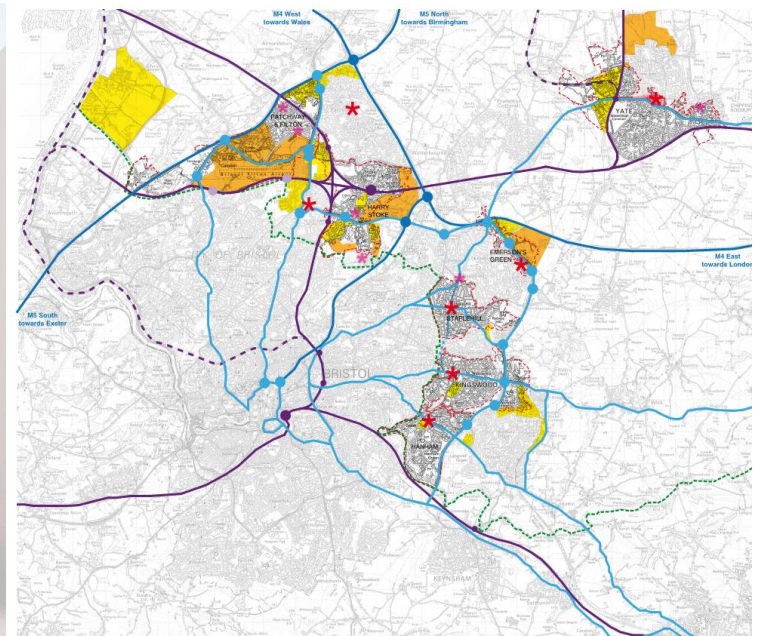


Sustainable Urban Growth

Mel Clinton and Mike Fox



Who we are



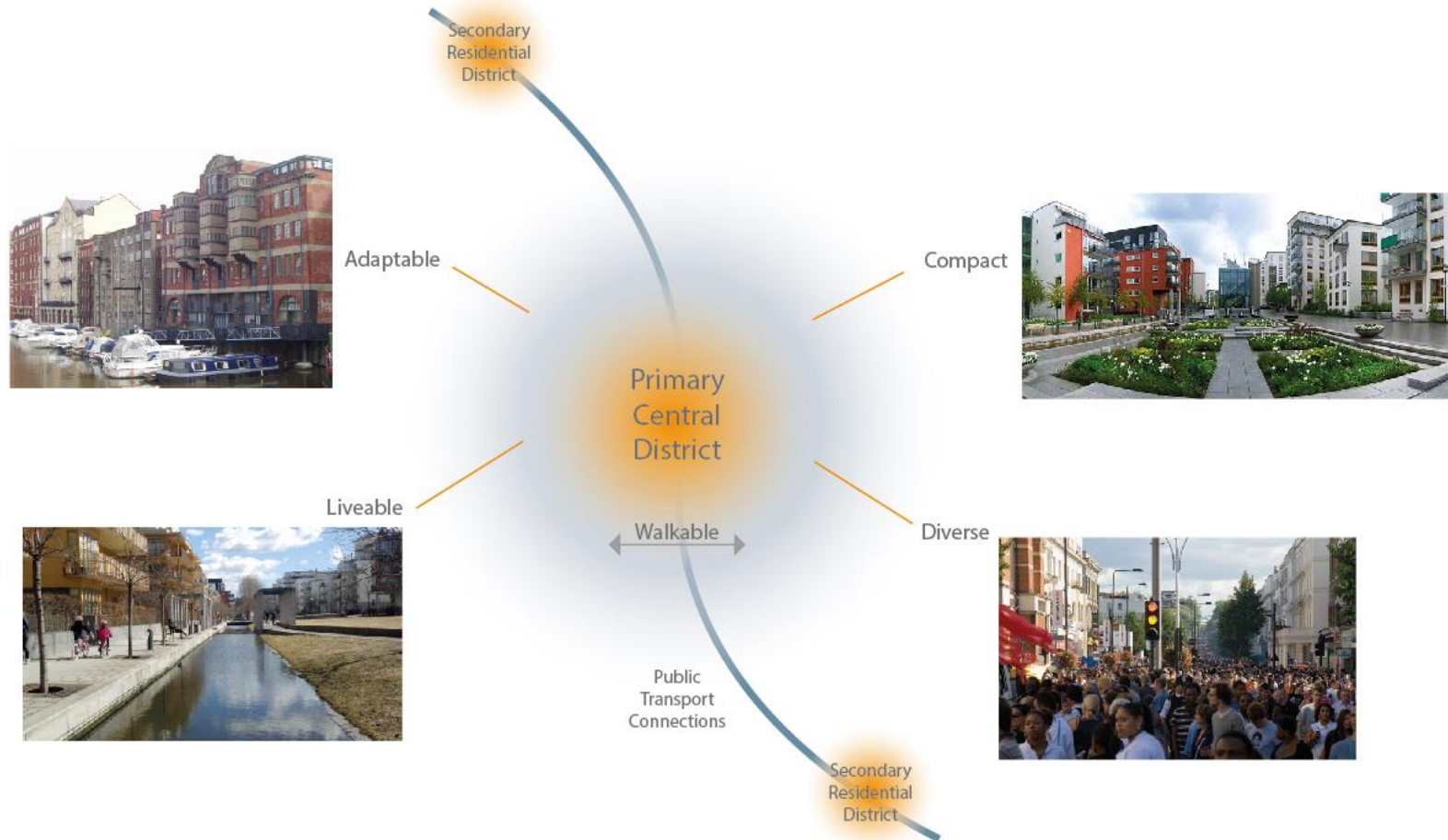
What we are here to talk about

Creating diverse and sustainable places



What we are here to talk about

Creating diverse and sustainable places



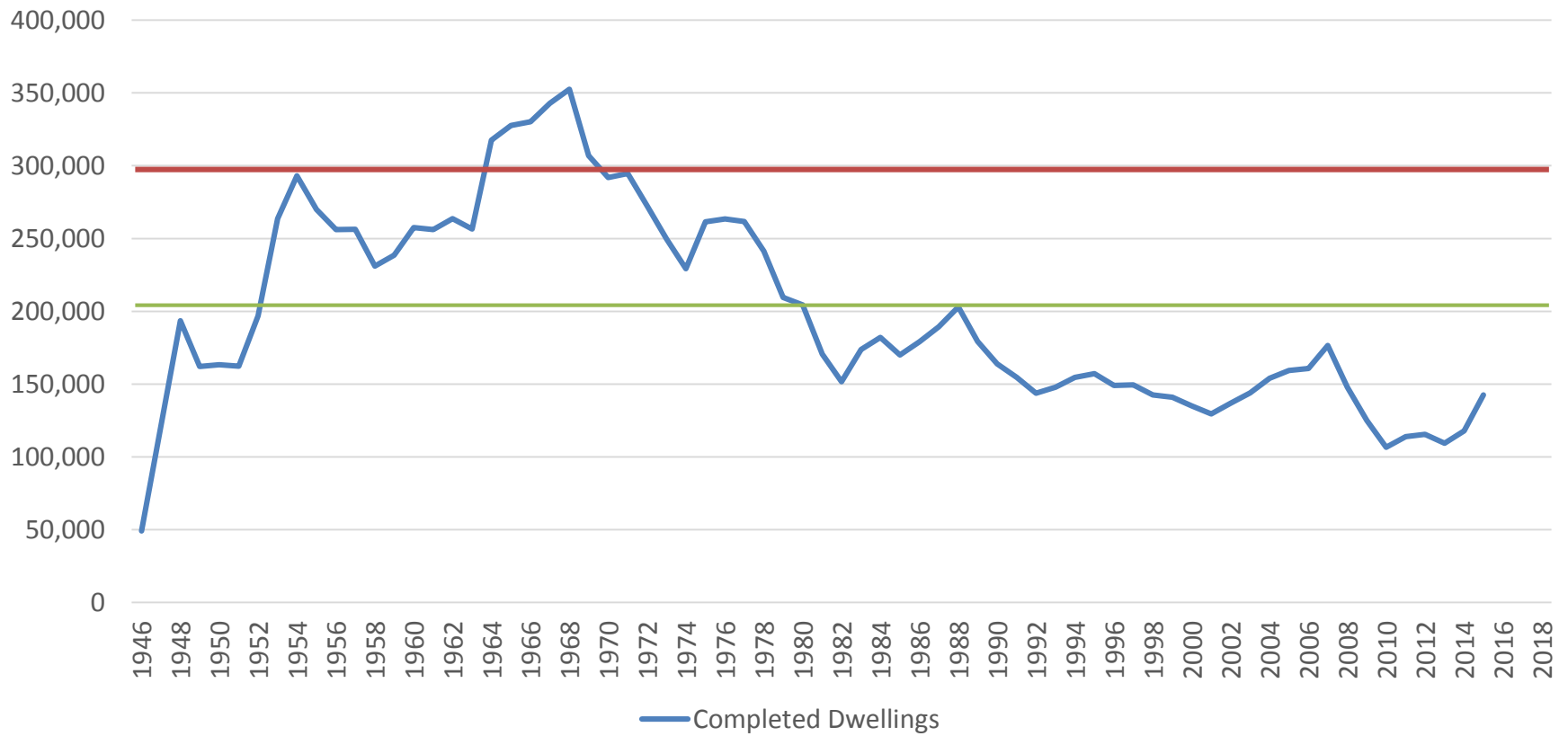
What we are here to talk about

Housing

- A basic need
