

Delivering new places

Paul Mumford

Project Director | Urban&Civic

East Midlands Councils CPD Events 14th December 2023



Urban&Civic



Urban&Civic

The UK's leading Master Developer and the Wellcome Trust



14 sites: 8 in delivery

Alconbury Weald

RadioStation
Rugby

Middlebeck
Newark

Priors Hall
Northamptonshire

WINTRINGHAM
ST NEOTS

Waterbeach Barracks

MANYDOWN
BASINGSTOKE

Baldock
North Hertfordshire

Bowmans Cross
Hertsmere

Calvert
Buckinghamshire

Hinxton
Cambridgeshire

Kings Langley
Hertfordshire

Stoughton
Leicestershire

Tempsford
Bedfordshire

11 partners



18 stakeholders

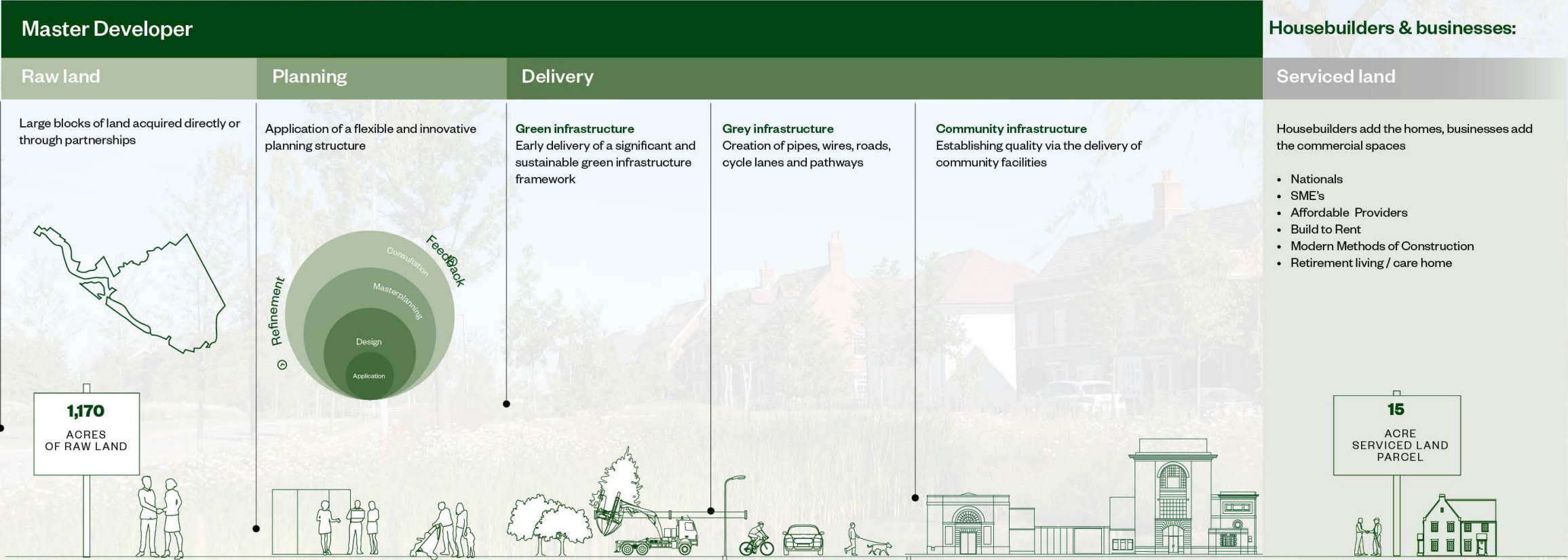


30 housebuilding customers



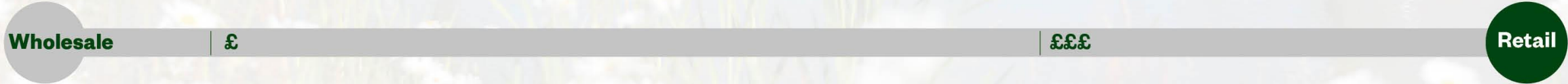
Master Developer - Business Model

Aligned and infrastructure led delivery

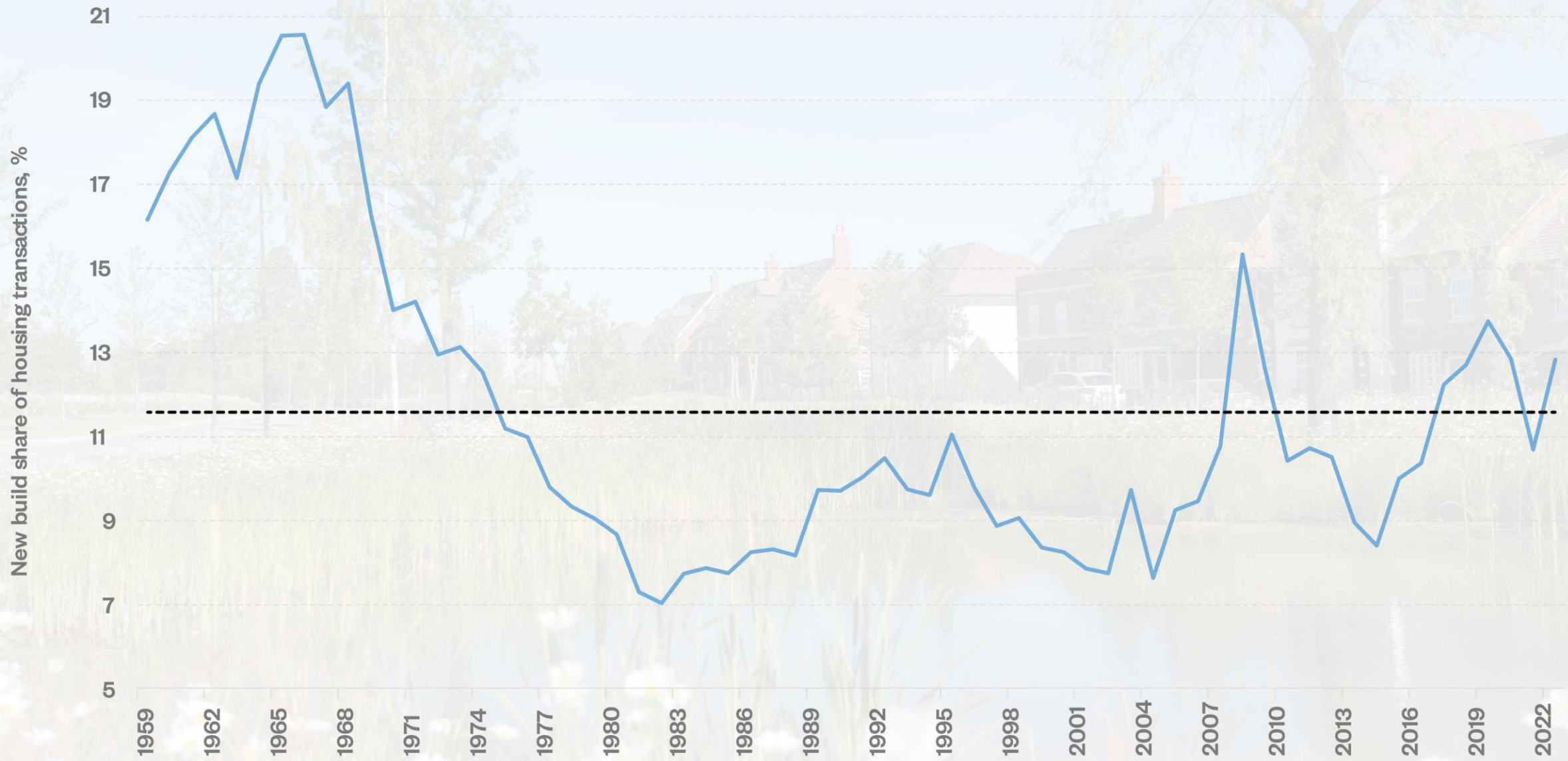


Underpinned by our:

