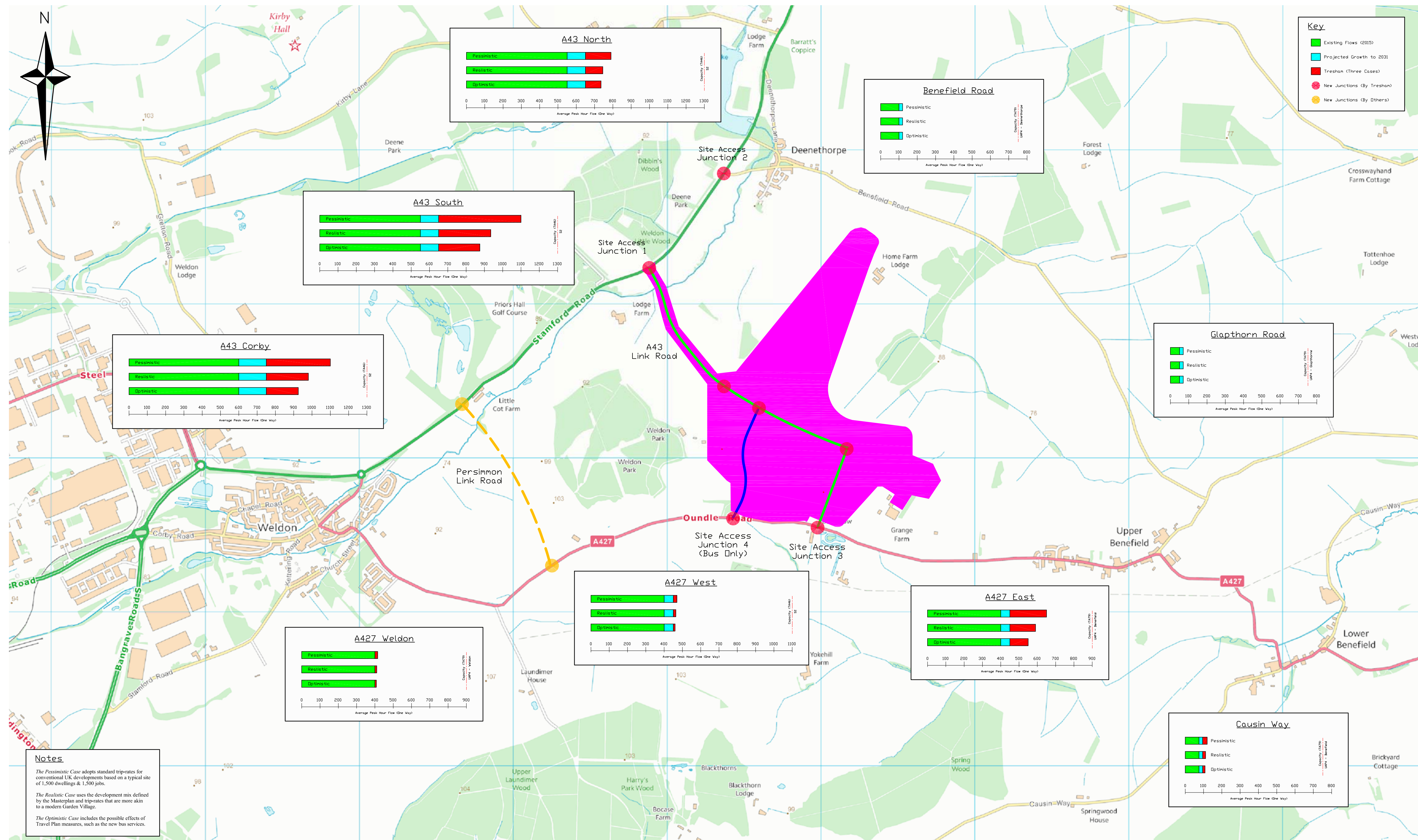
Tresham will provide a good range of village facilities and employment opportunities to reduce the need for residents to travel - it will be a walkable neighbourhood. We will also make sure walking, cycling and public transport are designed to be the most attractive way to travel. Our plans outline improving accessibility to local walking and cycling networks, creating new dedicated cycle routes, and an electric shuttle bus service to encourage sustainable transport.





# 11. Accessible and sustainable Tresham travel

## Garden Village







## 12. A Sustainable Future

At Tresham Garden Village, the focus will be on: open green spaces and access into new and existing woodlands; reducing energy demand and encouraging sustainable transport; providing super-fast broadband; and delivering high quality exemplary design and construction.

We are continuing to explore a range of energy technologies to comply with the Joint Core Strategy requirements. The policy requires: 'A bespoke energy strategy including the production of heat and electricity from renewable and low carbon sources to provide at least 80% of energy requirements on site'. The aim is to be carbon neutral and this would be achieved by buildings using the most contemporary construction techniques, including systems to reduce their energy demand. The required bespoke energy strategy is nearly finished.

We are committed to long-term stewardship based on the strong link between Deene Park Estate and the new community. It will be coordinated by a Tresham Garden Village Development Trust made up of Trustees of Brudenell Estates, and a proposed Tresham Garden Village Property and Investment Company along with various community and other stakeholders.

The drainage philosophy for Tresham Garden Village promotes a holistic, sustainable approach to water management both for foul water treatment and surface water disposal. We will embrace and pioneer new technologies and ensure the levels of flood risk is not increased for the lifetime of the development.