- Done well it can help places and communities thrive
- Has become a valuable commodity
- Inaccessible to many
- Can drive out other uses

Housing Need – The UK

Permanent Completed Dwellings UK

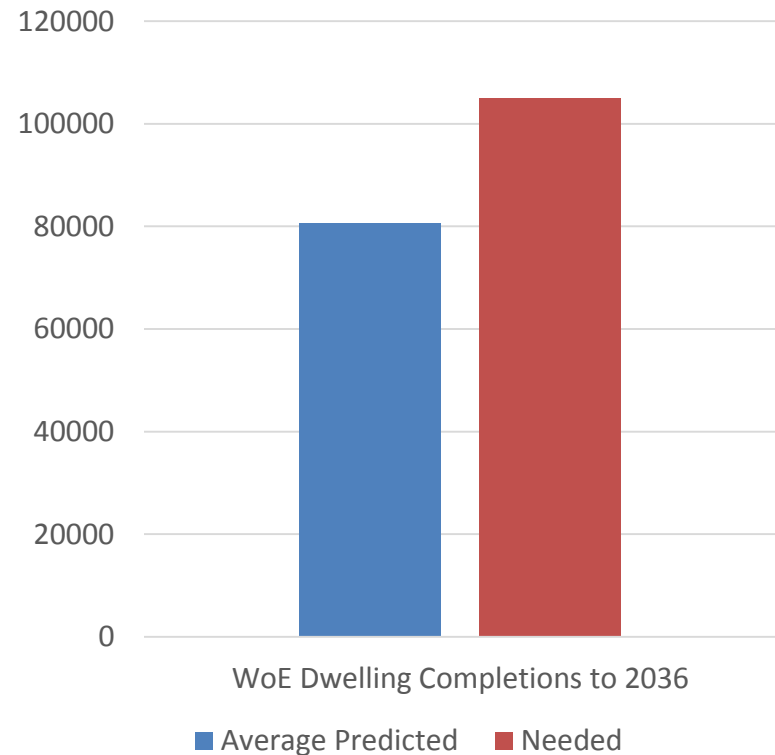
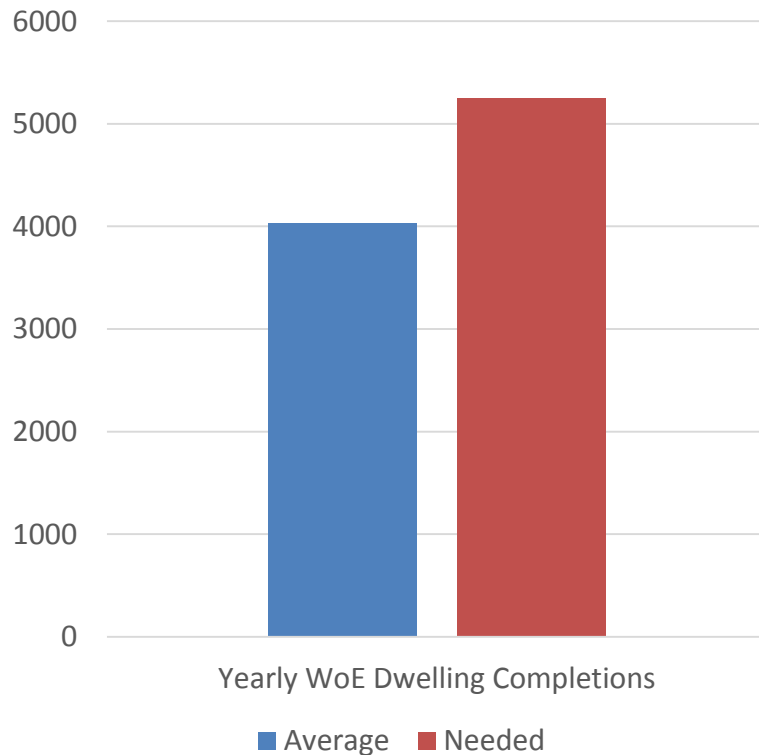


Housing Need – West of England

The emerging West of England Joint Spatial Plan has identified the need for 105,000 new homes within the region by 2036.