Values	 Quality	 Integrity	 Passion	 Partnership	 Innovation
Sustainability capitals	 Physical	 Social	 Economic	 Natural	 Human



Large sites are important: new build market share, %



Sustainability is integral to good design

When operating at scale even small decisions have a big impact



136,608
trees planted (72,000 in 2019)



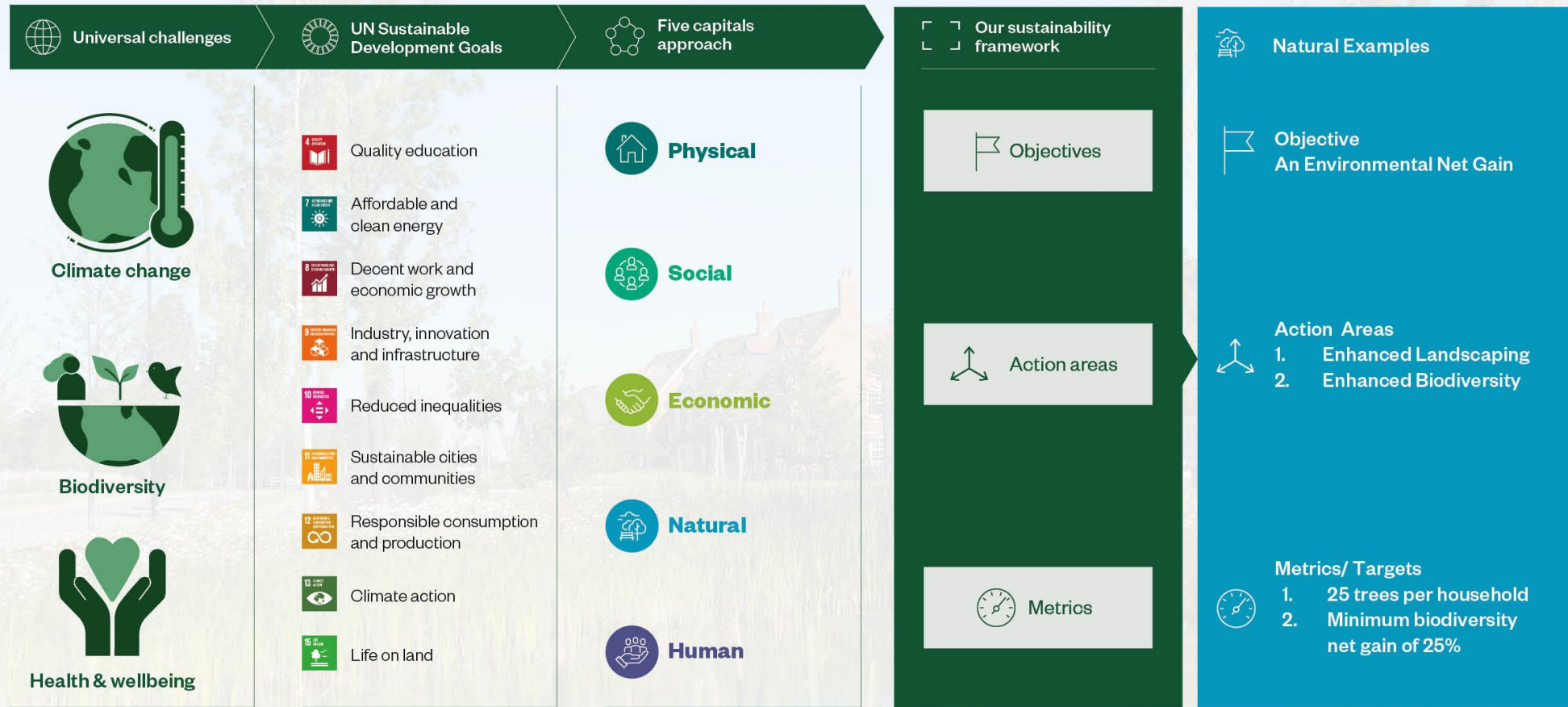
154
hectares of land remediated



28,340
metres of cycle lanes delivered

So we've evolved our own sustainability framework

A structured bespoke approach



Framework



Toolkits



Schools



Shops



Play Areas



Green Spaces



Design codes are essential

Embedding quality and controlling delivery



Design Code - School walks

The primary school is located in a prominent position in KP1 with good physical and visual relationship with the community facilities at Dollman Farm.

Location:

- Position and size of the primary school is fixed on Regulatory Plan.

Design approach:

- The primary school will be located in a prominent position on the eastern edge of the Key Phase 1 site, along a primary road.
- The school building is to address the western edges of its site allowing the school playground and playing fields to sit to the east.

- The entrance to the school will be from the western side.
- The school will be connected to a network of cycle and footways to encourage walking to and from school.
- It will also be served by a bus service along the primary road.
- Building height limited to 12m for the Primary School site (see 9.2 for more details on building heights);
- The School building represents a local landmark for the scheme in a prominent position. Code-breaking elements and architectural features which allow the school to be established as a distinct landmark will be considered at reserved matters stage as part of the detailed school evolution.

Fig 6.11: Indicative Layout: Extract from Illustrative Masterplan



Distinctive architecture to highlight key building entrances, Peter Scott Centre, Gateshead



