Sustainable Urban Growth

Mel Clinton and Mike Fox
Who we are
What we are here to talk about

Creating diverse and sustainable places

- Mix of uses, activity & amenities
- Character & identity
- Human scale & diverse
- Ecology of economic activity
- Proximity & Connection
- Legible, walkable, cycle
- Conviviality, interaction, safe & comfortable
- Contact with nature
- Energy efficient, local generation, re-use & recycle waste
- Flexible, adaptable & sustainable

Place & Community
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
The context

Housing Need – The UK

Permanent Completed Dwellings UK

Completed Dwellings
The context

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.
The context

Affordability

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

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

Affordability

Ratio of Lower Quartile House Price to Lower Quartile Earnings

Ratio of Median House Price to Median Earnings

Bristol  BANES  North Somerset  South Glos
Causes

Supply

Historic Housing Completions

Expenditure on housing benefit

£ million, real terms (2014/15 prices)
Causes

Supply

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

Austria
Belgium
Italy
Sweden
Norway
Germany
France
Ireland
Switzerland
Finland
Canada
Denmark
USA
Australia
New Zealand
Netherlands
UK
Causes

Supply

Local Plan Housing Targets before & after Examination

- **Bristol**
  - Target at Submission: 30,000
  - Target After Inspectors Report: 3,000

- **BANES**
  - Target at Submission: 10,000
  - Target After Inspectors Report: 500

- **North Somerset**
  - Target at Submission: 15,000
  - Target After Inspectors Report: 1000

- **South Glos**
  - Target at Submission: 25,000
  - Target After Inspectors Report: 2000

Legend:
- Blue: Target at Submission
- Red: Target After Inspectors Report
Causes

Supply

West of England Green Belt
Causes

Quality

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

Bristol
Bath & North East Somerset
South Gloucestershire
North Somerset
Agricultural Land

£2,500,000
£2,000,000
£1,500,000
£1,000,000
£500,000
£0
Addressing the issue

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

<table>
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<th>City</th>
<th>Metropolitan Population</th>
<th>City Population</th>
<th>Tram</th>
<th>Underground/Metro</th>
<th>Bus</th>
<th>Train</th>
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Addressing the issue

Solutions

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

National Policy

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

Joint Planning and Devolution

- Joint West of England Plan
- Transport Plan
- Fiscal Powers
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
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Bristol – Low Density

Google Maps Image
Addressing the issue

Bristol – Low Density

Temple Quarter Enterprise Zone Highlighted
Addressing the issue

Densification

A Stronger Centre

- Masterplan: Central Area Sheds and Depots Zone
- Allocate: New Industrial / Commercial Zones

Efficient land use
City identity and structure
Increased GVA
Enhanced productivity

Phased Decant and Delivery

Mixed Use Density Value Growth

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
Addressing the issue

Homes for Rent

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

Co-Living

Apartment with kitchenette

- Cool, contemporary design
- Community e.g. gym, cafe, lounge
- Services e.g. cleaning, internet, linen, events, workspaces

Further Information: Old Oak Co-Living [https://www.thecollective.co.uk/coliving/old-oak](https://www.thecollective.co.uk/coliving/old-oak)
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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
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**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
Addressing the issue

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

Page 2: Nash Partnership Images.
Page 3: Nash Partnership Diagram.
Page 8: Median House Prices Graph: http://www.ons.gov.uk/economy/inflationandpriceindices/bulletins/housepriceindex/2015-04-14
Page 10: Stats from: http://www.greenlivingpedia.org/House_size_comparisons
Page 14: Nash Partnership and Google Maps image.
Page 24: Google Maps images.
Page 32: Unit DX Images.