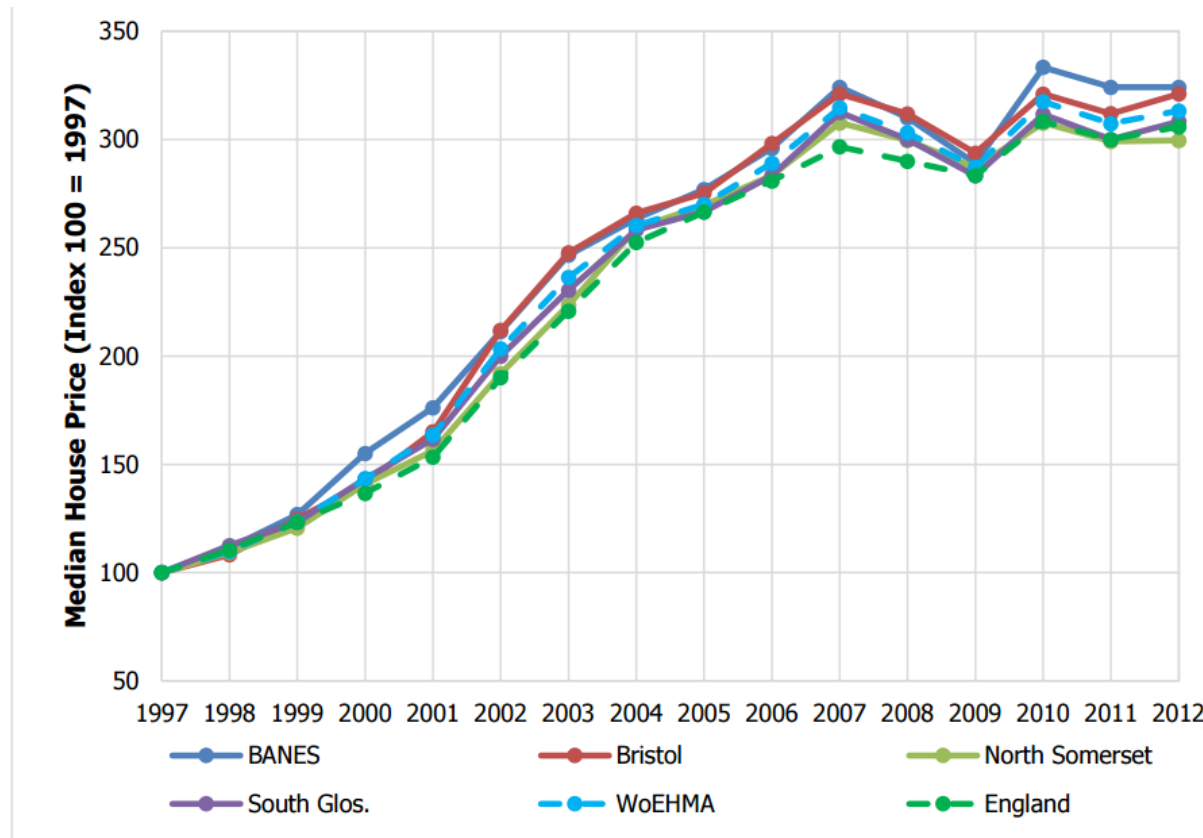
Currently, an average of 4,025 homes are completed each year.

If this continues there will be a shortfall of nearly 1225 homes each year, and 24,500 in total.



Affordability

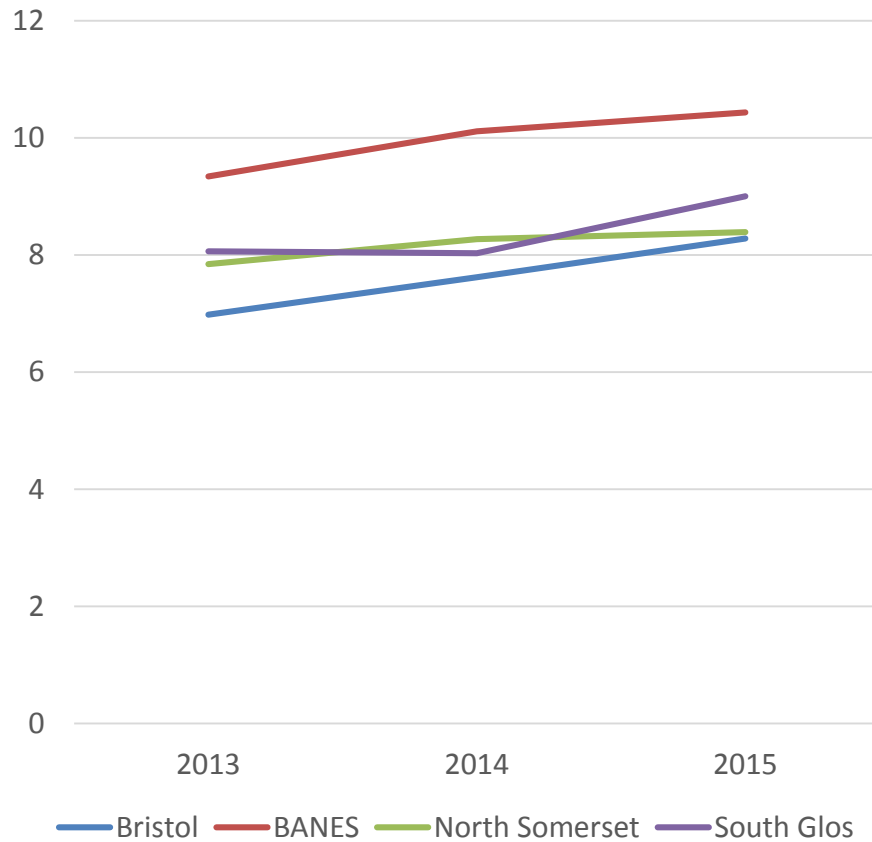
Median House Price 1997-2012
(Index 100 = 1997 prices)



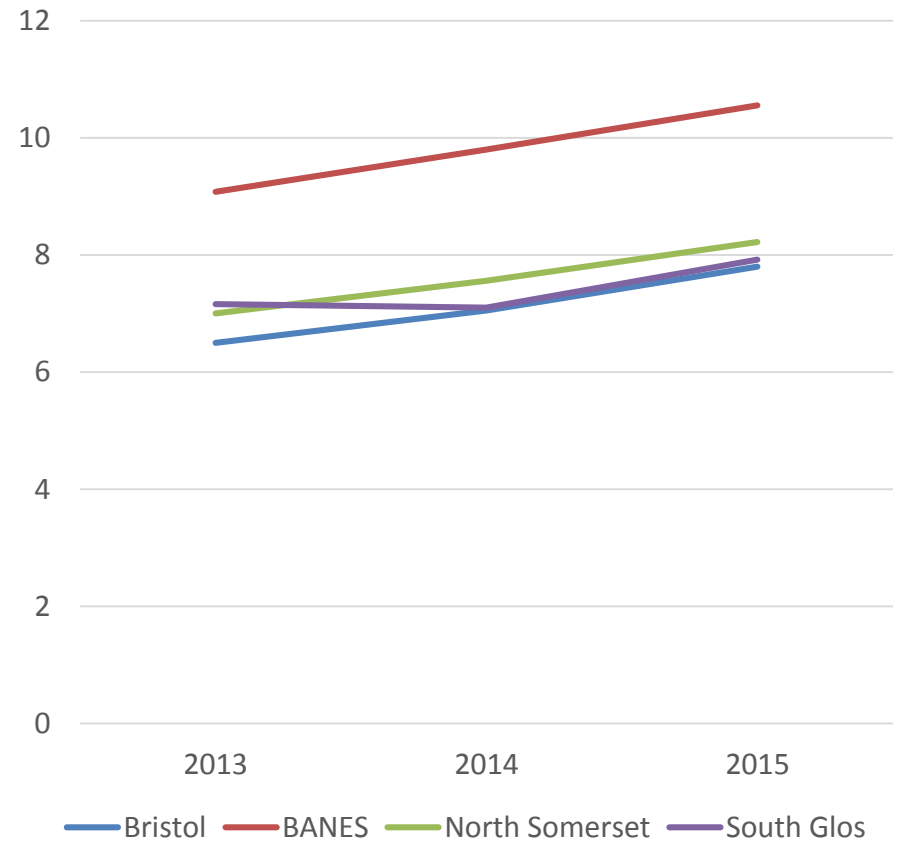
Source: Office for National Statistics/Land Registry, via CLG Live Table 586