Generously paved facilities overlooking play areas, John Pryn Primary School, London



Smaller spaces directly outside classrooms, Selly Primary School, Essex



Fig 6.9: Location Plan

- Key
- ▲ Key entrance locations
 - > Vehicular access
 - > Key Routes



Fig 6.10: Indicative Design Principles Plan

Delivery - School walks



Design Code - Housebuilders

5.4 Frontage Character

The following types of frontage character will be demonstrated along key routes and spaces throughout the KP1 site. The residential frontage label on the Regulatory Plan, as shown below, prescribes which frontage character will be used along a given edge.

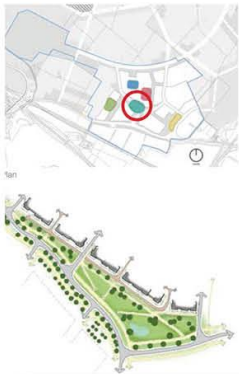







Extract of the Regulatory Plan highlighting the frontage character

Fig 5.3: Frontage Character Plan

Iman Common

Buildings will provide a defined edge and enclosure to the landscape setting. A series of feature buildings is gatehouses to the interior of the residential parcel. Parking is provided away from the street frontage to allow parking free lane along the edge of the common.



Plan Example	Frontage Character Types
	<ul style="list-style-type: none">Staggered frontageConsists of predominantly detached dwellings of varying sizeFrontage may include garage rear/flank walls and garden walls
	<ul style="list-style-type: none">Stepped frontageConsists of predominantly detached and semi-detached dwellingsSubtle variation in set-back from public realm
	<ul style="list-style-type: none">Consistent frontageConsists of dwellings of a similar typology and size, arranged on a consistent spacing with a consistent set back to create rhythm and order
	<ul style="list-style-type: none">Stepped, linear frontage with a high degree of enclosureConsists of semi-detached and terraced dwellingsDetached dwellings may define corner plots
	<ul style="list-style-type: none">Near continuous, formal, linear frontageConsistent grouping of typologiesConsists of semi-detached, terraced dwellings and apartments, with gaps only for access to parking and pedestrian routes