The development will ensure that pre developed conditions are maintained by designing the surface water system to store and release surface water runoff at a greenfield runoff rate. This will be achieved through the use of Sustainable Drainage Systems in accordance with Northamptonshire County Council's Local Standards and Guidance for Surface Water Drainage.

In addition to site control techniques, which will provide the majority of surface water attenuation required, water recycling facilities such as communal rainwater harvesters will also be considered, which relieve pressures on local natural water resources. Other Sustainable Drainage Systems will feature, in the form of swales, tree pits, rain gardens, permeable paving and ponds.

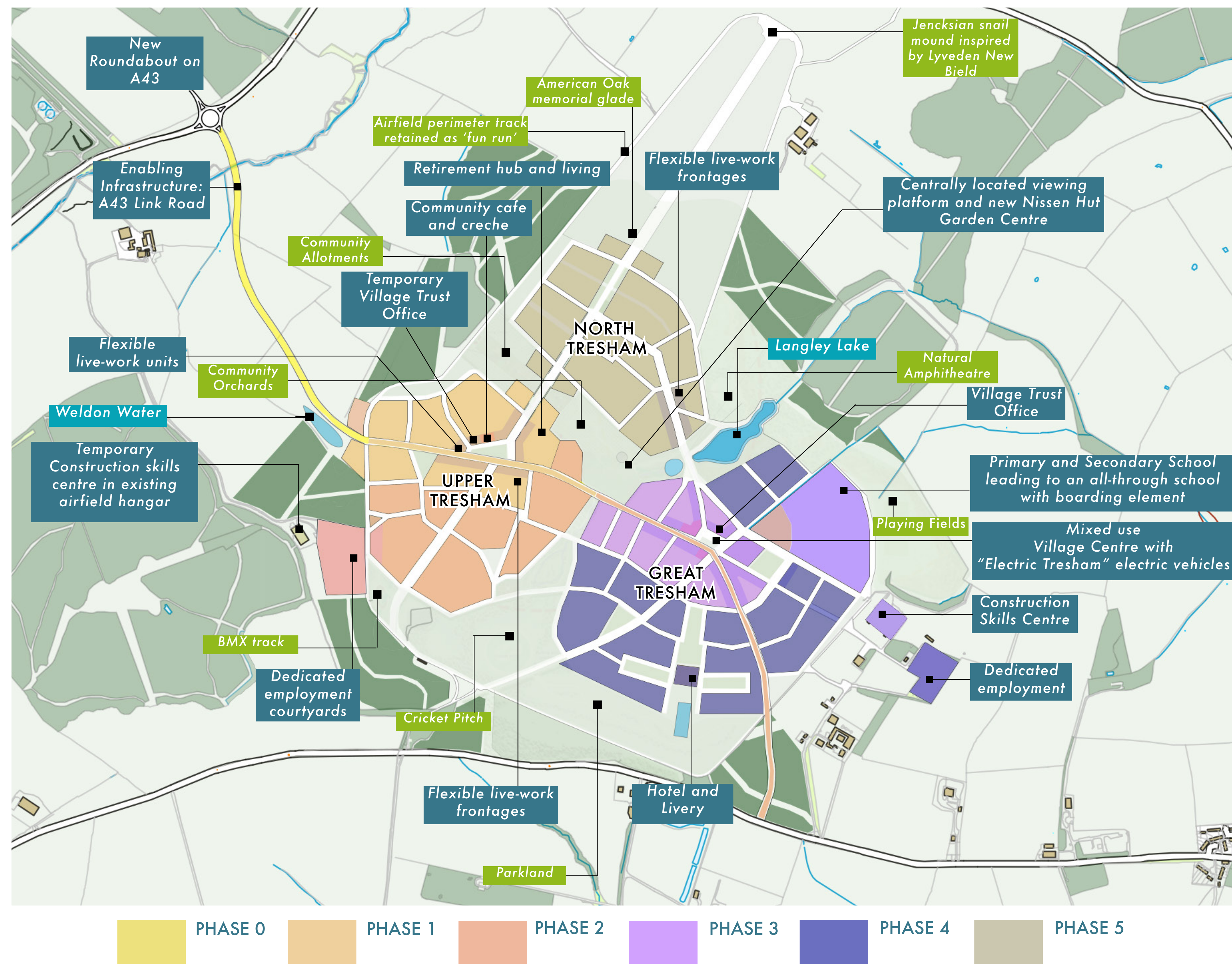
Deene Park Estate plans to create a flood attenuation meadow, on the eastern bank of the Willow Brook. This would provide additional floodplain capacity, benefitting local villages downstream.





# 13. Masterplan

## Tresham Garden Village





## 14. Next Steps



Thank you for taking the time to come today. The team would be delighted to hear from people interested in building a home or setting up a new business, so please let us know.

This opportunity for input from the local community is an important part of the planning process so we can take your views into account before we finalise our proposals. Please can you complete a feedback form, and place it in the box provided or use one of the iPads to feedback online.

We will collate all of your comments along with other details about the public consultation, and produce a Statement of Community Involvement. This will inform the final version of the Masterplan and Delivery Strategy which is due to be adopted by East Northamptonshire Council this summer. It will also be included as part of our subsequent planning application to the Council, and will show how your comments have been considered in finalising the Masterplan and Delivery Strategy and in informing our planning application.

If planning permission is granted, detailed designs would be drawn up and site preparation work would be expected to commence in 2019, with the first homes occupied in early 2020. From then, the aim would be to complete the village over a period of around 15 years.

During the construction phase, we commit to building responsibly and considerately so that the work has as little impact as possible on nearby residents and businesses.