Affordability

Ratio of Lower Quartile House Price to Lower Quartile Earnings

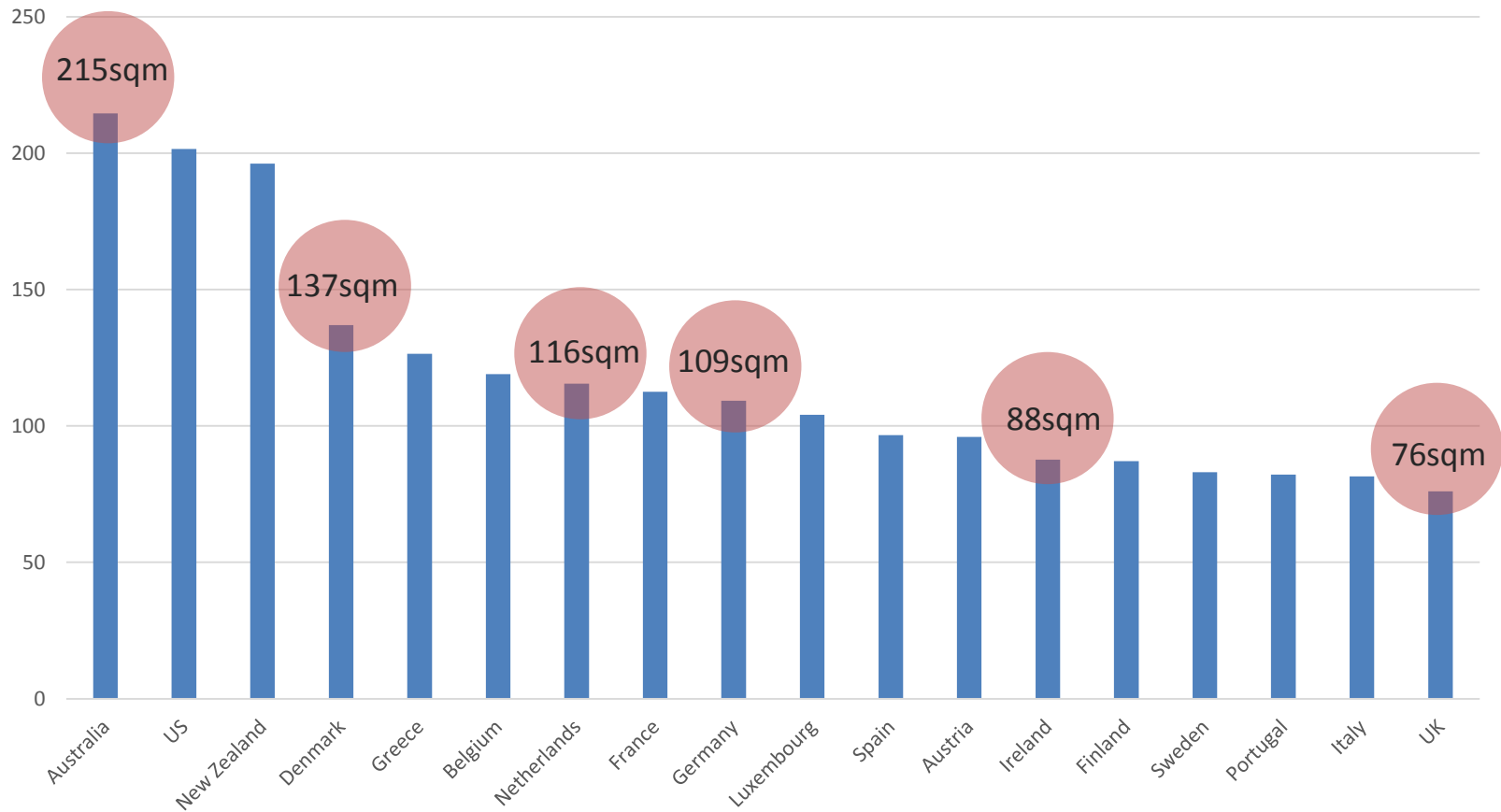


Ratio of Median House Price to Median Earnings



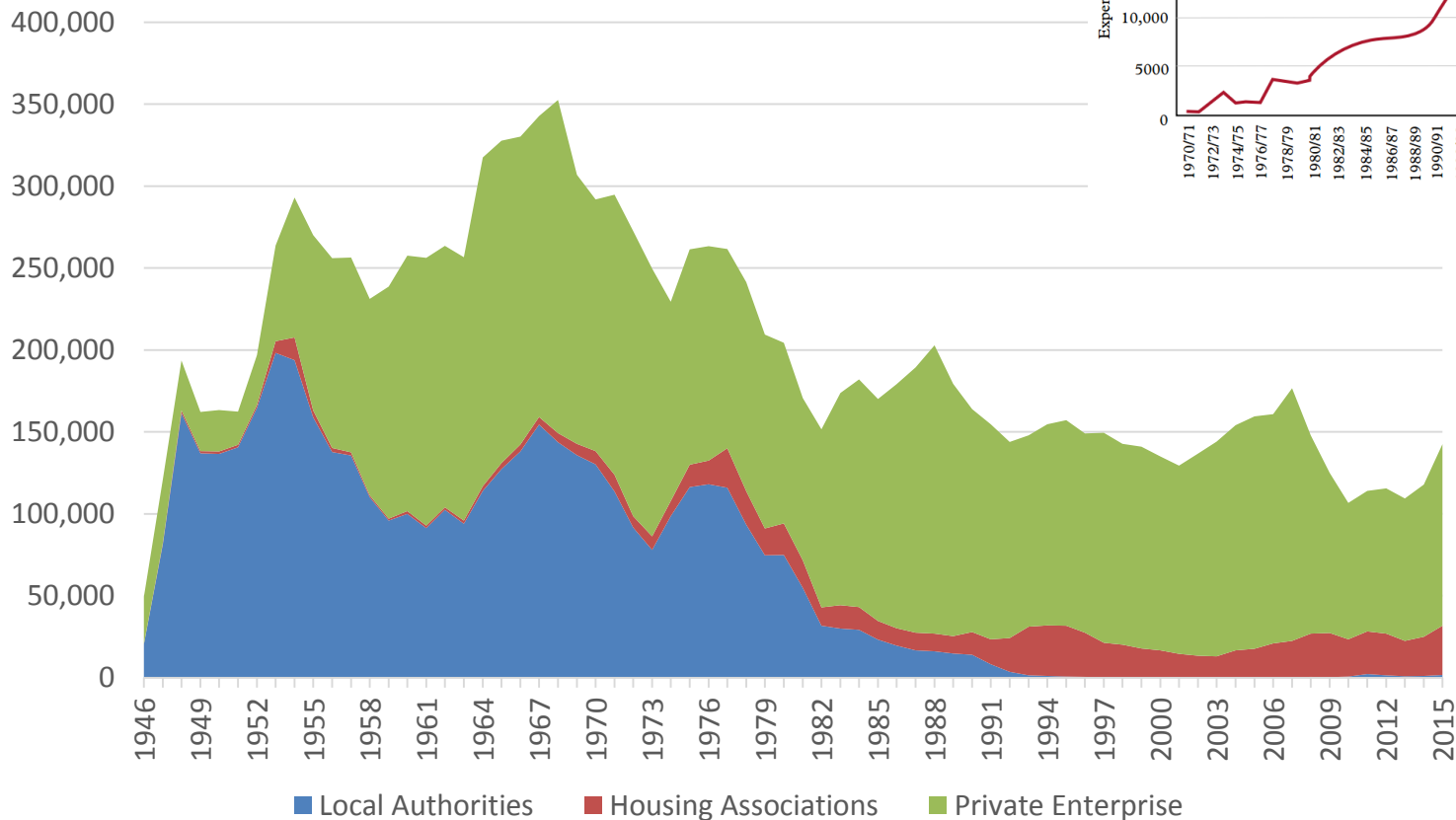
Quality

New House Size 2009 (SQM)