Delivery - Housebuilders



Planning - Large sites are different

Flexibility is better than prophecy

Tier One Outline

Submitted by the Master Developer



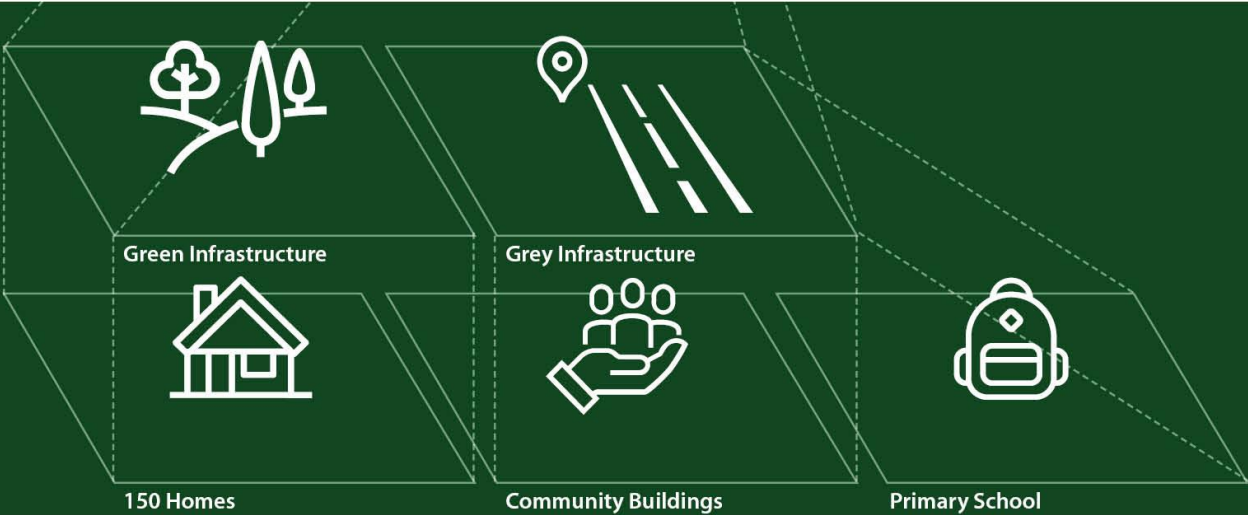
Tier Two Key Phase

Submitted by the Master Developer



Tier Three Reserved Matters

Submitted by the Master Developer
and/or end user / Housebuilder



Flexibility: from Newts to Net Gain

Large sites need to be able to respond

Habitat Regulations - Conserving biodiversity and protecting endangered species

Environment Act 2021 - Introduced biodiversity net gain requirement in planning



Implementation expected: 2023 Mandatory minimum 10% BNG

National Planning Policy Framework - conserving and enhancing the natural environment



Funding – Houlton link road (delivery in partnership with Homes England)

“... at Houlton in Rugby, the Wellcome Trust-owned master developer Urban&Civic are leading the construction of a new 6,000-home community. Their business model is based on a long-term commitment to placemaking, making the delivery of social infrastructure and schools an up-front commitment rather than a neglected afterthought.”

