

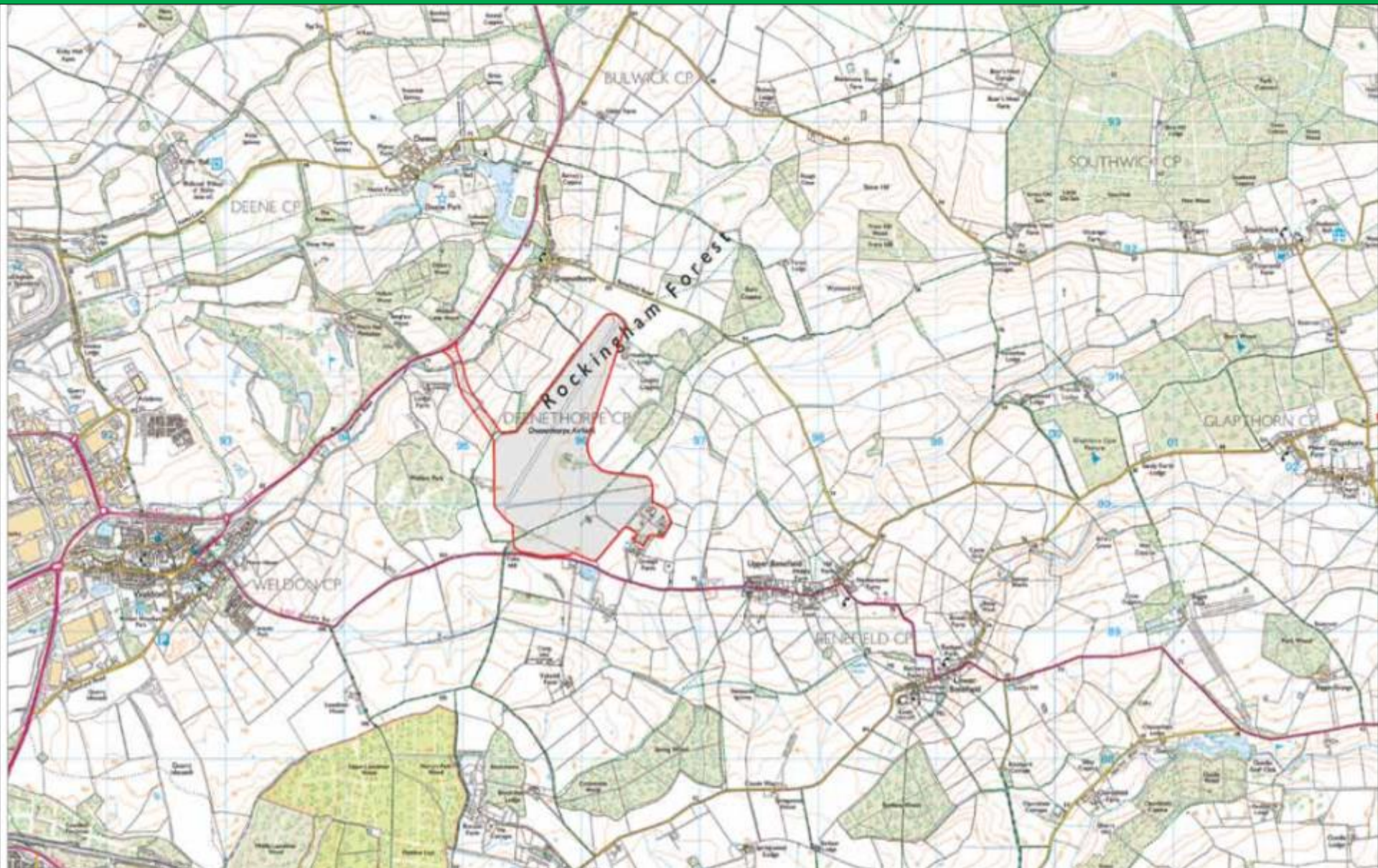


East  
Northamptonshire  
Council

**31<sup>st</sup> January 2017**

# **Deenethorpe Airfield Garden Village**

# Deenethorpe Airfield location

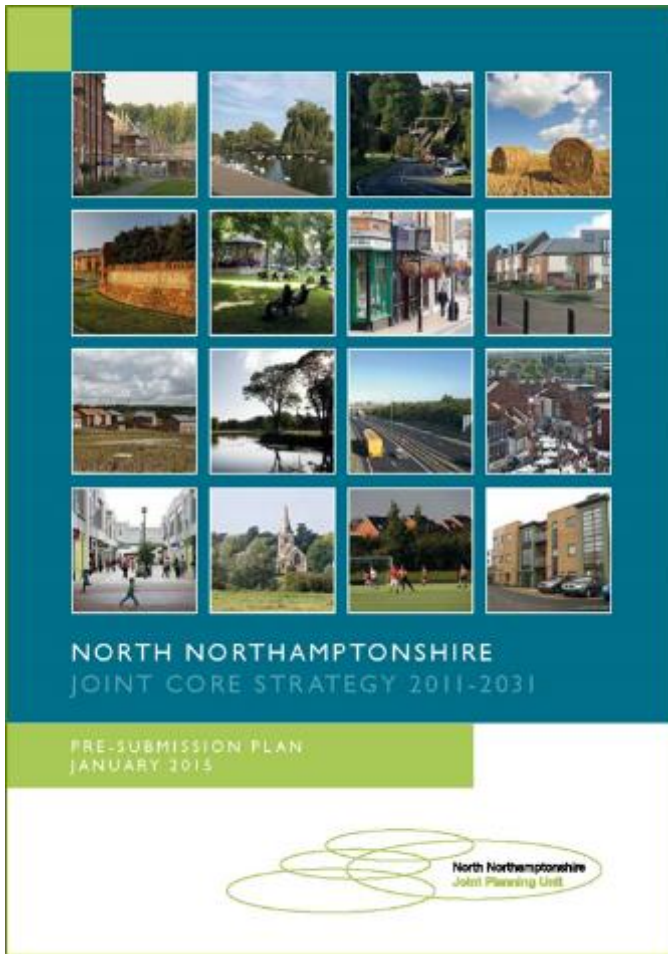


# Emerging Garden Village concept





# Background - JCS Policy 14



- Enabling policy providing opportunity for additional growth – JCS adopted July 2016 following public examination
- Garden Village to be model of sustainable rural living - exemplary standards of design, construction and facilities and a mixed and balanced community
- Crucial role of the Deene Estate in delivery and long term stewardship
- JCS requires a masterplan and delivery strategy and joint working on cross-boundary issues including transport, health and education

# Background – Government Policy



- DCLG prospectus March 2016 – invited locally-led proposals for free-standing settlements 1,500-10,000 dwellings. Over 50 submissions.
- JPU commissioned by ENC to manage Deenethorpe Airfield project - bid based on JCS policy 14.
- January 2017 - 14 successful Garden Villages announced (plus 3 Garden Towns)
- Delivery enabling funding & support plus expertise, brokerage and access to funding streams
- Separate to support for SUEs under Garden Communities initiative

# Some delivery issues

- Single landowner – commitment and ongoing stewardship.
- Strong JCS planning position - early provision infrastructure and high design quality.
- Planning for 1500 dwellings + employment and supporting infrastructure
- Consideration of scheme viability/ delivery as masterplan evolves
- Focus on SME builders and custom-build delivering up to 100 dwellings per year.
- Highway and surface water management - design and adoption issues
- Cross-boundary coordination is essential given proximity to Corby
- Government support valuable - separate to support for SUEs



# Progress & timescales

- Significant work undertaken by promoters
- ENC Project Board and Technical Steering Group established
- Stakeholder Workshop (Nov 2016)
- Local engagement by promoter
- External support including design, viability, infrastructure, delivery
- Work on cross-boundary issues
- Consultation on Masterplan Summer 2017
- Planning application Autumn 2017
- Commencement on site 2018/19



# Summary