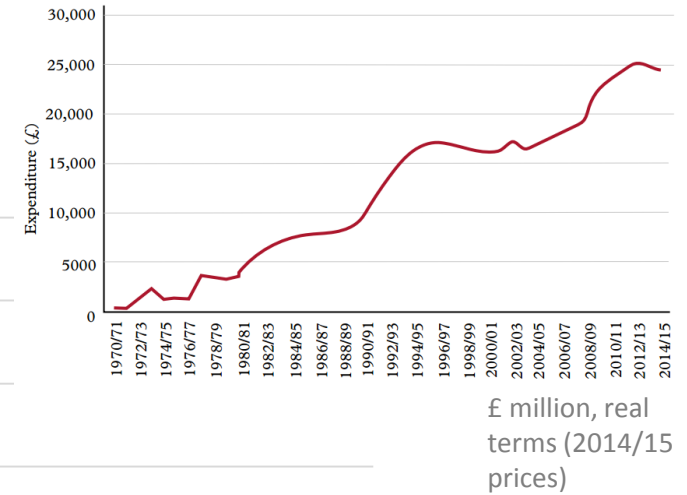


Supply

Historic Housing Completions

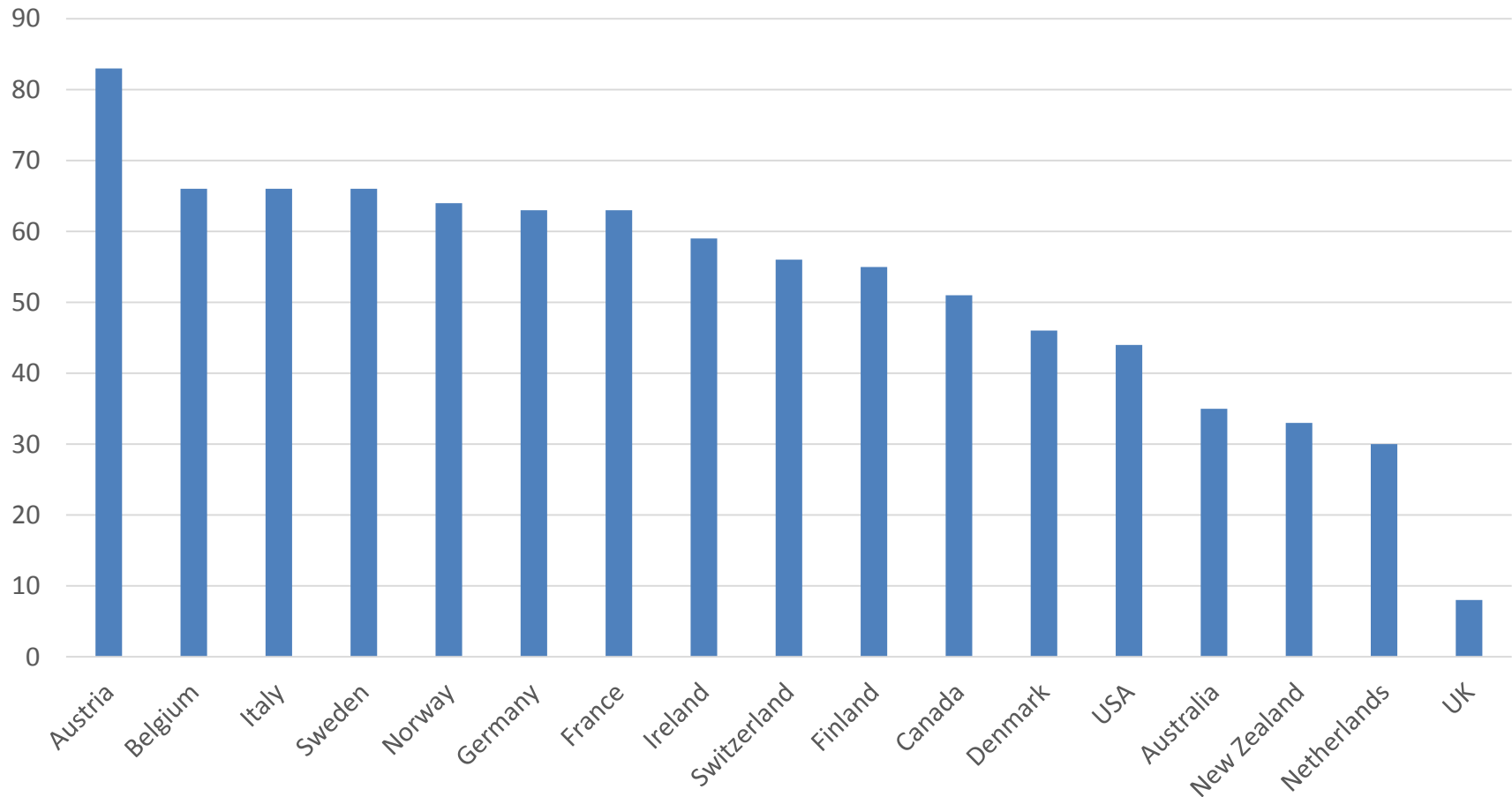


Expenditure on housing benefit



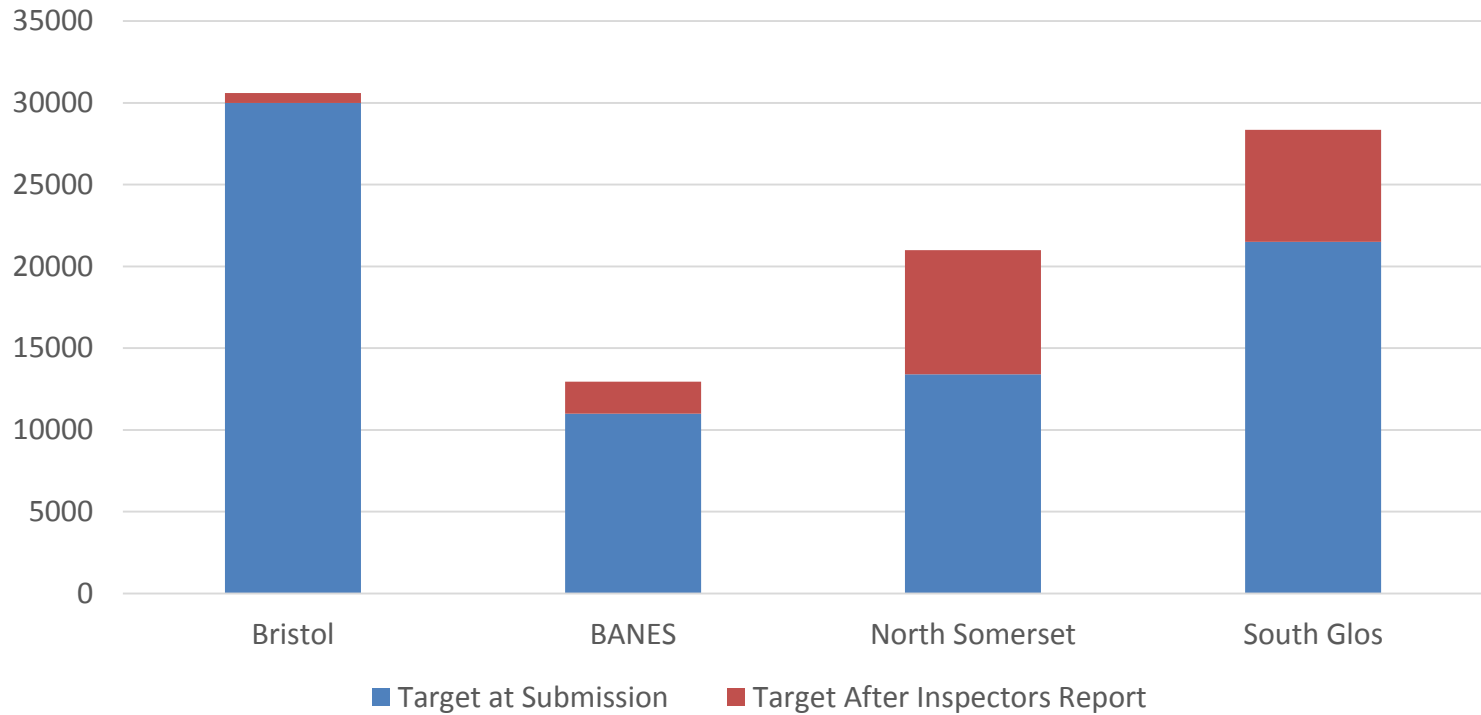
Supply

Proportion of all new homes delivered by self/custom build – 2011 report



Supply

Local Plan Housing Targets before & after Examination



Supply

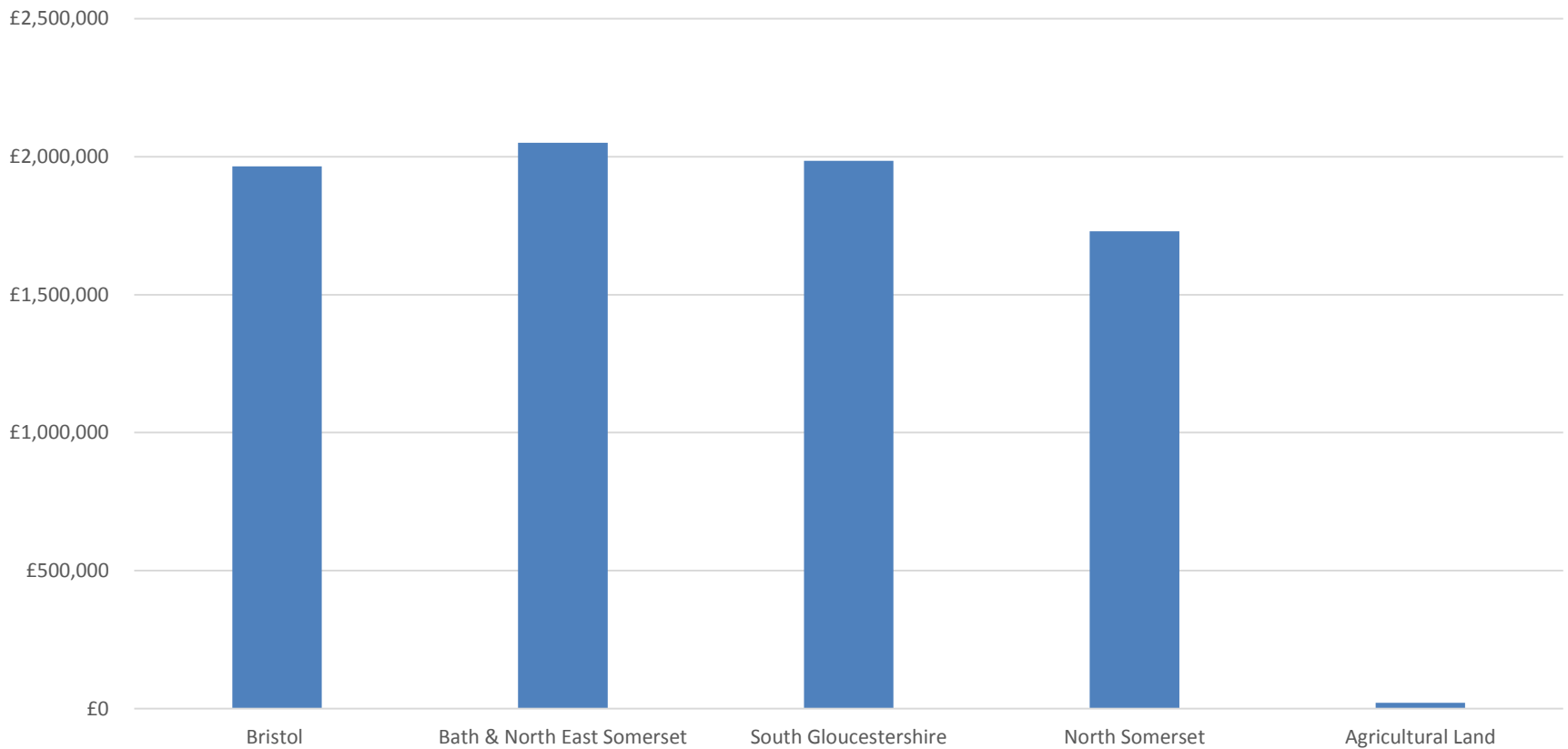
West of England Green Belt



Google Maps Image

Quality

Value of Land with Planning Permission compared to Value of Agricultural Land



A European Perspective

Active role of local authorities:

- Land
- Master planning
- Infrastructure

Amsterdam

- 70,000 new homes within city boundaries
- Densification and transformation
- Supported by public transport