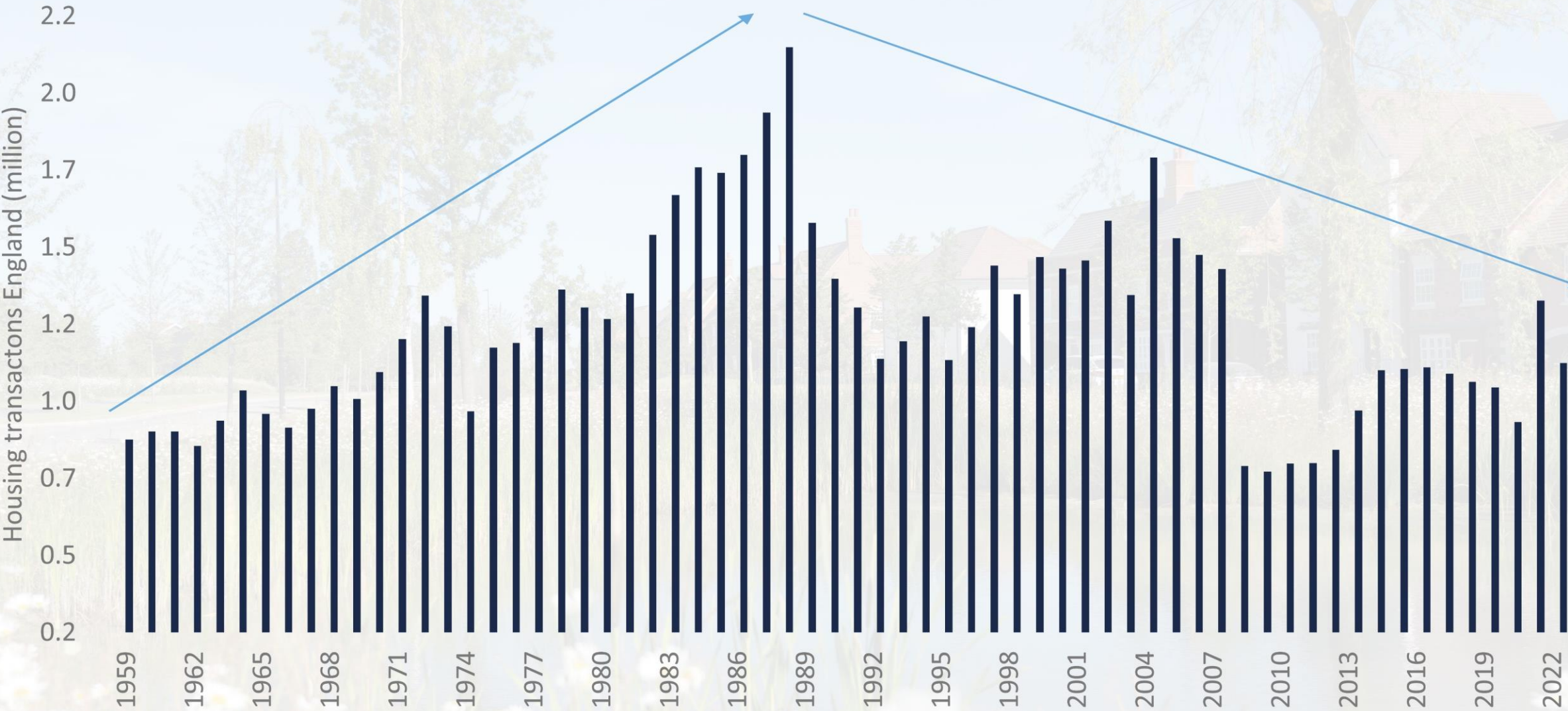
Peter Freeman – Chairman of Homes England, February 2022

“This new infrastructure funding will be a powerful catalyst for creating new homes, places and communities. It gives us the resources we need to back more developments like Houlton in Rugby, where a £35 million funding injection has helped to create new primary and secondary schools, a link road to Rugby town centre, and wider infrastructure needed to build a community of up to 6,200 homes.”

Peter Denton – Chief Executive of Homes England, November 2021

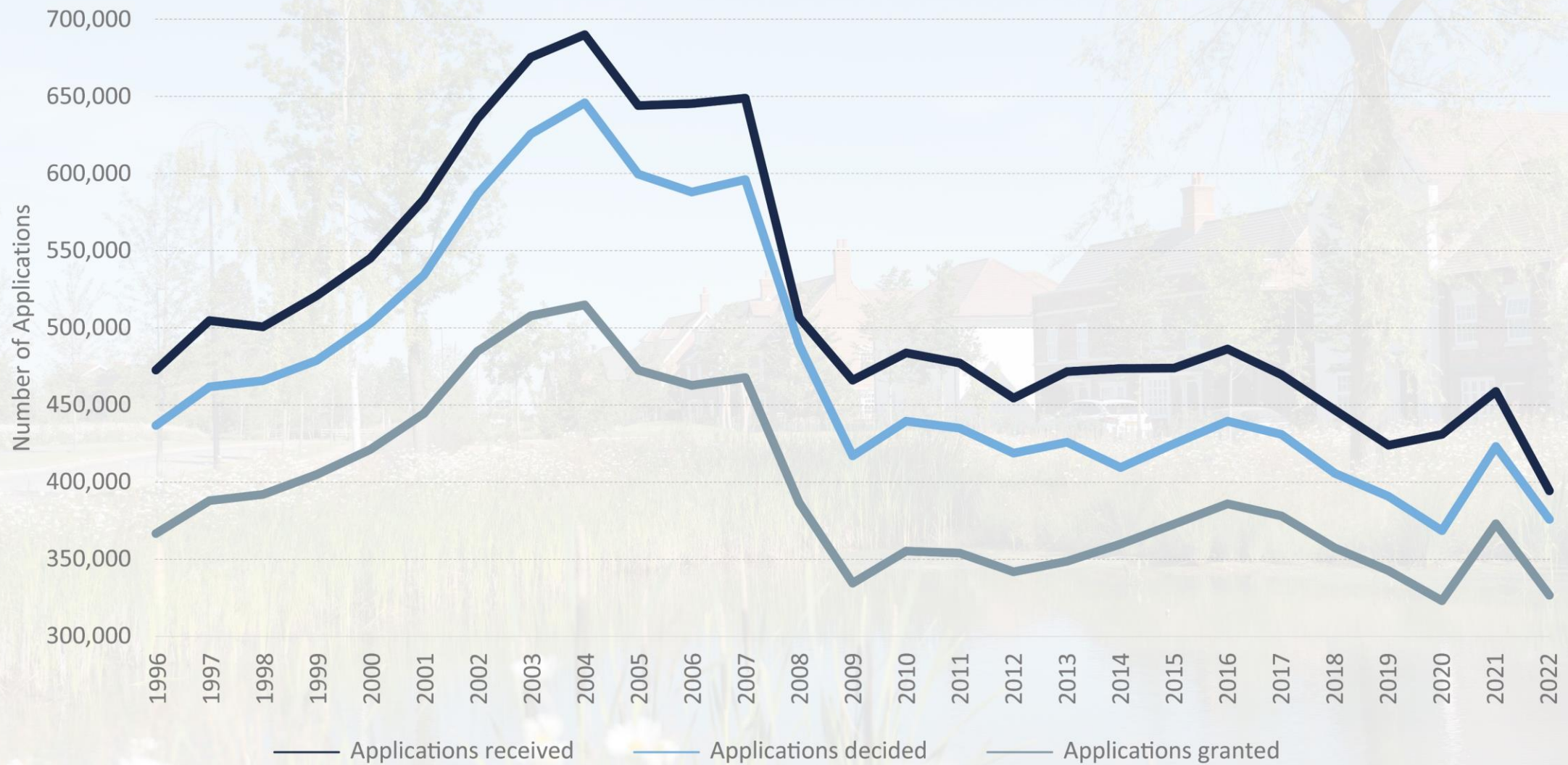


The housing market - housing transactions England, millions



Source: RBC Capital Markets, HMRC

Planning - getting permission



Source: RBC Capital Markets, ONS

Education on sustainability is essential

#houltonnature



**katejanemack** • Follow
Houlton Rugby

My favourite little creatures, I could watch them working their fluffy little butts off for hours 🐝🐝🐝 #busybee #bee #beesofinstagram #fluffybutt #buzzybee #bumblebee #workinghard #savethebees 🐝🐝🐝 #houltonnature #houltonrugby #houltonrugbywildlife

48w



**swimandtonicmel** • Follow
Houlton Rugby

A strange noise coming from the rear of the car was the perfect excuse to get out and walk home. So glad I did.

#houlton #houltonnature

Edited · 59w

Decision making and leadership



Resources



Involving the community

Designing the future for Houlton

With the wider community



and with school children

Seeing is believing