City	Metropolitan Population	City Population	Tram	Underground /Metro	Bus	Train
Amsterdam	1.6million	729,000	✓	✓	✓	✓
Copenhagen	1.9million	499,000		✓	✓	✓
Frankfurt	5.8million	644,000	✓	✓	✓	✓
Stockholm	2.2million	744,000	✓	✓	✓	✓
West of England/Bristol	1million	428,000			✓	✓

Solutions

- National policy
- Joint Planning and Devolution
- Bold Planning
- Densification
- New providers and delivery models
- New types of housing
- Managed expansion

National Policy

- New focus on supply side
- £3bn Home Builders Fund
- Public Land – partner with investors and contractors
- Custom Build
- Autumn Statement

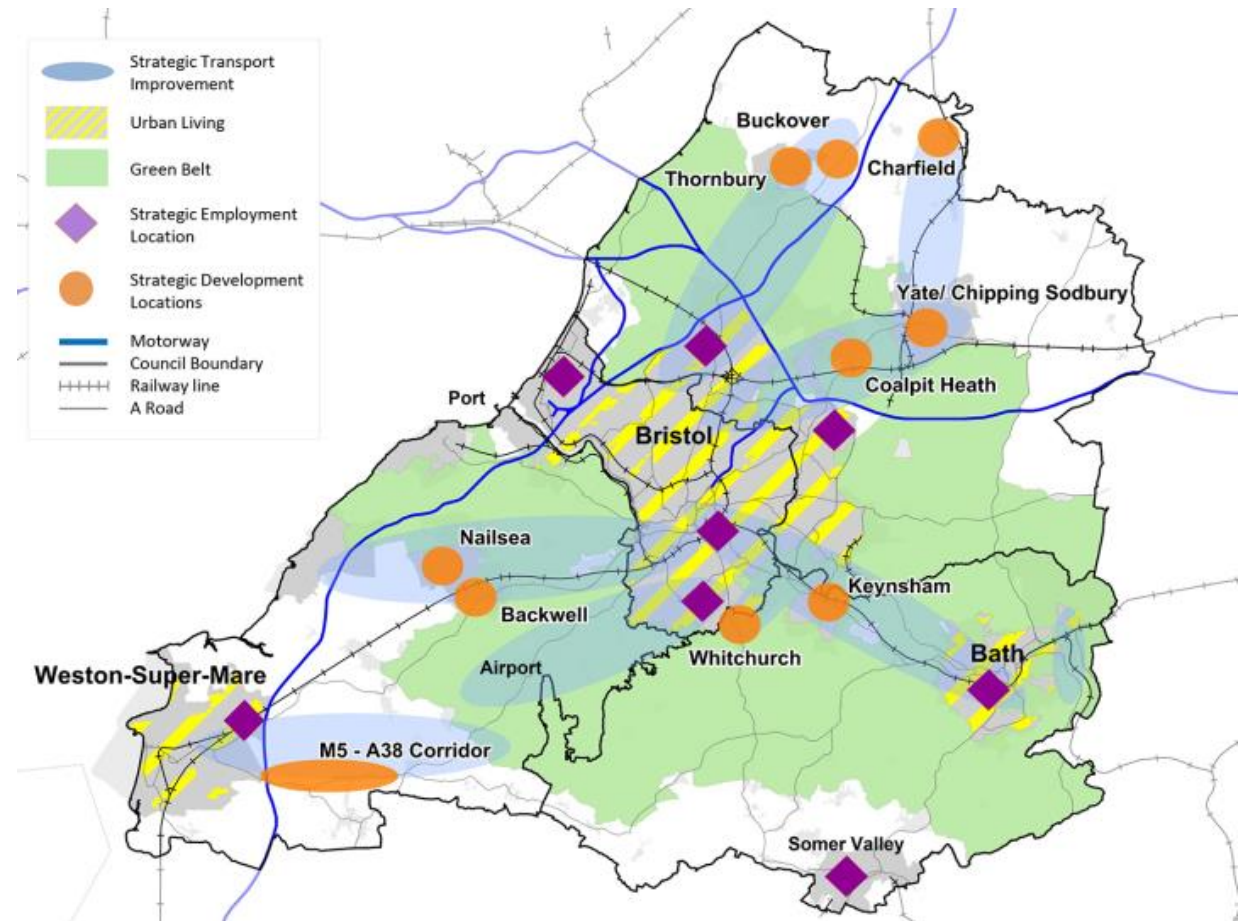


Development Finance
Infrastructure Finance
Supporting Innovation

Image by Joe Mabel

Joint Planning and Devolution

- Joint West of England Plan
- Transport Plan
- Fiscal Powers



West of England Joint Spatial Plan: Towards the Emerging Spatial Strategy Document Map

Bold Planning

Vision:

- By 2036, the West of England will be one of Europe's fastest growing and most prosperous city-region (West of England vision)
- By 2036, Bristol will be one of Europe's most liveable city regions (Nash alternative)

Ambition:

Plan for radical change

Bristol – Low Density



Google Maps Image

Addressing the issue

Bristol – Low Density



Temple Quarter Enterprise Zone Highlighted

Google Maps Image

Densification

A Stronger Centre

Masterplan: Central
Area Sheds and
Depots Zone

Allocate: New
Industrial /
Commercial Zones

S
P
V

Phased Decant
and Delivery

Mixed Use
Density
Value Growth

- Efficient land use
- City identity and structure
- Increased GVA
- Enhanced productivity

SPV & Special Purpose Vehicle



Google Maps Images



Addressing the issue

New Providers & Delivery Models

Council Housing Delivery Companies:

- Use land assets
- Set standards/influence local market
- Long term financing returns
- Deliver mixture of tenures and types
- Reduce loss of affordable housing through RTB
- Wellbeing, community and sense of place

Housing Associations:

- Housing for sale
- Generate funds for affordable housing



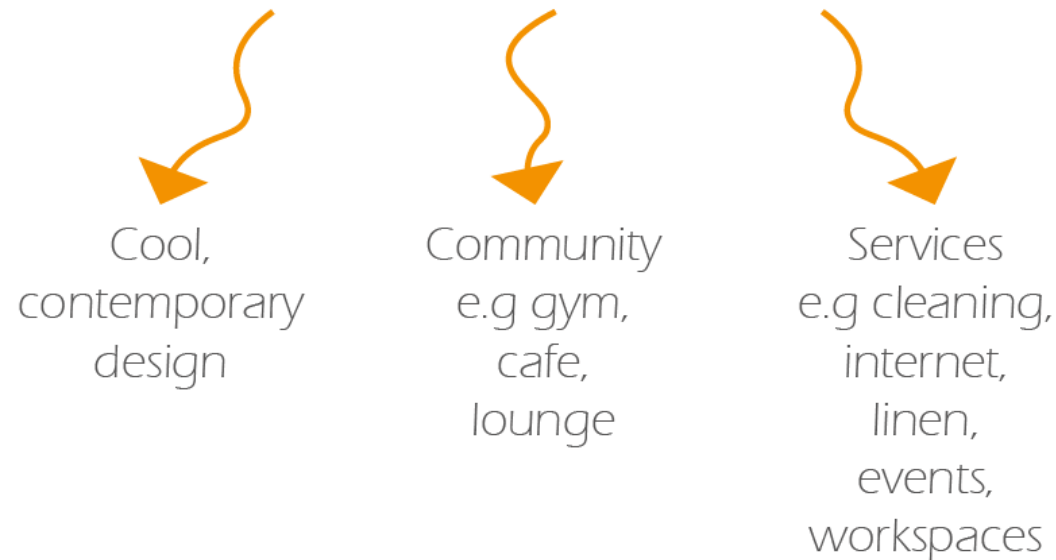
Kilburn Estate – Google Maps Images

Homes for Rent

- Need for diversity of tenure
- Focus on quality
- Co-living

Co-Living

Apartment with kitchenette



Further Information: Old Oak Co-Living <https://www.thecollective.co.uk/coliving/old-oak>

Custom Build

- Bespoke housing provided by developer or contractor
- Ranges from serviced plot to menu of options
- Planning – desire for certainty/need for flexibility
- Key is to scale up
 - Lead organisations
 - Design templates
 - Planning framework

Addressing the issue

Custom Build – Trumpet Junction

Nash Partnership with Zero C

- Design templates
- Choice of design options
- Flexible planning mechanism
- Build community interest and momentum



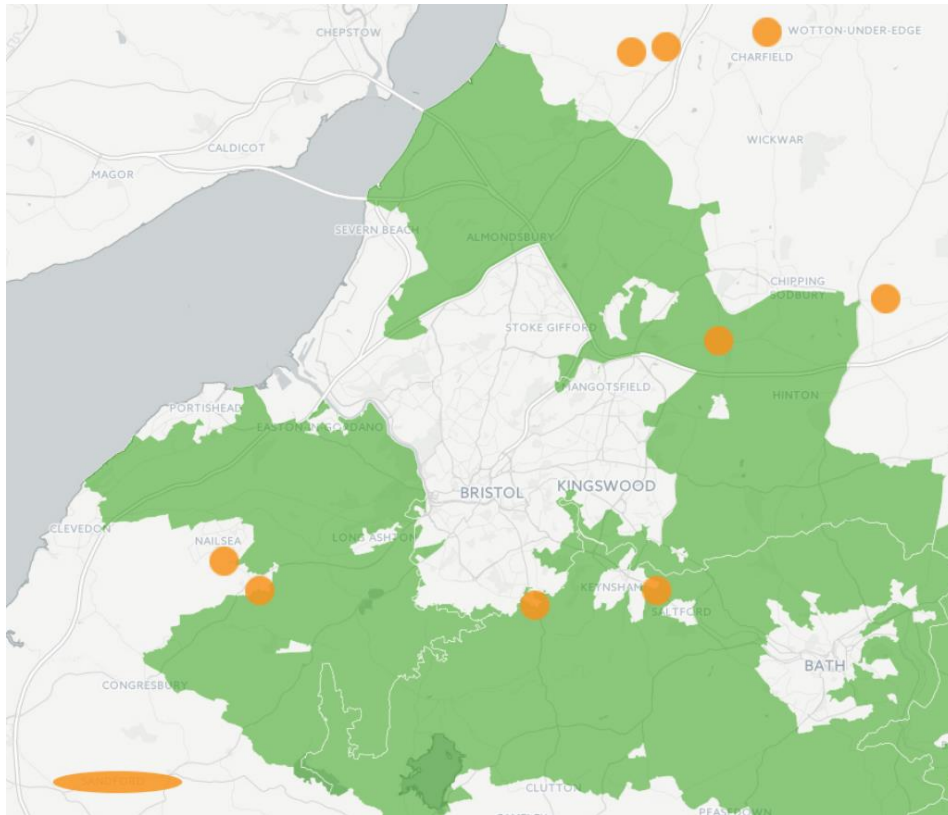
Addressing the issue

Custom Build – Almere



Addressing the issue

Managed Expansion



West of England Joint Spatial Plan Areas of Strategic Development



Google Maps Image.
Wikimedia Commons Images.



Capture Land Value

Council land assets

- Set value
- Completion on quality delivery

Link land allocations to delivery

- Community interest vehicle
- Fair value to landowner
- Increase in value invested in quality

Understand People & Places

- Homes are at the centre of our lives
- Fundamental to wellbeing, community
- Need for:
 - Flexibility & diversity
 - Privacy
 - Source of community
 - Identity
 - Affordability

Addressing the issue

A final word...

Thriving local economies need:

- An ecology of spaces for business
- Start-up
- Research & testing
- Creating, making & services
- Co-working spaces
- Growth & expansion



Images from Unit DX.

References

Cover Page: Glastonbury Image: Nash Partner Image.

Page 2: Nash Partnership Images.

Page 3: Nash Partnership Diagram.

Page 4: Diagrams by Nash Partnership. Photographs from https://commons.wikimedia.org/wiki/File:Hammarby_Sjostad.jpg and https://en.wikipedia.org/wiki/Notting_Hill_Carnival and <http://www.geograph.org.uk/photo/17933> and https://commons.wikimedia.org/wiki/File:Hammarby_Sj%C3%B6stad_cal%C3%A7adas_%C3%A0gua.jpg

Page 6: Housing Need stats from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building>

Page 7: Stats from: West of England Joint Spatial Plan Documents and LPA Local Plans.

Page 8: Median House Prices Graph: <http://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/2015-04-14>

Page 9: Stats from: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-housing-market-and-house-prices>

Page 10: Stats from: http://www.greenlivingpedia.org/House_size_comparisons

Page 11: Historic Housing Completions stats: <https://www.gov.uk/government/statistical-data-sets/live-tables-on-house-building> Housing Benefit Graph: <http://www.publications.parliament.uk/pa/ld201617/ldselect/ldeconaf/20/20.pdf>

Page 12: Self/Custom Built Homes stats: <https://fullfact.org/economy/self-build-britain-uk-lagging-behind-other-countries/>

Page 13: West of England Housing Need/Supply stats: Bristol, BANES, North Somerset and South Glos Local Plan documents.

Page 14: Nash Partnership and Google Maps image.

Page 15: Land Value UK stats from: https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/407155/February_2015_Land_value_publication_FINAL.pdf

Page 18: Home Building Photograph by Joe Mabel: https://commons.wikimedia.org/wiki/File:Habitat_for_Humanity_at_Fremont_Fair_2007_-_04.jpg Page 19: West of England Joint Spatial Plan: <https://www.jointplanningwofe.org.uk/consult.ti>

Page 21: Nash Partnership and Google Maps Image.

Page 22: Nash Partnership and Google Maps Image.

Page 23: Nash Partnership Diagram and Google Maps image.

Page 24: Google Maps images.

Page 27: Nash Partnership Images.

Page 28: Nash Partnership Images.

Page 29: Nash Partnership Image and Google Maps image. Freiburg Images: https://commons.wikimedia.org/wiki/File:Combino_VAG_auf_Rasengleis.jpg and https://commons.wikimedia.org/wiki/File:%C3%89coquartier_vauban_freibourg1.JPG

Page 32: Unit DX Images.